

Submitter: Christine Larson

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2316

Hello,

My family is against HB2316 for several reasons.

Building developments on State Lands is grossly expensive, as are installing improvements,

as many locations are more remote. This will not benefit marginal residents and create transportation issues.

Developers will take unfair advantage. Currently, we have a Home Builder that has received grants that will not abide by Bends Tree ordinance. This same developer has built a Water Ski Lake in spite of water shortage and zoning. The several million development is a failure.

State lands are a resource to the public that needs to be protected. In Deschutes County, the public became aware of a developer building a resort" that included State Lands for vacation homes. The citizens were very vocal when informed. Happily the result was not to sell the land to the developer at this time.

Part of the responsibility of State Lands is to protect the public interest. For future generations it should include saving land for environmental reasons.

UGB is creating a protection against massive, unrestrained development that is done in many states. Arizona and Texas are examples of states that are building housing that is predicted to be excessive.

Please help keep the character of Green Oregon and reject massive housing in UGB boundaries. Protect our environment for the current and future generations, and include density in the cities, not State Lands or UGB boundary.

Subject: Urgent Need to Protect Our State Lands

Hello,

My family strongly opposes the development of HB2316, and I want to share the reasons why.

First and foremost, constructing on State Lands is prohibitively expensive, especially since many of these sites are in remote areas. This type of development will not serve our most vulnerable residents and will undoubtedly create significant transportation challenges. Furthermore, developers could exploit this situation. A current example is a home builder who has received grants but is ignoring Bend's tree ordinance. This same developer has constructed a water ski lake amidst a water shortage and zoning violations, leading to a costly failure of a multi-million dollar

project.

State lands are a precious public resource that must be preserved. In Deschutes County, residents recently learned of a developer aiming to establish a resort that would encroach on State Lands to build vacation homes. The community rallied together, and thankfully, the decision was made not to sell the land to this developer at this time.

Part of the role of State Lands is to protect the public interest for generations to come. This includes safeguarding land for environmental purposes.

The Urban Growth Boundary (UGB) is essential in preventing unchecked, large-scale development, a problem seen in states like Arizona and Texas, where housing construction is set to escalate beyond limits.

We must unite to maintain the character of Green Oregon and reject sprawling housing developments within UGB boundaries. It is vital to safeguard our environment for both current and future generations, focusing on urban density rather than expanding into State Lands or UGB areas.

Thank you for considering this crucial issue.

Thank you,

The Larson Family