

Submitter: Karon Johnson

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB4113

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

I remember when this same developer was targeting Bend, trying to persuade the Legislature to give it a good deal on 261 acres east of Bend, state-owned land which is now being developed as the Stevens Road Tract. This was some six years ago and was supposed to be the last time it would try to reinstate the development opportunity it had received years ago and never used. When is this going to end? The developer has gone back to the Legislature for five different timeline extensions, as well as two geographic expansions. Now they want to build 960 housing units on 250 acres of rural lands and exempt themselves from Oregon land use system.

Why should this be allowed? The developers in Bend are all building within the UGB, slowly annexing land as the developments are approved. It's part of the systematic, well-planned rules of Oregon land use that everyone else is following.

No one should be allowed to build outside the UGB. This bill is particularly bad because it exempts the developer from compliance with Oregon land use law, including all the goals for public participation and siting/approval processes. Given the increased risk of wildfire, it is particularly dangerous to allow housing outside the UGB without extensive constraints to ensure the homes will be safe. And of all people, why give this privilege to people who have failed to take advantage of the development opportunity they were given years ago?

Thanks for your consideration,
Karon Johnson
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