

February 8 2026

Re: HB4113 UGB Metolius River Basin requires the Department of Land Conservation and Development to study housing development opportunities conditioned upon land conservation.

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

My name is Kathaleen B Parker, from Senate District 10 in South Salem, and I oppose HB4113 because these 250 acres of land intentionally set outside UGB was to protect farms, forests, open space, and wildlife habitat—is not to benefit a single, private interest.

In 2009, the pristine Metolius River Basin faced an existential threat: massive, high-end resort development that risked destroying irreplaceable wildlife habitat, wetlands, and water quality. To protect this Oregon treasure, the legislature intervened, designating it the state's first-ever Area of Critical State Concern.

As a compromise, the developer was offered a "transfer of development opportunity"—essentially, pre-approval to build their resort on a different, less sensitive piece of land elsewhere in the state. This was a win-win: the Metolius was saved, and the developer received an alternative path to profit.

But 17 years later, the resort hasn't been built. Instead, the developer has returned to the legislature five different times, securing five deadline extensions and two geographic expansions [Source text].

Now, the developer is back again with HB4113, trying to revive this long-expired agreement to build on 250 acres of rural land, while bypassing Oregon's comprehensive land use system.

After two decades, five extensions, and a "final" deadline that passed years ago, the question remains: When is "never" finally going to mean never?

Thank you for your time and support,

Kathaleen B Parker, Willamette Valley, Oregon