

TESTIMONY ON BILL TO SITE A CHIP MANUFACTURING PLANT IN WILSONVILLE

**By Gary Newbore
President
Charbonneau Bord of Directors
March 2, 2023
Joint Semiconductor Committee
Senate Bill 4**

Re: Please Remove Wilsonville from Section 10 of SB 4 – Protect Foundation Farmland!

Dear Co Chairs Sollman and Bynam, Vice Chairs Knopp and Wallan, and members of the committee:

Charbonneau is a Homeowners association (HOA) comprised of approximately 1600 dwelling units and 3000 residents. It is bordered by the Willamette River to the north, by I-5 on the west, by Miley Road on the south and farm land to the west. SB 4 would undermine our state land use laws, which were put in place five decades ago. This legislation would negate the promise the state made to its citizens when SB 100 was enacted to preserve our farmland, protect our water, and contain urban sprawl to those areas that had infrastructure in place.

Periodically the Urban Growth Boundary needs to be expanded to allow additional growth as required when reserves are insufficient. In this case, Wilsonville has other industrial land with infrastructure in place that could be made shovel ready that is within the Urban Growth Boundary. Siting this chip manufacturing facility on the Langdon Farms property in unincorporated Clackamas County makes no sense as it is outside the Urban Growth Boundary; there is little infrastructure in place; including no treated water, no sewer, no storm sewer, and poor road connections. There are already many accidents at the interchange of Airport Way and Miley Road and even more on the ill-conceived ramp from Miley Road merging onto I-5.

From a Charbonneau resident perspective, this facility would have a significant negative impact on our quality of life and siting this facility at Langdon Farms could open the door for other development south of Miley Road including the

Aurora Airport. This would have the effect of sending more airplanes over our heads with their resultant noise and air pollution.

While we support the state's effort to attract chip manufacturing companies and other firms that create jobs, overruling our state land use laws for the benefit of two business owners makes no sense.

Please kill Section 10 of your bill, or at least take Wilsonville out of Section 10.

Thank you in advance for reading my testimony.

Gary Newbore