

STAFF MEASURE SUMMARY**House Committee On Rural Communities, Land Use, and Water****Fiscal:** Fiscal impact issued**Revenue:** No Revenue Impact**Action Date:** 04/21/15**Action:** Without Recommendation As To Passage And Be Referred To Rules.**Meeting Dates:** 04/07, 04/21**Vote:**

Yeas: 7 - Clem, Gilliam, Gomberg, Helm, McLane, Post, Witt

Prepared By: Ian Davidson, Committee Administrator**WHAT THE MEASURE DOES:**

Extends deadline for owner of Metolius resort site to notify Department of Land Conservation and Development that owner has elected to seek approval of small-scale recreation community. Adds Clatsop County to list of counties eligible for siting of small-scale recreation community. Requires organization to create environmental stewardship that provides habitat for viable populations of vertebrate species and maintains or enhances habitat for other wildlife species. Requires periodic assessment of impacts of long-term environmental stewardship plan on forest health and wildlife habitat and reporting of the assessment to Legislative Assembly.

ISSUES DISCUSSED:

- House Bill 3298 A (2009)
- Housing crisis in the late 2000s
- Addition of Clatsop County to list of eligible counties for transferable development

EFFECT OF COMMITTEE AMENDMENT:

No amendment.

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.

House Bill 3298 A (2009) designated a portion of the Metolius River Basin as 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. House Bill 2228 (2009) 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.

House Bill 3313 (2009) modified the siting authority for Metolius small-scale recreation community outlined in House Bill 2228 (2009) with the following amendments: (1) An extension of the time limit for the owner of a Metolius resort site to notify the Department of Land Conservation and Development (DLCD) of election to seek approval for a small-scale recreation community from 90 days to one year and extends the time limit from two to three years for applying to a county for similar approval. (2) The measure specified that a small scale recreation community authorized under House Bill 2228 must be sited on land that is either planned and zoned for forest use or for rural use and not subject to statewide land use planning goals relating to agricultural lands or forestlands.

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 law in 2009. House Bill 3431 would extend the deadline for the owners of Metolius resort site to notify the DLCD that owner has elected to seek 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.