

Submitter: charolyn concepcion
On Behalf Of:
Committee: Joint Committee On Semiconductors
Measure: SB4

Dear Legislator,

As a 33 year resident of Hillsboro, Oregon--I STRONGLY oppose Senate Bill 4's approach to land use (Sections 10 and 11).

I have witnessed firsthand the burden over development of this type has put on our once lovely town: in addition to the prime farmland Industry Development has taken, (I will state: Hillsboro has sacrificed enough! I understand there is already viable land available elsewhere, perhaps needing the State's assistance in Infrastructure Development. Hillsboro's leadership, in their never-ending desire for Industrial growth, having used up tremendous amounts of prime farmland already, has now resorted to "Land Grabbing"--the Jackson East area--despite those residents unified resistance for years--but approved anyway last summer).

Now we are growing a huge city--unable to keep up with housing -- so prices are increasing at an out of control rate--now unaffordable for many of our residents, and as well takes up huge areas of Prime Farmland (Hillsboro South development).

Our roads are becoming more congested--there is constant construction there also--but they can't keep up.

Another fallout for our residents--especially from the Semi-Conductor Industry and their unbelievable water requirements (in Hillsboro Intel's usage alone is more than all of residential! All of Industry is twice as much). Now a second pipeline needs to be built which means our once affordable water--a basic life requirement --with significant yearly increases since at least 2008 (and continuing)--is no longer so. This area I have personally studied extensively.

I Completely Support this statement:

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

The proposed legislation overlooks the fact that the urban growth boundary process is flexible and responsive to unanticipated growth. We do not need the state 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 nine industrial lots). We lack industrial land because we have not invested in and locked in the zoning for the industrial land we ALREADY HAVE.

We can have a win-win-win approach:

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

Remove Sections 10 and 11. Propose a Senate Bill 4 that sets the state up for success.

Respectfully,

Charolyn Concepcion