



Representative Helm
House District 27
Oregon State Legislature

February 9, 2026

RE: Anticipated Amendments for HB 4113.1 Based on Community Feedback

House Bill 4113 was introduced as a placeholder bill relating to housing development opportunities conditioned upon land conservation. HB 4113.1 contains the substance of the bill. The notes below document additional changes intended to be implemented in a new amendment and are provided to help increase notice and awareness. The new amendment request will be posted following the public hearing on February 10, 2026.

Section 1. (2)

Clarify that the only "Metolius resort site" that qualifies is the Dutch Pacific site:

"(2) 'Metolius resort site' means land mapped as eligible for destination resort siting under ORS 197.455 by Jefferson County that has not been developed as a resort.

This could either reference sites that are wholly within Area 1 of the management plan, or refer to the property by township, section, and range: Township 13 South, Range 8 East of the Willamette Meridian, Jefferson County Oregon Section 13

Section 2. (3)

Clarify there is only one, not "one or two" opportunities for Conservation Offset Housing Opportunities:

"Sec. 3. (1) Notwithstanding ORS chapter 215 or any statewide land use planning goal relating to farm or forest use, a county may approve one or two conservation-offset housing opportunities as specified in sections 2 to 5, chapter 636, Oregon Laws 2009.

Include conservation options beyond easements, i.e. the option to donate the property for conservation purposes.

Strike the public access mandate. The intent is not to prevent future public access but clarify that access should be at the discretion of whoever ultimately manages the land, i.e. a land trust.

Include an allowance for very primitive developments, i.e. a volunteer center, trail head structures, etc. at the Dutch Pacific site:

"(a) Agree to limit the use of the Metolius resort site, consistent with the management

plan in consideration for the opportunity to participate in the development of the **conservation-offset housing opportunity**; and

“(b) Agree to grant a conservation easement pursuant to ORS 271.715 to 271.795 that:

“(A) Limits the use of the Metolius resort site to be consistent with the management plan;

“(B) Allows public access to that portion of the site that is not developed; and

“(C) Contains other provisions, as required by the department to ensure that the conservation easement is enforceable.

Section 2. (4)

Include explicit options for the COHO to be adjacent to existing population centers, including cities and existing resorts and limit the COHO to being wholly within two miles of such centers.

Section 3. (15)

Remove this requirement. It made sense for the previously proposed resort model, but not for the current workforce housing model.