

Submitter: Thomas Karwaki
On Behalf Of: University Park Neighborhood Association
Committee: Joint Committee On Semiconductors
Measure: SB4

The Land Use Committee of the University Park Neighborhood Association in Portland has reviewed Senate Bill 4 and in particular Sections 10 and 11. We urge the legislature to not pass the bill or to amend Sections 10 and 11.

Sections 10 and 11 target Oregon's farms, forests, and watersheds for unbridled development. It is an attempt to turn Oregon into Houston.

SB 4 as submitted will decimate Oregon's land use system and will reduce the role of local governments particularly cities and town that have zoned land for industrial purposes and to hold such lands for industrial purposes such as job creation and economic development in concert with protecting clean air and water. Industrial lands are the appropriate locations for semiconductor projects - and the state should invest in these industrial lands and invest in educational and training programs to encourage semiconductor projects.

SB 4 as submitted does not recognize Oregon's flexible and robust Urban Growth Boundary (UGB) process. This process is built to respond to unanticipated growth while protecting communities' investments in transportation, water and energy infrastructure. There is NO reason for the State to create a new process for changing the urban growth boundaries to create good job opportunities. The facts are that between 2016 and 2021, 95 percent of the 37 applications to bring land into a UGB were approved – 83 percent without appeal and 80 percent within one year (that included nine industrial lots). If Oregon lacks industrial land it is because local communities and the State have not invested in and locked in place the currently zoned industrial lands.

SB 4 can be amended to use a proven and effective approach for developing critical industrial projects: SB 4 can improve Oregon's competitiveness by:

1. Supporting cities and towns' current economic development plans that already reflect each communities unique values..
2. Maintaining Oregon's competitive advantage in semiconductors by expanding training and targeted workforce development programs.
3. Protecting our farms, forests, rangelands, and watersheds.

Please amend or remove Sections 10 and 11.

Respectfully
Tom Karwaki
Chair, University Park Neighborhood Association Land Use Committee