



P.O. Box 1083  
McMinnville, Oregon 97128

Helping to shape the use of our natural resources to protect the quality of life in Yamhill County

February 28, 2023

Joint Committee on Semiconductors  
Salem, OR 97301  
Re: SB 4

Dear Co-Chairs Bynum and Sollman, and Members of the Joint Committee

Friends of Yamhill County (FYC) works to protect natural resources through the implementation of land use planning goals, policies, and laws that maintain and improve the present and future quality of life in Yamhill County for both urban and rural residents.

A vibrant economy is a vital to that quality of life, and thankfully, Oregon's land use program has both provided large industrial sites within existing urban growth boundaries while also protecting our second largest industry- agriculture. SB 4 would upend that balance in an ill-conceived rush to super-site UGB expansion onto some of our best agricultural land, while leapfrogging past the sites that already within UGB's.

With investment, these sites could be industry- ready for semiconductor plants. SB4 does nothing to ensure that these existing sites are not converted to other uses.<sup>1</sup> These sites should be the top priority for infrastructure dollars; and because the public facility planning has already been done, they can be made shovel-ready more quickly than sites past the urban fringe.

Unfortunately, the super-siting envisioned in the bill is focused on some of the best farmland in the state. Agricultural land is not undeveloped land. It is already developed industrial land that supports Oregon's second largest industry- agriculture. 1 out of 5 jobs in this state is agriculture related, and the industry is directly and indirectly linked to about \$42 billion in sales of goods and services, accounting for over 15% of the statewide total of sales for *all* industry sectors.<sup>2</sup> And those figures have been increasing for two decades, which is not a story any other industry can tell. Agriculture is traded-sector, bringing new dollars into Oregon. The vast majority of production is sold out of state with and much of it is exported out of the country.

First, do no harm. Semiconductor plants don't need our best farmland; they need infrastructure at the sites we already have.

<sup>1</sup> Newberg has re-zoned hundreds of acres of prime industrial land served by rail and highway to retail commercial and single-family subdivisions. Keizer squandered its prime rail-served industrial land at the I-5 interchange on a mega- big-box center. McMinnville has pending applications to rezone 70 acres of prime industrial land for a regional retail shopping center.

<sup>2</sup> [orangecon\\_report\\_2021.pdf](http://orangecon_report_2021.pdf) (oregonstate.edu)

Please do not advance SB 4 in its current form. Amend SB 4 to require the selection of a site(s) inside UGBs.

Thank you for your attention.

A handwritten signature in black ink, appearing to read "Sid Friedman".

Sid Friedman  
Friends of Yamhill County

Cc: Senator Boquist, Representative Elmer, Representative Scharf