

Testimony Analysis of SB 1586, as of 2:30 PM, Sunday 2/15/26

As of 10:00 AM on Sunday, 2/15, there were 237 pieces of testimony submitted by 228 unique people or organizations. Fifty-two pieces of testimony were able to be identified as people in district 15. The testimony is, overwhelmingly, opposed to the passage of 1586. To compile this analysis, we read every piece of testimony and tallied those in opposition or support.

Category	Oppose	Support	Neutral	Percent opposed
Unique	246	15	0	94.25%
Organizations	11	4	0	73.33%
Governments	2	0	0	100.00%
In district 15	58	3	0	95.08%
Individuals	235	11	0	95.53%
Total, non-unique	257	15	0	94.49%

People from across Oregon and particularly in district 15 oppose this bill for the following reasons:

Farmland:

Though not enumerated in this analysis, the majority of testimony is opposed to 1586 because it takes our farmland that we need for the future.

- From [Jolly Hibbits](#), a former Coos County Planning Commissioner: “I oppose any legislation to turn farm land, especially high quality farm land into anything else, ie housing, industry uses, etc. Farmland must stay farmland in perpetuity. Period.”
- From [Robert Josey](#), a farmer near the 1700 acres: “Why would we pave over our world-class soils and destroy local farm businesses, when we have not utilized the industrial lands already available in this region and beyond?”
- From [Meeky Blizzard](#), long time advocate for Oregon’s planning system: “Moving this land into the UGB undermines Oregon’s struggling agricultural economic sector by allowing development on some of the richest Class 1 soils in the world. High tech manufacturing in its many forms, will come and go, but our Class 1 soils are irreplaceable. We will always need to eat.”
- [West Multnomah Soil and Water Conservation District](#): “Farming on and around Sauvie Island shows what is at stake. Sauvie Island contains some of the region’s most

productive farmland, supplying fresh food to Portland-area families and supporting small and mid-sized farm businesses, nursery crops, and seasonal jobs. These lands also provide vital floodplain function, wildlife habitat, groundwater recharge, and soil carbon storage. Sauvie Island farmers depend on stable land use protections to make long-term, often multi-generational investments. Weakening Rural Reserve protections anywhere weakens confidence in the system everywhere.”⁶

- [Weldon Buxton](#): We are fortunate that Oregon is endowed with a limited amount of prime agricultural land like the Tualatin Plain. Our state also has a much greater amount of land that has marginal to very little value as agricultural land. I am afraid that taking prime agricultural land as SB 1586 does for industrial and city expansion is simply stealing an irreplaceable resource from future generations.

Data Centers:

Few believe that the bill will keep data centers off the land. All who mention data centers oppose them.

- Kathy [Cvetko](#), from Sherwood: “The promise of “no data centers” could change. Just like THIS bill is a change from the Grand Bargain! And, there’s even a contingency for putting in data centers!”
- [Andy Haugen](#), Washington County Resident: While this bill claims to not allow stand-alone data centers, the federal definition of “advanced manufacturing” includes data centers, and massive data centers attached to anchor business could fill this site just like Hillsboro’s 1,000+ acres of industrial land to the east — 29 data centers and counting.

Few or the wrong jobs:

Many people are skeptical that jobs will come from the JOBS act. Many in the Hillsboro area and tech sector question the value of planning for “yesterday’s jobs.”

[League of Women Voters](#), Oregon Chapter

- Hillsboro has already squandered its industrial lands for data centers and warehouses.

[Dr. Dawn Nafus](#), who has “spent the last 20 years doing research and development at a technology company in Hillsboro”

- Public dollars are meant to be for public benefit. We already have an excellent system for driving innovation that creates jobs while inventing things that benefit society rather than harm it, and it is called a university. We should not spend hundreds of millions of dollars to subsidize some of the deepest-pocketed companies in the world at a time

when our university system is barely creaking by, and where talented researchers are told there is no money in the coffers to do their work.

This bill chases yesterday's jobs, not tomorrow's jobs. The heavy industry side of the tech industry--whether silicon manufacturing for data centers, or data centers themselves, even when supposedly "ancillary" to other facilities on a site -- is rooted in an AI bubble that investors and even tech titans themselves agree is set to burst. We are contemplating permanently degrading land that will feed us, and devoting massive amounts of energy and water we don't have spare, in order to take a gamble on yesterday's news.

It's not a good gamble.

Ethan Seltzer, Professor Emeritus of Urban Studies and Planning and former Land Use Supervisor for Metro:

- This is something that we've seen time and again over the last 50 years, and in this case, Metro has never been able to make a conditioned UGB expansion stick. One only has to look at the use of prime industrial land in Hillsboro for Top Golf, play fields, and data centers to conclude that expecting lands like these to generate a wealth of highly paid jobs is little more than rhetoric. Land doesn't create good jobs, and we have land already inside the UGB for meeting the land need associated with good jobs.

James Babson, Eugene:

- Are we sure that semiconductor research is so valuable that it deserves special treatment like tax breaks and land rezones? The Hynix semiconductor plant in west Eugene, near where I live, was a complete fiasco. After being given huge property tax breaks and suspension of environmental regulations, the plant shut down after less than 10 years, leaving a huge empty facility that has yet to be repurposed after 17 years. What was supposed to be an economic boon to Lane County turned out to be an environmental catastrophe and an embarrassment to the local officials who championed it.

Poor use of public money:.....

James OSaurus, manager of a small business in Hillsboro

- However, expanding the tax breaks and tax credits of semiconductor and advanced manufacturing industries comes at the expense of Hillsboro's taxpayers and rural reserves, and only subsidizes the same corporations that have mismanaged themselves into massive layoffs at the expense of our entire community.

Tax Fairness Oregon:

- But this bill is a massive overreach. It's throwing hundreds of millions at many activities that do little to create sustainable, living wage jobs and, worse, impose external costs on Oregon residents and businesses that far outweigh the economic benefits.

Meeky Blizzard, long time advocate for Oregon's planning system:

- Finally, who is going to bear the cost of using land outside the UGB for additional data centers? Other states are finding that using tax dollars to incentivize low-job industries depletes water supplies and increases energy costs, most of which are born by existing businesses and residents, hurting rather than helping local economies. In fact, the City of Hillsboro's own figures calculates that they won't break even for 34 years! Is this any way to address our current budget crisis?

Ryan Elido, from Hillsboro:

- I am also troubled by the inequity inherent in granting substantial tax breaks to large corporations while small businesses and individual taxpayers continue to shoulder a disproportionate share of the tax burden. This approach undermines the principle of fairness in taxation and risks creating a two-tiered system in which multinational companies receive preferential treatment unavailable to local enterprises.

Victoria Demchak, local resident:

- My children attend a Title 1 school nearby. Nearly all of the newly developed data centers, Amazon warehouses, Top Golf, and other facilities are within the catchment area. These organizations, despite their value, do not connect with our school. They do not donate, they do not offer job programs; rather, we work in their shadow. This is not the relationship that we hope our new corporate citizens take.

League of Women Voters, Oregon Chapter

- We feel these tax subsidies are far too generous, and will cost Oregon millions of dollars in foregone revenue, especially in later biennia. Should this bill be considered, we would like to see an amendment to this bill to explicitly disallow all Oregon subsidies for data centers. We need to focus scarce Oregon resources on Oregon's desperate social needs now, not invest millions in future economic development with no guarantee of return or benefit for Oregonians.

Harms land use system and breaks promises:

Robert Liberty, former Metro Councilor

- Just fourteen months ago, after a year of technical analysis, Metro found there were 5,331 acres of vacant industrial land inside the regional urban growth boundary, 3,931 acres more than were needed to meet regional needs over the next 20 years.
- The serious consideration being given to this legislation is the conclusive proof that legislators' and Metro Councilors' promises of "compromises" and "grand bargains" and

“certainty” are worthless cynical ploys used to further enrich land speculators who develop Oregon land needed for farming, forestry, water and wildlife.

Save Helvetia:

- Breaching the Settlement Agreement that resulted in HB 4078 (2014) would make a mockery of the Urban and Rural Reserves process that was billed to assure certainty for the long term. Credibility will be lost

Ronald Bunch, retired career planner for governments in the Metro region and Oregon:

- Establishing and maintaining the regional urban boundary (UGB) is a core responsibility of Metro . It is designated by Oregon Law to do so. The proposed legislation betrays decades of the hard work of done by the region’s elected to reach compromise on past Metro UGB decisions.

Clackamas SWCD:

- Of particular concern is that 1,300 of the 1,700 acres area zoned “rural reserves” under Washington County and Metro plans and earlier Oregon legislation. Rural reserves are designated to be maintained in protection until 2065 or later. Our district participated in the Clackamas County Planning process that determined the balance between rural resource lands and urban development lands. Rural reserves were a vital part of the final decision enabling equitably completing the zoning plan, providing support to balance the long-term protection of high-value farmland with economic development in a highly transparent public process.

American Planning Association, Oregon Chapter

- While this bill only applies to a specific site, it sets another precedent for undermining Oregon’s land use planning program. The Oregon Planning Program is a deliberate partnership between the State and local jurisdictions. The State provides policies via the Plan Goals and their OARs and administered by LCDC and DLCD and the local jurisdictions implement them via their comprehensive plans and development regulations. Land use planning decisions are made at the local level.

Lastly, the majority of testimonies call out the terrible process that has led to this bill and continues today

American Planning Association, Oregon Chapter:

- State Plan Goal 1 - Citizen Involvement provides for “the opportunity for citizens to be involved in all phases of the planning process”. While the bill provides for a public hearing prior to adoption of an ordinance or resolution it provides no opportunity for a planning process to determine that the lands should not be in rural reserve, that they should be made available for urban development and that they should be designated for industrial land uses. Public engagement in the Rural Reserve designation provided the public expectation that the land would remain as such for 50 years. The bill breaks that promise. The bill undermines Goal 1.

Tualitan River Keepers:

- Neither Oregonians in general nor Senator Sollman's constituents in particular want SB 1586 to become law. Thousands of Washington County residents and community partners have testified against the inclusion of this exact parcel into the UGB. There are thousands of acres—and many of those in large lots—across Oregon that are as well situated and with better infrastructure for these sorts of advanced manufacturing. Every jurisdiction outside Hillsboro—especially those elsewhere in Metro—will continue to see Hillsboro monopolize industrial development. This will happen not because Hillsboro is a better location or has a better workforce, but because they get unfair advantages from the legislature.

Andy Haugen, Washington County Resident:

- It is sad the chief sponsor of the bill Janeen Sollman and her co-sponsors cannot even host a public meeting about the proposed legislation which shows either lack of confidence or arrogance or possibly both.

This analysis compiled by Friends of Smart Growth.