

Dear legislator,

As your Oregon constituent, I am writing to express my strong concern for Senate Bill 4's approach to land use (Sections 10 and 11).

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 that 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. We need the state to 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. 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,

Peter von Hippel