

HB 2282 -2 STAFF MEASURE SUMMARY

House Committee On Economic Recovery and Prosperity

Prepared By: Wenzel Cummings, LPRO Analyst

Meeting Dates: 2/18, 4/8

WHAT THE MEASURE DOES:

Establishes the requirements for, and restrictions on, the development of a small-scale recreation community within specified lands, including the Stevens Road tract. Establishes the process by which the City of Bend and the Department of Land Conservation and Development (DLCD) may approve amendments related to the city's urban growth boundary and the Stevens Road tract. Establishes public participation process required prior to the City of Bend consideration of a conceptual plan. Requires that DLCD approve or remand the conceptual plan within 90 days. Requires the Department to approve the expansion of the city's urban growth boundary and Stevens Road planning amendments as submitted by the city, subject to specified qualifications. Stipulates that actions taken by the City of Bend are not subject to any review except by DLCD and that actions taken by DLCD are not considered rulemaking, and are appealable directly to the Court of Appeals. Defines "Stevens Road tract," "development opportunity," and "holder of a development opportunity." Sunsets laws allowing Metolius resort site owners to use development opportunity to develop small-scale recreation communities on July 12, 2024. Sunsets on January 2, 2030. Declares an emergency, effective on passage.

ISSUES DISCUSSED:

- Workforce and affordable housing needs in Bend
- Access to services by affordable housing
- Role of developer in process
- Local control versus state mandates

EFFECT OF AMENDMENT:

-2 Permits the Department of Land Conservation and Development to approve an urban growth boundary amendment if the owner of the Stevens Road tract and the city of Bend submit a letter expressing specified intent, and if the owner of the Stevens Road tract is the holder of a development opportunity. Requires the Department to approve the expansion of the city's urban growth boundary and Stevens Road planning amendments as submitted by the city, subject to specified qualifications, including whether the planning amendments exceed a minimum density standard of seven residential units per net residential acre within areas zoned for residential purposes. Prohibits the department from approving the planning amendments for specified reasons, including if the amendments do not designate at least 18 net acres that are restricted to residential housing units at a minimum density of seven units per net acre and are preserved for at least 50 years as affordable to own or rent for households based on specified income levels.

BACKGROUND:

In 2009, the Legislative Assembly adopted House Bill 3298 which designated a portion of the Metolius River Basin as an area of critical state concern, prohibiting the siting of a destination resort in that area. That same session, the Legislative Assembly also adopted House Bill 2228 which 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 2282 authorizes the owner of the Stevens Road tract in Bend to purchase the development opportunity from the holder of the transferrable development opportunity at the Metolius resort site. The measure would

also establish standards and a process for the development opportunity to be applied to the Stevens Road Tract, effectively bringing the land into the city's urban growth boundary.

PRELIMINARY