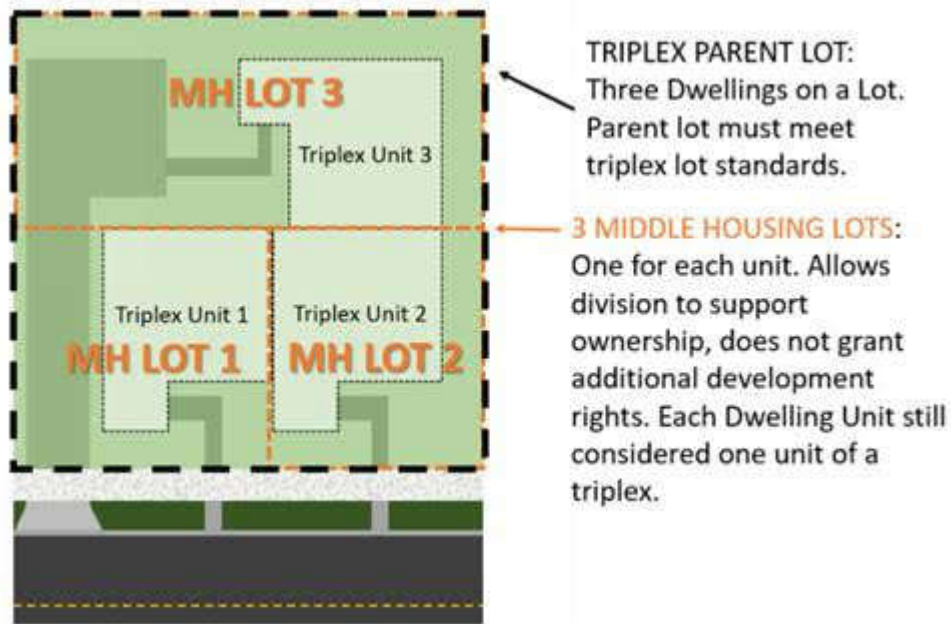


Good afternoon,

The City of Bend is proposing amendments to the Bend Development Code to implement SB 458 which was adopted by the Oregon Legislature in 2021. SB 458 allows for a land division of a parent lot solely for ownership opportunities of middle housing units. For example, if a triplex used the middle housing land division process, you could purchase one unit of the triplex and the land around it.



This bill is a follow-up to HB 2001. SB 458 requires jurisdictions to allow middle housing lot divisions for any HB 2001 middle housing type (duplexes, triplexes, quadplexes, townhomes and cottage clusters) built in accordance with ORS 197.758. SB 458 applies to middle housing land divisions permitted after June 30, 2022.

The bill sets forth a series of parameters on how a city must process middle housing land division applications.

I have attached the bill and the proposed draft for your review. The file number is PLTEXT20220203

The following is the tentative Planning Commission and City Council work session and hearing dates.

PC Work Session – April 25, 2022

PC Public Hearing – May 9, 2022

CC Public Hearing and 1st Reading – May 18, 2022

CC 2nd Reading – June 1, 2022

If you have any questions, please let me know.

Thank you,

Pauline Hardie, AICP | Senior Planner, Planning Division

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