

Submitter: Shelby Zepeda  
On Behalf Of:  
Committee: Senate Committee On Finance and Revenue  
Measure, Appointment or Topic: SB1586

I am writing to you today as a concerned resident of Hillsboro to formally express my opposition to the proposed expansion of the Urban Growth Boundary (UGB) by 1,700 acres for the purpose of industrial data center development.

While I recognize the importance of economic development in Washington County, the current trajectory of LC 237—dubbed the "Oregon Jobs Act"—raises significant questions about "Smart Growth" and the long-term livability of our community. Data centers provide an immense tax base but are notorious for having the lowest job-per-acre ratio of any industrial sector. We are trading 1,700 acres of prime, irreplaceable farmland for "dead zones" that do not provide the housing, retail, or amenities our growing community actually needs.

In the interest of transparency and legislative accountability, I request that your offices address the following questions before proceeding:

#### 1. Smart Development vs. Industrial Zoning

How does the legislature justify earmarking 1,700 acres for a use (data centers) that provides minimal employment relative to the land consumed, rather than pursuing mixed-use development that addresses Hillsboro's housing and retail needs?

#### 2. Alternative Site Analysis & Transparency

Why has there been no public exploration of alternative sites, specifically within South Hillsboro or existing brownfield zones, that might be better suited for high-intensity industrial use without sacrificing active farmland?

#### 3. Public Health and Microclimate Impacts

What specific studies have been reviewed regarding the "24/7" noise pollution and the "Heat Island" effects of high-density data centers on adjacent residential neighborhoods? How will these facilities be mitigated to protect the health of existing residents?

#### 4. Economic Impact on Homeowners

How do you plan to address the potential depreciation of home values for residents whose property will now border massive, windowless industrial campuses? Will the

state mandate "Good Neighbor Agreements" or compensation frameworks?

## 5. Agricultural and Climate Resilience

Oregon's land-use laws were designed to protect the Willamette Valley's food security. How does the permanent conversion of 1,700 acres of prime soil align with the state's long-term climate and agricultural goals?

The residents of Hillsboro deserve a development strategy that prioritizes community utility over private infrastructure. I look forward to your detailed response to these concerns as LC 237 moves through the legislative process.