

From: nunzie@pacifier.com
To: [Sen Dembrow](#); [SENR Exhibits](#)
Subject: HB 4031, no on dash 14, no on guest ranch add ons
Date: Wednesday, February 21, 2018 8:31:20 AM

Dear Chair Dembrow and committee members:

Let HB 4031 sunset; you owe it to Oregonians to understand the implications of this poorly written bill.

I am particularly angered by the dash 14 amendment to the Metolius TDO bill. Such language could place a bridge in our scenic waterways; add a road to a private infill across our roadless national forest, and/or excavate across sensitive species habitats without Oregon's and Oregonian's input. There is no room for such lunacy in the Metolius TDO bill.

Additionally, what is this about guest ranches being allowed to build 6'000 square foot trophy homes and a 12'000 square foot lodge? The whole construct of the paper napkin visioned Metolian resort was that employees would live onsite in small units; a small unit is not 6000 square feet. We all know the large destination resort model is a dead model and frankly HB4031 should just sunset.

Before you add language to this bill; your committee should atleast fully understand the consequences of such language.

Right now HB 4031 is an unwieldy bill: a SPRAWLING snowball.

I live in Eastern Oregon according to your committee; yet I live outside Bend in Central Oregon. This bill as written will wreak havoc in our rural community where we are barely able to keep tabs on being the fastest growing county over the last 25 years.

The Metolius TDO should never have been crafted initially (see Central Oregon Landwatch's testimony) and this bill is now playing your committee with a 'takings' card, yet your committee is crafting an even worse 'givings' card.

Thank you for considering my views.
Nunzie Gould, a rural Eastern Oregon property owner