



OREGON  
AGRICULTURAL  
TRUST

Tuesday, February 10, 2026

**RE: Opposition to HB 4113**

Esteemed Chair Marsh and members of the Committee,

My name is Nellie McAdams and I am the executive Director of Oregon Agricultural Trust, a statewide 501(c)(3) land trust that helps protect agricultural land, keep it in production, and pass it on to future generations.

I am writing to express our organization's strong opposition to HB 4113, which seeks to justify development on 250 acres of rural lands outside an urban growth boundary *somewhere* in the state, based on an expired development right and a deal made years ago to protect the Metolius River Basin from resort development.

The bill is unnecessary as it is not the state legislature's function and obligation to revive an expired development right. If the legislature needs to act to protect the Metolius, it should instead retire that development right as it has not found a use.

It is also very concerning that the proposed 250-acre development would be exempt from Oregon's planning system. This is especially dangerous for a rural development since it would not be subject to considerations of water availability in an increasingly water-constrained environment, impacts on surrounding activities including agriculture and forestry, and mitigation of wildfire. If we are already struggling to pay for maintenance of the transportation infrastructure that we have, we should not allow state funds to construct new infrastructure on greenfields.

To make matters worse, it provides for no public participation in the siting of a project that would affect many surrounding residents and only benefit a single private interest. The outcome is not in the public benefit and the process is contrary to the participatory democratic process that helps mitigate harmful land use decisions in the state.

HB 4113 is unnecessary, harmful, and excludes the local public from decision making. We strongly urge you not to vote in favor of this bill.

With great respect,

A handwritten signature in blue ink, appearing to read "Nellie McAdams".

Nellie McAdams  
Executive Director