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On Behalf Of:
Committee: Joint Committee On Semiconductors
Measure: SB4

I want to express my great concern for Senate Bill 4's approach to land use:

- SB 4, Section 10 would allow Oregon's governor to bring multiple sites (including up to two sites if one is over 500 acres) into a UGB by executive order.
- SB 4, Section 11 would remove land brought into a UGB under the statute unless one of two conditions has been met by 2027: (1) the land has not been substantially developed or (2) the local government has subsequently incorporated the land into the urban growth boundary. There is no requirement that the land actually be used for semiconductor facilities.

There is a better approach:

1. Support cities and town's economic development plans which are already adopted through comprehensive planning;
2. Maintain our competitive advantage in semiconductor job expansions; and
3. Protect our farms, forests, rangelands, and watersheds.

Sections 10 and 11 unnecessarily place a target on our farms, forests, and watersheds for any type of development.

The proposed legislation overlooks our cities and towns which have done the right thing: zone industrial lands, hold onto these lands for industrial uses, and invest in their people and places as part of a bigger vision of healthy communities, productive economies, and clean air and water. The state must bring this vision into a reality by investing in these lands as viable sites for semiconductor expansions.

The proposed legislation also overlooks the fact that the urban growth boundary process is flexible and responsive to unanticipated growth. The state does not need to make changes or create a new process if, in the future, acreage is the make-or-break factor for guaranteed expansion of high-quality job opportunities. Between 2016 and 2021, 95 percent of the 37 applications to bring land into a UGB were approved – 83 percent without appeal and 80 percent within one year (that included 9 industrial lots). We must invest in and lock in the zoning for the industrial land we already have.

Please remove Sections 10 and 11. Propose a Senate Bill 4 which sets up the state for historic success.

Thank you for considering my testimony.