



**Testimony by City of Wilsonville Mayor Julie Fitzgerald Regarding  
LC 4320 Outline: Creating a State Fund and Land Availability  
to Provide Incentives to Applicants for CHIPS Act**

***Outline Appears to Indicate that Only Lands Outside UGBs Are Appropriate,  
Ignoring Potential Sites Within UGB; Rural Reserves Are Inappropriate***

Presented and discussed at public hearing on Feb. 15, 2023,  
before the Joint Semiconductor Committee

Co-Chairs Sollman and Bynum, Vice-Chairs Knopp and Wallan, and Members of the  
Committee:

I am testifying in support amending a primary concept of LC 4320 Outline: Creating a State Fund and Land Availability to Provide Incentives to Applicants for CHIPS Act, which is to serve as the base for prospective legislation.

**As one of Oregon’s fastest-growing cities for the past 20 years, where Wilsonville’s population doubled between 2000 and 2020, our community is well versed in advancing housing and industrial-job creation.**

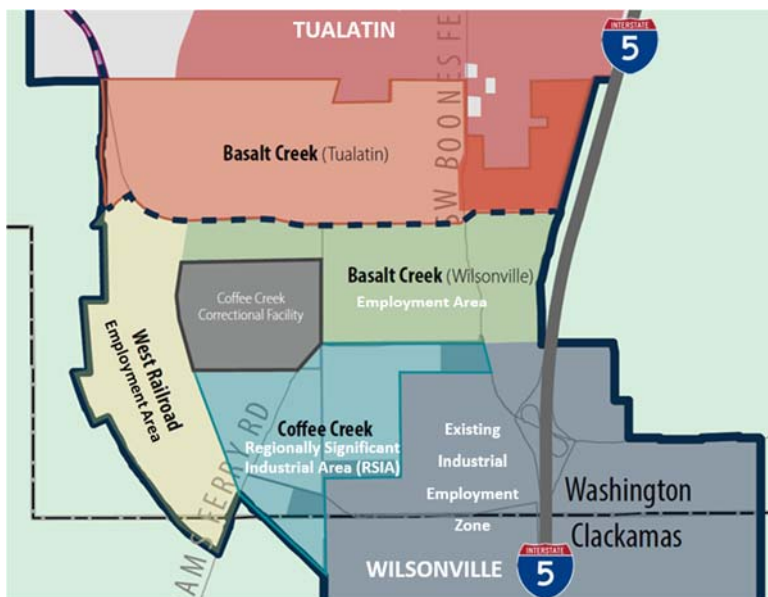
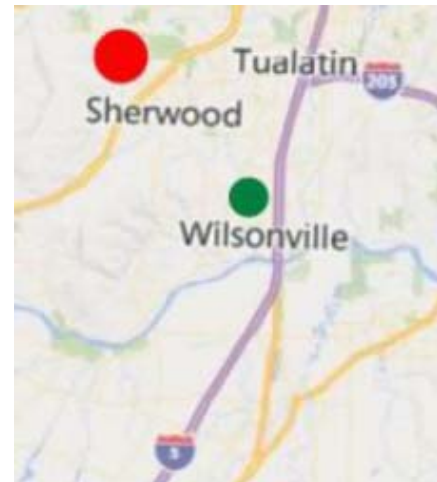
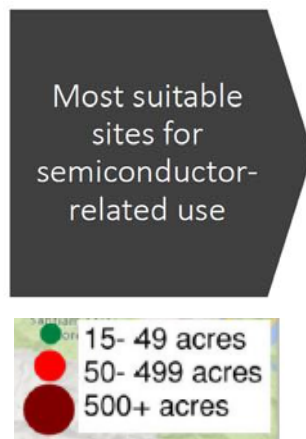
**And as a city of 27,000 residents that hosts over 20,000 jobs—with half of those jobs in family-wage industrial occupations of high-tech manufacturing, software engineering and wholesale trade—Wilsonville’s 1,200 businesses generate over \$1.5 Billion annually in private-sector payroll.** Our corporate citizens include Siemens, FLIR, Collins Aerospace, Swire Coca-Cola, Columbia Distributing HQ, DW Fritz Automation, Sysco Food Services, OrePac Building Products and Tyco Electronics Medical Devices, among many others.

The issue of concern pertains to the Land Use – Industrial Land Availability section, which indicates that “the Governor will be provided the time-limited **executive authority to identify land adjacent to current urban growth boundaries (UGBs)** and to work with local jurisdictions to rezone the land for semiconductor and advanced manufacturing use.”

**Wilsonville believes that this proposition represents a false premise that only lands outside the UGB can accommodate industrial siting. In the greater Southwest Portland Metro Region—composed of the region located among the cities of Tualatin, Sherwood and Wilsonville—over 1,000 acres of industrial/employment lands already located in the UGB await development. *The missing ingredient to advance these vacant lands into productive ‘shovel-ready’ status is substantial capital to finance the needed infrastructure.***

**Just within North Wilsonville’s UGB areas, over 500 acres await development in the Coffee Creek UGB Regionally Significant Industrial Area (RSIA) and the Basalt Creek UGB Industrial Area and West Railroad UGB Employment Area. The Coffee Creek UGB RSIA was specifically noted in the Port of Portland testimony to the committee on Jan. 20, 2023.**

The Port of Portland's Mackenzie Engineers & Architects map, "based on Industry siting criteria," shows "Most suitable sites for semiconductor semiconductor-related use." The map, however, undercounts the actual available acreage for the Coffee Creek UGB RSIA, which is only a portion of the North Wilsonville UGB lands that are designated by Metro and City for Industrial or Employment Uses.



**This map illustrates the 1000-acre North Wilsonville industrial zone** that borders Clackamas and Washington Counties. This area includes 500 acres of adjacent UGB lands—Coffee Creek UGB RSIA, Basalt Creek UGB Industrial Area (south portion) and West Railroad UGB Employment Area.

**The North Wilsonville area is strategically located for industrial siting**, situated on the South Metro I-5 Corridor, easily accessible for freight and by

Portland metro and North Willamette Valley workforce commuters, and served by top-quality SMART public-transit service that provides reliable last-mile transport from TriMet's WES Commuter Train and direct bus connections to Salem and Canby.

The City is also aware that Clackamas County has nominated controversial farm lands south of Wilsonville and I-5 Boone Bridge traffic bottleneck located in the French Prairie Rural Reserve. This high-value, traded-sector agricultural zone went through an extensive public process, including ODOT findings that over \$500 million in transportation investments would be required for urbanization, that resulted in Rural Reserves designation.

The City appreciates your consideration this testimony on LC 4320 Outline. Thank you.

Sincerely,

Handwritten signature of Julie Fitzgerald in blue ink.

Julie Fitzgerald, Mayor  
City of Wilsonville