

Requested by Representative CLEM

**PROPOSED AMENDMENTS TO
HOUSE BILL 2282**

1 On page 2 of the printed bill, line 30, after “city” insert a comma.

2 Delete lines 33 through 38 and insert:

3 “(b) On or before December 31, 2023, the owner of the Stevens Road tract
4 has submitted a letter to a holder of a development opportunity under para-
5 graph (a) of this subsection and to the city, expressing the owner’s non-
6 binding interest in purchasing or acquiring the development opportunity;

7 “(c) On or before December 31, 2023, the city has submitted a letter to the
8 owner of the Stevens Road tract and to the department, expressing the city’s
9 nonbinding intent to consider a conceptual plan under section 5 of this 2021
10 Act; and

11 “(d) At the time of the department’s approval, the owner of the Stevens
12 Road tract is the holder of a development opportunity.”.

13 On page 3, line 12, delete “2022” and insert “2023”.

14 Delete lines 38 through 43 and insert:

15 “(2) The city shall include the lands brought within the city’s urban
16 growth boundary under this section in the city’s inventory of buildable lands
17 under ORS 197.296 (3)(a).”.

18 On page 4, line 12, delete “2026” and insert “2027”.

19 On page 5, delete lines 5 through 45.

20 On page 6, delete lines 1 through 12 and insert:

21 **“SECTION 9. Standards in lieu of goals. (1) Notwithstanding ORS**

1 197.250 or 197.612 or any statewide land use planning goal, the Depart-
2 ment of Land Conservation and Development shall approve Stevens
3 Road planning amendments provided the department determines, in its
4 discretion, that the Stevens Road planning amendments, with respect
5 to the Stevens Road tract, include:

6 “(a) An inventory of significant historical artifacts, cultural sites
7 and natural resources.

8 “(b) Areas designated for recreational and open space.

9 “(c) Land use regulations for the protection and preservation of
10 significant resources and designated areas identified in paragraphs (a)
11 and (b) of this subsection.

12 “(d) Land use regulations that comply with applicable wildfire
13 planning and development requirements, including requirements in
14 regulations adopted to implement a statewide planning goal relating
15 to natural disasters and hazards.

16 “(e) Areas designated for adequate employment lands that account
17 for the city’s most recent economic opportunity analysis, including
18 consideration of subsequent economic development activities and
19 trends.

20 “(f) Within areas zoned for residential purposes, without counting
21 the lands designated under subsection (2) of this section, land use
22 regulations for housing that:

23 “(A) Ensure adequate opportunities for the development of all
24 needed housing types, sizes and densities of market-rate housing, in-
25 cluding middle housing as defined in ORS 197.758;

26 “(B) Exceed the proportions of single-family attached and multi-
27 family housing called for in the city’s most recently adopted housing
28 needs analysis under ORS 197.296 (3);

29 “(C) Exceed a minimum density standard of seven residential units
30 per net residential acre; and

1 **“(D) On the date the Stevens Road planning amendments are ap-**
2 **proved, comply with land use regulations adopted by the city, or any**
3 **minimum applicable rules adopted by the department, to implement**
4 **ORS 197.758 and the amendments to ORS 197.312 by section 7, chapter**
5 **639, Oregon Laws 2019.**

6 **“(g) Sufficient areas designated for mixed use development to sup-**
7 **port and integrate viable commercial and residential uses along with**
8 **transportation options, including walking, bicycling and transit use.**

9 **“(h) Land use regulations ensuring that:**

10 **“(A) Adequate capacity is available, or feasible with development,**
11 **for water, sewer and storm water services; and**

12 **“(B) Adequate consideration is given to the financing, scheduling**
13 **and development of urban services, as defined in ORS 195.065.**

14 **“(i) Land use regulations for transportation that:**

15 **“(A) Ensure the development of adequate infrastructure to support**
16 **walking, bicycling, public transit and motor vehicle movement; and**

17 **“(B) Give adequate consideration to transportation networks that**
18 **connect the Stevens Road tract to other areas within the urban growth**
19 **boundary of the city.**

20 **“(j) The adequate consideration of the recommendations and com-**
21 **ments received under section 8 (3) to (5) of this 2021 Act.**

22 **“(2) The department may not approve the planning amendments**
23 **under subsection (1) of this section unless the planning amendments**
24 **designate at least 18 net acres of land to be:**

25 **“(a) Restricted so the area may be zoned, planned, sited or devel-**
26 **oped only for residential housing units at a minimum density of**
27 **seven residential units per net acre;**

28 **“(b) Conveyed for nominal consideration to the city; and**

29 **“(c) Notwithstanding ORS 91.225 or 197.309, preserved for a period**
30 **of no less than 50 years as affordable to own or rent as follows:**

1 **“(A) At least 16 net acres made affordable to:**

2 **“(i) Households with incomes of 60 percent or less of the area me-**
3 **dian income, as defined in ORS 456.270; or**

4 **“(ii) If part of an income-averaging program approved by the**
5 **Housing and Community Services Department, households whose in-**
6 **comes average 60 percent or less of the area median income.**

7 **“(B) At least two net acres in which at least 80 percent of the units**
8 **in each contiguous development tract are made affordable to house-**
9 **holds with 80 percent or less of the area median income.**

10 **“(3) Upon a partition or subdivision of the Stevens Road tract fol-**
11 **lowing the approval of the planning amendments under subsection (1)**
12 **of this section establishing a lot or parcel described in subsection (2)**
13 **of this section, the owner shall convey that lot or parcel to the city.**

14 **“(4) Neither the city nor the Department of Land Conservation and**
15 **Development is obligated to adopt any specific findings or evaluate any**
16 **specific criteria in exercising its discretion with respect to any Stevens**
17 **Road planning amendments under this section and may receive, solicit**
18 **or consider information from any source.”.**

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