

REVENUE: No revenue impact

FISCAL: No fiscal impact

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Action: Do Pass as Amended and Be Printed Engrossed

Vote: 4 - 1 - 0

Yeas: Atkinson, Bates, Prozanski, Avakian

Nays: Beyer

Exc.: 0

Prepared By: Sue Marshall, Administrator

Meeting Dates: 4/24

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**WHAT THE MEASURE DOES:** Allows local government to attach discretionary approval standards or special conditions regulating appearance or aesthetics to residential development with density of 18 or more dwelling units per acre located within the metropolitan service district.

**ISSUES DISCUSSED:**

- Portland metropolitan regional population growth projections
- High-density development as a strategy to limit expansion of urban growth boundaries
- Application of aesthetics to better design residential development in areas designated for high density

**EFFECT OF COMMITTEE AMENDMENT:** Makes minor clarifications in the language. Allows discretionary approval standards or special conditions to be the basis of a denial of a proposed residential development.

**BACKGROUND:** Senate Bill 891-A applies only to residential development at a density of 18 or more dwelling units per acre and to areas located within the jurisdictional boundaries of a metropolitan service district. An additional requirement specifies that the residential development must be within an area designated in the metropolitan regional framework plan as a central city, regional town center or the main street of light rail station community or corridor.