

Submitter: Teresa Lawler

On Behalf Of:

Committee: Senate Committee On Finance and Revenue

Measure, Appointment or Topic: SB1586

I strongly OPPOSE the further expansion of tax credits to encourage "semiconductor research" companies who wish to locate their facilities on land which is currently zoned farmland. My opposition to this land use sprawl focuses on the following:

1) The continual pursuit of business at the expense of Oregon's taxpayers must end.

Too many times, incentives (give-aways) are granted to industry with too few (or unenforceable) benefits to the state and residents like me, including too few jobs created and minimal taxes collected. Impacts from these expansions fall upon existing residents; increases in the cost of upgrading the energy grid to run these facilities, and increases in water consumption with the cost of new water resource facilities falling upon existing residents. These sites are expanding to the fringes of the Metro Area, thus mandating that any future employees must drive to work, impacting air quality, infrastructure upgrades and resource depletion.

2) Hillsboro fails to use existing and future industrial land with efficiency. Most industrial "parks" in Hillsboro are located on huge properties, typically employing vast expanses of parking lots, landscaping (which must be mowed & watered) around the buildings. Many of these existing sites WITHIN THE EXISTING UGB remain unbuilt & available for construction. Compare this land use pattern with residential lands where policies call for increasing density. Hillsboro has established a continuous pattern of advocating for UGB expansion and once they are successful in the expansion, squandering this land with commercial land uses (TopGolf!), and inefficient suburban-style office parks.

3) These expansions occur on the BEST FARMLAND in the nation. Holding the line on sprawling expansions on farmland is necessary to require Hillsboro to halt their expansionist policies, focus their economic development ambitions on existing lands within their portion of the UGB and begin to use industrial lands as other METRO cities must use their residential land for DENSE development.