



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

www.SaveHelvetia.org

22 February 2023

RE: Discussion of Senate Bill 4 (2023) (LC 4320, relating to economic development)

Honorable Members of the Joint Committee on Semiconductors:

The last section of LC 4320 is particularly concerning due to its vagueness and uncertainty for farmers and citizens:

“LC 4320 Land Use – Industrial Land Availability

Access to industrial lands is a critical component of strengthening and expanding Oregon’s semiconductor and advanced manufacturing industry. To provide flexibility for the state to attract new businesses to Oregon, the Governor will be provided the time-limited executive authority to identify land adjacent to current urban growth boundaries (UGBs) and to work with local jurisdictions to rezone the land for semiconductor and advanced manufacturing use. In order to exercise this executive authority, the executive branch must run a public process. Any land added under this limited authority will revert back to its original status if the project does not commence by a date certain.”

Identify land adjacent to current urban growth boundaries (UGBs)

A cornerstone of the urban/rural reserves was to subject land to an assessment that profiled their agricultural attributes or lack thereof. This provides for no such assessment. Once done, this would create a terrible precedent where the taking of land becomes purely political, statewide.

Working with Local Jurisdictions to rezone the land

Assuming the land is within Washington County and adjacent to the Hillsboro UGB, Washington County showed itself to be operating an illegal land use process in the urban and rural reserves process. The HB 4078 took away Washington County’s ability to alter urban and rural reserves. This was for a reason. Now, magically you are going to “work with local jurisdic-

tions”: Washington County and the City of Hillsboro. Both of these jurisdictions **PROMISED** the legislature in 2014 that they would not do anything to alter land use at the legislature. Are you giving them a special permission to go against this sworn pledge? Why aren’t you requiring working with the litigants that brought the appeals resulting in the Court decision and stimulated the Grand Bargain - 1000 Friends of Oregon and Save Helvetia?

“ . . . the executive branch must run a public process.”

Under Oregon Land Use Law, practice and tradition, public comment is taken. Will this executive branch process require anybody/everybody to come to Salem? That is inaccessible. Will the Governor/staff travel across the state? That is impractical. The outline says: “run” a public process. That makes it sound like a pre-planned event, a charade, a box to check. That is not public involvement and participation. The public should have the right to appeal. This does not sound as though there are rights to appeal.

“Any land added under this limited authority will revert back to its original status if the project does not commence by a date certain.”

This proposes to put agricultural lands in limbo during the search for a corporate “fit”. Who owns the land? A developer? A city? The state? If the land was being farmed, what about crop cycles? What about planting season and harvest season? Will you require all ownership to stay in place while this process is undertaken? Developer pressure already has begun. What if a developer buys up land in this interim phase? Will a new owner be required to maintain its integrity for farming? Place your bets, ladies and gentlemen! Will Project Azalea come in time!? Will the City jump into infrastructure readiness ahead of schedule? Will farmers be expected to put off any planned improvements and investments? Will farmers, or whoever owns the land in the interim, be abating the weeds during the interim? How will speculation of land prices be held in check so that if the golden goose does not materialize, farming can return to practice?

The vagueness of this very important section lends itself to misinterpretation and manipulation and must be defined with more specificity.

Respectfully submitted,

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Save Helvetia

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Save Helvetia