

Testimony to the Semiconductor Joint Subcommittee

2/8/2023

I am providing the following testimony to the Committee-

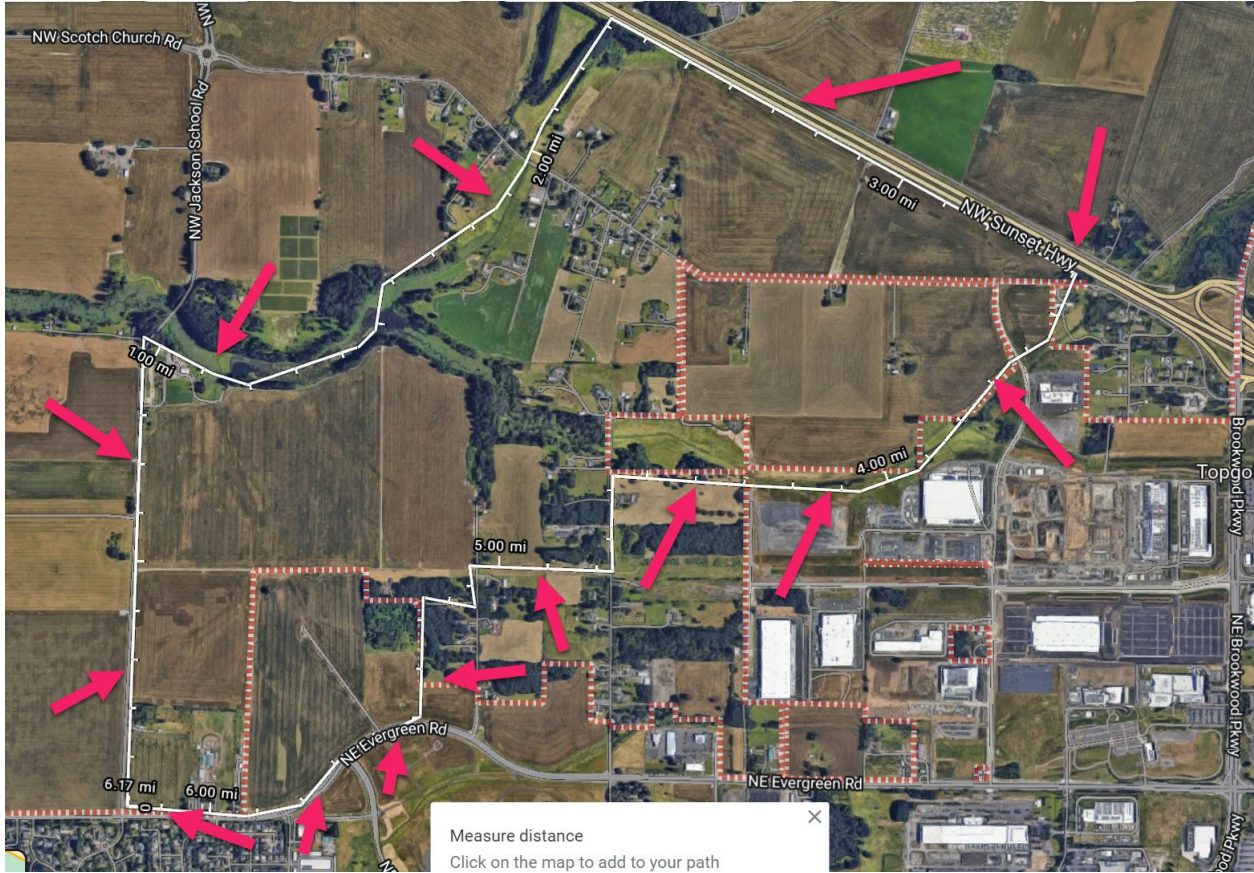
- I believe land needs to be brought into the boundary to address the CHIPS ACT.
- I believe our ONLY chance to take advantage of the CHIPS ACT is for those lands to be in North Hillsboro; specifically, the sites that were pushed out of the Grand Bargain lands in 2015; East of Meek Road.
- You MUST ensure that these high-value farmlands you bring in:
 - Can be easily serviced with sewer and water and storm sewer immediately. We have land in Hillsboro that has been zoned for Industrial Development since 1985 and is still has no access to sewer. It does NO GOOD to bring land in that can not be developed- it will just sit.
 - You must NOT give this land upside- lottery-like wealth- to a land owner UNLESS they want to sell. Again, do NOT bring them in if they do not want to sell. **It should be a Quid-Pro-Quo.**
 - Place CAREFUL Controls on the lands you bring in- NO HOUSING - NO DRIVING RANGES - NO TOWN CENTERS - THE LAND MUST BE HELD IN RESERVE FOR a SEMICONDUCTOR Manufacturer. That is the ONLY reason we are having these hearings.

Concerns-

- **No Notice to potentially affected landowners?** Speculators and Developers using the information and maps are moving in on people who have told me they have not been informed by the State. This is not how we do land use in Oregon. Please provide comments.
- **The Grand Bargain** added over 1,000 acres in 2014 in Hillsboro for Industrial Development. Not 1 Acre has been developed as of right now into Industrial use. This appears to be due to 1) too many parcels 2) Utilities not being extended 3) Unwilling Sellers 3) Airport Landing patterns and conflicts.
- **Transparency and Equity** - Be VERY careful about outside influences and those lobbying who already have lands tied up. Provide equity to all land owners and communities to have a voice, to testify, and to know what it happening before you decide.

Please see maps attached of:

- Grand Bargain Lands - Photo Fall 2022
- 1985 Industrial Lands still Undeveloped in North Hillsboro.
- North Hillsboro Land that should be identified and annexed now.



Grand Bargain Lands



1985 Industrial Land Not Developable As No Sewer Was Available



500 + Acres of Top Priority Land To Add Now