

Submitter: Ellie Larson  
On Behalf Of:  
Committee: House Committee On Housing and Homelessness  
Measure, Appointment or Topic: HB4113

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Afternoon, folks!

Today is day 5 of Oregon's short legislative session, and we're coming to you with an important request.

On Tuesday, legislators will consider HB 4113—a bill that seeks to justify development on 250 acres of Oregon's rural lands, outside any urban growth boundary, based on an expired development opportunity.

We're strongly opposed.

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Here's the back story:

In 2009, the future of the Metolius River Basin was at stake. Would it be developed with golf courses and hundreds of second homes, or forever preserved for the benefit of fish, wildlife and the public?

The Metolius, thankfully, became our state's first and only Area of Critical State Concern.

At that time, the private landowner who wanted to develop the area received a time-bound “transfer of development opportunity” to develop a resort on another parcel somewhere else in the state with—in essence, pre-approval from state agencies.

That trade was a win for conservation.

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So, what's the problem?

Over the past 17 years, the developer has not exercised that development opportunity. They have gone back to the state legislature for not one, but five different timeline extensions, as well as two geographic expansions.

And the clock has run out...five times.

Now, the developer is back again with HB 4113, trying to use their expired development opportunity to justify building on 250 acres of rural lands elsewhere in the state and exempt themselves from the Oregon land use system.

For every proposed piece of legislation, there are advantages and disadvantages to consider.

In this case, allowing 250 acres of development on lands outside urban growth boundaries—land intentionally set aside to protect farms, forests, open space, and wildlife habitat—is not a win for the public or for conservation.

It's a benefit to a single private interest.

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Help Stop HB 4113

Written comments from at least 50 concerned Oregonians would make a real difference on stopping this bill—we hope you can be one of them.

It just takes two minutes to let Oregon legislators know you're with us in opposing this bill. We've prepared a draft letter that you can submit as testimony. Feel free to personalize it with additional concerns, or submit as is.

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#### HOW TO SUBMIT COMMENTS

Copy the sample testimony below.

Go to HB 4113 Testimony Page

Fill in your contact info and the relevant submission fields:

Skip the “on behalf of” box—you’re submitting as an individual.

For “Position on Measure,” select Oppose

Choose “Text Testimony”

Then, paste the text below into the text box provided. Include your name and where you live.

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#### SAMPLE TESTIMONY TO PERSONALIZE

Chair Marsh, Vice-Chairs Breese Iverson and Andersen, and Committee members:

HB 4113 would allow a county to site up to 960 units of housing on up to 250 acres outside a UGB somewhere in the state, including on farm and forest land.

This bill contains several concerning elements.

The development would be exempt from compliance with Oregon land use law,

including all of the statewide land use planning Goals, and it provides for no public participation in the county siting/approval process.

The county sprawl the bill would allow is likely to violate one or more of Goal 1 (Citizen Involvement), Goal 2 (Land Use Planning), Goal 3 (Agricultural Lands), Goal 4 (Forestlands), Goal 11 (Public Facilities and Services), and Goal 14 (Urbanization).

There are serious climate and wildfire safety issues related to creating a new development that could house over 2,000 people on rural lands outside of cities. There are also unresolved questions about city and county roles and obligations related to impacts to existing water, sewer and transportation infrastructure and providing new services, access and infrastructure.

I've appreciated this opportunity to weigh in and I thank you for your time.

Ellie Larson  
Redmond Or