

March 3, 2023

Co-Chair Sollman, Co-Chair Bynum, Co-Vice Chair Knopp, Co-Vice Chair Wallan, members of the committee,

Senate Bill 4 in its current form is a puzzlement to farmers and the public. As a Metro Councilor I facilitated the presentation of the urban and rural reserves which led to HB 4028 in the 2011 session, otherwise known as the Grand Bargain. As a nurseryman, I was able to relate with farmers on how it was in the best long-term interests of farmers and farming to support the concept of a 50-year treaty to stop the almost yearly attempts to urbanize farmlands. As a Metro Councilor I was able to convey to local governments how urban reserves would facilitate timely urbanization in the future. All parties would know which lands would be in rural or urban reserves so generational plans and investments could be made. The concept was warily accepted by the farm community.

Now, less than 10 years later, SB 4 in its current form, would break those agreements by allowing lands in rural reserves to be urbanized.

SB 4 could be a very good bill for farmers, the public, and the state's economy if sections 10 and 11 were deleted. It would then concentrate efforts to attract the semiconductor industry to those areas within the current UGB or urban reserves and it would honor the Grand Bargain of HB 4028.

It would support all of Oregon's and local government's economic development plans that are already adopted through comprehensive planning; maintain our competitive advantage in semiconductor job expansions; and protect our farms, forests, rangelands, and watersheds.

The proposed legislation does a disservice to the counties, cities and towns that have zoned industrial lands and have held onto these lands for industrial uses. It is difficult to hold these areas as landowners often want to sell, especially when the local jurisdiction has invested in roads, sewer, water, and other needed infrastructure so the land will be "shovel ready" for an industrial user.

We need the state to support, not undercut their vision by investing in these lands rather than add to the speculative land grabs the Grand Bargain was supposed to curb.

The urban growth boundary process is ongoing and does anticipate growth which is why there is a 20 year land supply held within them, adjusted on a timely schedule.

What it can't anticipate is an end run like SB 4. If lands outside UGB's and urban reserves are utilized, it would be highly unlikely those lands would be "shovel ready" within the required timeline. Between 2016 and 2021, 95 percent of the 37 applications to bring land into a UGB were approved of which 80 percent were within one year (that included 9 industrial lots).

We should be investing in and locking down the industrial land we already have.

Please support removing Sections 10 and 11 and create a win for agriculture and a win for the state's semiconductor industry.

Respectfully,

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