Submitter: Wilsonville Council President Kristin Akervall

On Behalf Of:

Committee: Joint Committee On Semiconductors

Measure: SB4

March 3, 2023

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

Thank you for the work you do on behalf of our State. I believe you want to serve Oregon communities and the future success of our state. I am writing today because I am concerned about some specifics in SB 4 and how they would impact our community and our collective success. I strongly oppose the inclusion of Wilsonville in Section 10 of SB 4. Wilsonville's Mayor, Julie Fitzgerald, has already submitted testimony outlining some of the reasons for my concern.

I would first like to point out that Wilsonville has been excellent at developing industry and jobs within our city. For a town of 27,000, Wilsonville businesses generate over $1.5 Billion annually in private-sector payroll. I assert that our city knows how to do industrial development and our feedback should hold great value.

As a city, we have worked diligently for many years to plan for industrial areas in North Wilsonville. We see this area as important to the long-term success of our community. Over 500 acres await development in the Coffee Creek UGB Regionally Significant Area and the Basalt Creek UGB Industrial Area and West Railroad UGB Employment Area. This area is easily accessible for freight and by Portland metro commuters. We have spent years planning for this area: thinking about infrastructure, road systems, workforce housing, and developing our public-transit provider, SMART, that serves Wilsonville businesses.

However, I am concerned that Clackamas County has nominated farm lands south of Wilsonville in the French Prairie Rural Reserve as a potential site for development. This area is south of the horrendous I-5 Boone Bridge traffic bottleneck that already causes great disruption to mobility in our area, and is within a high-value, traded-sector agricultural zone. As included in the Friends of French Prairie testimony, this farmland is some of the highest quality in Oregon. The future of this farmland effects a much greater area than just our community. While it quietly produces important agriculture for our State, many beyond the immediate neighbors are unaware of the foundational role of this area.

However, the local community has repeatedly voiced an overwhelming negative response when there have been proposals to remove the "Rural Reserves" protection

from this farmland in order to promote urban development. In fact, hundreds of members of the public have voiced their opposition to this concept as documented in Mayor Fitzgerald's testimony. They are aware of the devastating effects of loosing this farmland and I hope you will be able to access this information as well (contained in Mayor Fitzgerald's testimony and Friends of French Prairie's testimony.) Our community also asserts that unexpected changes in land-use designation erodes public trust.

Finally, as stated in Mayor Fitzgerald's testimony, Wilsonville will not accept jurisdiction or governance of any land outside the UGB. There is no municipal infrastructure in the Clackamas Country portion of French Prairie. There is no municipal water, no sewage system, no stormwater management system, or adequate transportation system. The financial cost, beyond the serious cost of loss of high yielding farmland and loss of public trust (both unrecoverable), is deep. Again, in Mayor Fitzgerald's testimony it is noted that a 2010 ODOT study conducted during the Urban/Rural Reserves designation process showed that over $600 million would be needed for new road improvements to urbanize land south of the Willamette River. This was in 2010—what are the current costs? And this is just looking at road improvements.

Thank you for your consideration of this testimony on SB 4. I hope my points of opposition are clear and we can find a better way to drive toward growth in our state.

Thank you,
Kristin Akervall
Council President
City of Wilsonville