

PRELIMINARY STAFF MEASURE SUMMARY

Joint Committee On Ways and Means

Fiscal: No Fiscal Impact

Revenue: No Revenue Impact

Action Date:

Action:

Meeting Dates:

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WHAT THE MEASURE DOES:

Allows three additional years for owner of Metolius resort site to apply to county for approval of small-scale recreation community. Extends opportunity for small-scale recreation community to Clatsop County. Stipulates all land must be at least one-quarter mile from nearest state park and buildings or improvements must be located at least one mile from nearest state park. Declares emergency, effective upon passage.

ISSUES DISCUSSED:

- History of Metolius resort project
- Extension of opportunity for small-scale recreation community to Clatsop, Morrow, Sherman, Umatilla, and Wheeler Counties

EFFECT OF COMMITTEE AMENDMENT:

Clarifies where a small-scale recreation community may be established. Changes the deadline for application from five years to three.

BACKGROUND:

The Metolius River Basin is located primarily in Jefferson County, with a small portion in Deschutes County. The basin, a sub-basin of the Deschutes River, contains many natural resources.

In 2009, the Legislative Assembly approved House Bill 3298, which codified the recommendation from the Land Conservation and Development Commission that a portion of the Metolius River Basin be designated an area of critical state concern. The measure described the location and set parameters for a small-scale recreational community and ensured that any new development allowed by plan amendment could not result in negative impacts to the Metolius River or fish and wildlife resources. The county was prohibited from approving the siting of a destination resort in the Metolius Area of Critical State Concern. In addition, the 2009 Legislative Assembly approved measures that allowed for the establishment of one or two small-scale recreational communities in conjunction with a transfer of development opportunity from a Metolius resort site and provided an extension of the time limit for the owner of a Metolius resort site to notify the Department of Land Conservation and Development of election to seek approval for a small-scale recreation community from 90 days to one year and extended the time limit from two to three years for applying to a county for similar approval.

The financial recession and housing crisis of the late 2000s slowed development across the state including developers eligible for the transfer development opportunity made available in law in 2009. House Bill 3431 allows three additional years for owner of Metolius resort site to apply to county for approval of small-scale recreation

community. The measure would also add Clatsop County to list of counties eligible for siting of a small-scale recreation community.