



Save Helvetia
13260 N.W. Bishop Road
Hillsboro, Oregon 97124

www.SaveHelvetia.org

March 3, 2023

RE: SB 4 - OPPOSE

Honorable Members of the Joint Committee on Semiconductors

Attached is a rebuttal to comments made by Dan Dias regarding City of Hillsboro's request to nullify HB 4078 (the Grand Bargain)

EMAIL

Dated March 2, 2023

From: Cherry Amabisca

To: Lauren Bishop, Beaverton Valley Times

In response to article dated March 1, 2023

Article "Fate of Hillsboro's future tech expansions in the hands of Oregon lawmakers"

<https://www.newsbreak.com/hillsboro-or/2942806500313-fate-of-hillsboro-s-future-tech-expansions-in-the-hands-of-oregon-lawmakers>

Hello Lauren,

Thank you for your article about the City of Hillsboro's efforts to overturn HB 4078 in order to get more land to attract more tech companies. Attached is my response on some of the comments made by Dan Dias. I hope it provides an alternate perspective for you.

I was present at the HB 4078 negotiations where all the politicians and government officials, including the then-Mayor of City of Hillsboro, agreed that this would be the last time they would legislate land use. Eight years later, they want to renege on that promise.

What a shameless betrayal of citizen trust.

Regards,
Cherry Amabisca

Attachment



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2 March 2023

Ms. Lauren Bishop
Beaverton Valley Times

RE: Your article of March 1, 2023 titled “Fate of Hillsboro’s future tech expansions in the hands of Oregon lawmakers”

Hello Lauren,

Your article appeared to express the City of Hillsboro’s aspirations and viewpoint so I wanted to take this opportunity to provide you with a different perspective.

1. **“Colloquially called the “grand bargain,” the law in part expanded Washington County’s urban growth boundary while setting aside rural reserves, some of which had originally been designated as buildable land in the future.”** Yes, Washington County had originally designated non-irrigated farmland as urban reserves because they asserted it was less productive than irrigated farmland. However, when 1000 Friends of Oregon and Save Helvetia (and others) appealed this decision, the Court of Appeals disagreed with Washington County’s decision, strongly stating that their decision was “legally flawed”, “legally impermissible” and “unlawful” and they remanded it to be done over. So, yes, a lot of productive farmland (including the 1,700 acres that Dan Dias wants to add to Hillsboro’s UGB for semiconductor manufacturing) was *unlawfully* designated as buildable land but in reality it always met the criteria for rural reserves in spite of Washington County’s attempt to manipulate the law to meet their own agenda.
2. **“He asked legislators to reconsider Hillsboro’s current inability to expand its urban growth boundary...”** Actually, Hillsboro *can* expand its UGB via the UGB Expansion process that happens every 4-6 years. The UGB expansion process is coming up in 2024. Hillsboro (and

other cities) has completed its EOA (Economic Opportunity Analysis) in which they justify the amount of acres (and where) they want to add to their UGB.

3. **“...the Committee is working on a \$200 million plan to attract some of the \$52 billion in federal aid...”** That is very small compared to State of Ohio’s \$2.1 billion in incentives to Intel to entice them to come to Ohio. Oregon has lost out on other opportunities because they do not offer the amount of incentives that other states do. It has nothing to do with the land availability.
4. **“Dias wants the legislature to go even further, though, by undoing at least some of the restrictions HB 4078 set on Hillsboro’s ability to add new industrial land along U.S. Highway 26.”** That is actually ironic. City of Hillsboro supported Washington County’s illegal decision to designate lots of farmland as urban reserves. Their city officials signed off on the settlement after the slap-down by the Court of Appeals. Hillsboro actually got a lot from the settlement (HB 4078): they got to begin development of the 1,400 acres in South Hillsboro, they got approval to bring 1,050 acres of farmland in N. Hillsboro into their UGB immediately, they received approval to immediately designate 600 acres of farmland in Helvetia as urban reserves. In exchange, they agreed to designate the 1,700 acres in N. Hillsboro as rural reserves. So, they received approximately 1,650 acres in urban reserves/UGB while agreeing to designate 1,700 acres as rural reserves. That was the compromise they agreed to. And now, they want to nullify not only their agreement but the law that codified it, HB 4078, after only eight years! The rural reserves designation for the 1,700 acres was supposed to last 30-50 years to give certainty to the farming community.

Please note: During the negotiations to finalize HB 4078, all representatives to the settlement swore there would be no further legislation of local land use. District 30 Representative Gallegos was present in the negotiations and voted on behalf of the bill. Washington County commissioners representing rural Washington County were present during negotiations and backed HB 4078. Then-Metro President Hughes was present and consented. Then-Hillsboro Mayor Willey was present and supported the negotiations. The Governor’s representative, Richard Whitman, enunciated the demand that all governments must consent and abide by the agreement in order to obtain the governor’s support.

I hope this provides some clarification to a very complicated issue.

Cherry Amabisca
President, Save Helvetia
Recipient, Harold M. Haynes Citizen Involvement Award, Washington County