

Oregon State Legislature
House Committee on Housing and Homelessness

Re: HB 4113 – Support with Amendments

Chair Marsh, Vice-Chairs Breese Iverson and Anderson, and Committee members:

I support moving HB 4113 forward for further refinement and consideration as amended with Amendment -1, along with the additional amendments proposed in Representative Helms materials, and with one further amendment to Section 3 (1) replacing the conservation easement described in (a) and (b) with a requirement that the owner of the Metolius Resort Site transfer the property to a qualified land trust or other qualified land management entity so that the land is conserved properly for perpetuity. (I believe this option was presented on behalf of the owner during testimony at the public hearing on February 10th). A conservation easement pursuant to ORS 271.715 to 795 would neither ensure conservation in perpetuity nor ensure the engaged land management that would be provided by a land trust organization.

In addition, I would like to see consideration of (i) whether the number of dwellings allowed in the current draft is reasonable or should be reduced and/or whether the COHO would be better split into two separate smaller opportunities, and (ii) whether the option offered by Representative Helm in Section 2 regarding location of the COHO should be a requirement that the COHO be adjacent to a community to ensure adequate services.

I reviewed the comments submitted in opposition and most were received prior to the public hearing and prior to the publication of Amendment -1. So almost all of those comments do not consider the conservation benefit that could be obtained for the Metolius Basin by proper conservation of the Metolius Resort Site into perpetuity. The Metolius Resort Site is over one square mile of forest land on the eastern slopes of the Cascade crest just a short distance south and west of the community of Camp Sherman. Historically, wildfires tend to move in a northeasterly direction. Meaningful conservation of the Metolius Resort Site would contribute to mitigating wildfire risk for Camp Sherman and the Metolius Basin.

If a revised draft of the bill is re-circulated with the changes that have been suggested, an opportunity for further comment should be provided to allow commenters to provide input that reflects full consideration of the opportunity being proposed.

Please move HB 4113 forward for continued consideration and refinement.

Lorie Hancock
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