

Submitter: Cheryl Neal

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB4113

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

HB 4113 is undesirable for several reasons.

Without providing any details of where or when, it 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.

As I understand it, developers would not need to comply with Oregon land use laws. There is no provision for public input regarding future development.

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.

Thank you for your diligence in considering these issues.

Sincerely,
Cheryl Neal