

Submitter: David Gutt
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 would allow a county to site up to 960 units of housing on up to 250 acres OUTSIDE an 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). When you crack the door open for developers primarily interested in monetary gain, you begin to open it for a host of other who would do the same. These folks were given their opportunity 5 times and they squandered it.

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. No more urban sprawl please. I appreciate this opportunity to weigh in and I thank you for your consideration.
Sincerely, David Gutt
Bend