

February 10, 2026

Oregon State Legislature
House Committee on Housing and Homelessness
Oregon State Capitol
900 Court Street NE, Room H-178,
Salem, Oregon 97301

RE: Opposition to HB 4113 – Transfer of Development Opportunities (TDO) from the Metolius River Basin

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

The Metolius River Basin is one of Oregon's most cherished landscapes, offering world-class recreation, deep solitude, and the rare opportunity to experience an intact and irreplaceable landscape.

Because of these widely-recognized values, Oregon's conservation community worked with the Legislature in 2009 to permanently protect the Metolius from resort development. This effort was successful and resulted in the designation of the Metolius as our state's first and only Area of Critical State Concern, ensuring this landscape would remain pristine and intact for generations to come.

Now, a private interest is attempting to misconstrue that conservation victory to justify new sprawl elsewhere in the state.

HB 4113 seeks to allow development across 250 acres of rural land outside urban growth boundaries somewhere in the state, based on an expired development opportunity that was tied to the battle fought and won years ago to permanently protect the Metolius.

Over the past 17 years, the Legislature has granted this developer five timeline extensions and two geographic expansions to realize its development opportunity. Despite these extraordinary accommodations, the developer failed to act. No more opportunities are warranted.

This bill is unnecessary and ill-advised. Creating new development opportunities for a single private interest at the expense of rural land protection is not a win for the public or conservation.

For these reasons, we urge you to reject HB 4113 to honor Oregon's commitment to both protecting this treasured landscape and the integrity of our state's land use planning program.

Sincerely,



1000 Friends of Oregon

Mary Kyle McCurdy, Associate Director



American Farmland Trust

Addie Candib, Pacific Northwest Regional Director



Central Oregon LandWatch

Rory Isbell, Rural Lands Program Director & Staff Attorney



Friends of Marion County

Roger Kaye, President



League of Women Voters of Oregon

Barbara Klein, President



Oregon Agricultural Trust

Nellie McAdams, Executive Director



Oregon Coast Alliance

Cameron La Follette, Executive Director



Oregon Land and Water Alliance

Eva Eage, President



Save Helvetia

Faun Hosey, President



Thrive Hood River

Chris Robuck, Co-President



WaterWatch of Oregon

Kimberley Priestly, Senior Policy Analyst



Worthy Garden Club

Lisa Sance, Executive Director