

Submitter: Bonnie Mogstad

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB4113

HB4113 is a huge giveaway to one developer without adequate controls over the results. It is unfair and unwise, plus it is an end run of Oregon's established land use process.

HB 4113 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. 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). 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.