



133 SW Second Ave, Suite 201 • Portland, OR 97204 • (503) 497-1000 • fax (503) 223-0073 • www.friends.org

Southern Oregon Office • PO Box 2442 • Grants Pass, OR 97528 • (541) 474-1155 • fax (541) 474-9389

Willamette Valley Office • PO Box 51252 • Eugene, OR 97405 • (541) 520-3763 • fax (503) 223-0073

Central Oregon Office • 115 NW Oregon Ave #21 • Bend, OR 97701 • (541) 719-8221 • fax (866) 394-3089

House Committee on Land Use
State Capitol
900 Court Street NE
Salem, OR 97301

March 18, 2013

RE: Opposition to HB 3098

Chair Clem and members of the committee:

Thank you for this opportunity to present testimony opposing HB 3098, legislation to supersite, near urban levels of development outside of the normal land use process. 1000 Friends of Oregon is a nonprofit, membership organization that works with Oregonians to support livable urban and rural communities, protect family farms and forests, and provide transportation and housing choice.

Supersiting is the practice of legislatively suspending the operation of the land use laws to allow a particular use at a particular place. Often, there are other paths to take to allow the desired use and the party seeking legislation simply wants special treatment. That is the case here. Currently, the Young Life camp is permitted in Wasco County under a goal exception and the camp expansion could likely be achieved either through the exceptions process or as a destination resort.¹

This is no small proposal. The bill says that “Young Life may develop. . . facilities, **including but not limited to**” four 100-acre developments with 1,500 visitor beds, cooking and eating facilities, urban level utilities, urban level recreation facilities, fire stations, administrative buildings and medical facilities, and transportation infrastructure. What is proposed is the supersiting of large-scale, urban-level services and amenities on ranch lands. This level of urbanization is simply not appropriate for rural lands.

In addition, the use of the language “including but not limited to” begs the question, “what are the limits?” The bill is not clear on that. In fact, it is unclear exactly what the bill authorizes, but it is above and beyond what is included in the plain language of the bill.

For the reasons above, 1000 Friends of Oregon asks you to oppose HB 3098. Young Life can pursue its expansion plans through the existing land use process rather than through an open-ended carve-out.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Steven D. McCoy".

Steven D. McCoy
Farm and Forest Staff Attorney

¹ Note that the camp can be rented out by outside parties. See <http://washingtonfamilyranch.younglife.org/Pages/bookinginformation.aspx>