

A-Engrossed
House Bill 3025

Ordered by the House May 2
Including House Amendments dated May 2

Sponsored by Representative MORGAN (at the request of Oregon Bankers Association, Association of Oregon Counties, League of Oregon Cities, Oregon Home Builders Association, City of Salem, Oregon Association of Realtors)

SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure.

Modifies definition of "land use decision" and "limited land use decision" to exclude decision of local government that approves or withholds approval of final subdivision or partition plat or that determines whether final subdivision or partition plat substantially conforms to tentative subdivision or partition plan.

Declares emergency, effective on passage.

A BILL FOR AN ACT

1
2 Relating to land use planning; creating new provisions; amending ORS 197.015; and declaring an
3 emergency.

4 **Be It Enacted by the People of the State of Oregon:**

5 **SECTION 1.** ORS 197.015 is amended to read:

6 197.015. As used in ORS chapters 195, 196 and 197, unless the context requires otherwise:

7 (1) "Acknowledgment" means a commission order that certifies that a comprehensive plan and
8 land use regulations, land use regulation or plan or regulation amendment complies with the goals
9 or certifies that Metro land use planning goals and objectives, Metro regional framework plan,
10 amendments to Metro planning goals and objectives or amendments to the Metro regional frame-
11 work plan comply with the statewide planning goals.

12 (2) "Board" means the Land Use Board of Appeals.

13 (3) "Carport" means a stationary structure consisting of a roof with its supports and not more
14 than one wall, or storage cabinet substituting for a wall, and used for sheltering a motor vehicle.

15 (4) "Commission" means the Land Conservation and Development Commission.

16 (5) "Committee" means the Joint Legislative Committee on Land Use.

17 (6) "Comprehensive plan" means a generalized, coordinated land use map and policy statement
18 of the governing body of a local government that interrelates all functional and natural systems and
19 activities relating to the use of lands, including but not limited to sewer and water systems, trans-
20 portation systems, educational facilities, recreational facilities, and natural resources and air and
21 water quality management programs. "Comprehensive" means all-inclusive, both in terms of the
22 geographic area covered and functional and natural activities and systems occurring in the area
23 covered by the plan. "General nature" means a summary of policies and proposals in broad catego-
24 ries and does not necessarily indicate specific locations of any area, activity or use. A plan is "co-
25 ordinated" when the needs of all levels of governments, semipublic and private agencies and the

NOTE: Matter in **boldfaced** type in an amended section is new; matter [*italic and bracketed*] is existing law to be omitted. New sections are in **boldfaced** type.

1 citizens of Oregon have been considered and accommodated as much as possible. "Land" includes
2 water, both surface and subsurface, and the air.

3 (7) "Department" means the Department of Land Conservation and Development.

4 (8) "Director" means the Director of the Department of Land Conservation and Development.

5 (9) "Goals" means the mandatory statewide planning standards adopted by the commission pur-
6 suant to ORS chapters 195, 196 and 197.

7 (10) "Guidelines" means suggested approaches designed to aid cities and counties in preparation,
8 adoption and implementation of comprehensive plans in compliance with goals and to aid state
9 agencies and special districts in the preparation, adoption and implementation of plans, programs
10 and regulations in compliance with goals. Guidelines shall be advisory and shall not limit state
11 agencies, cities, counties and special districts to a single approach.

12 (11) "Land use decision":

13 (a) Includes:

14 (A) A final decision or determination made by a local government or special district that con-
15 cerns the adoption, amendment or application of:

16 (i) The goals;

17 (ii) A comprehensive plan provision;

18 (iii) A land use regulation; or

19 (iv) A new land use regulation;

20 (B) A final decision or determination of a state agency other than the commission with respect
21 to which the agency is required to apply the goals; or

22 (C) A decision of a county planning commission made under ORS 433.763;

23 (b) Does not include a decision of a local government:

24 (A) That is made under land use standards that do not require interpretation or the exercise
25 of policy or legal judgment;

26 (B) That approves or denies a building permit issued under clear and objective land use stan-
27 dards;

28 (C) That is a limited land use decision;

29 (D) That determines final engineering design, construction, operation, maintenance, repair or
30 preservation of a transportation facility that is otherwise authorized by and consistent with the
31 comprehensive plan and land use regulations;

32 (E) That is an expedited land division as described in ORS 197.360; *[or]*

33 (F) That approves, pursuant to ORS 480.450 (7), the siting, installation, maintenance or removal
34 of a liquid petroleum gas container or receptacle regulated exclusively by the State Fire Marshal
35 under ORS 480.410 to 480.460; **or**

36 **(G) That approves or denies approval of a final subdivision or partition plat or that de-**
37 **termines whether a final subdivision or partition plat substantially conforms to the tentative**
38 **subdivision or partition plan;**

39 (c) Does not include a decision by a school district to close a school;

40 (d) Does not include authorization of an outdoor mass gathering as defined in ORS 433.735, or
41 other gathering of fewer than 3,000 persons that is not anticipated to continue for more than 120
42 hours in any three-month period; and

43 (e) Does not include:

44 (A) A writ of mandamus issued by a circuit court in accordance with ORS 215.429 or 227.179;

45 or

1 (B) Any local decision or action taken on an application subject to ORS 215.427 or 227.178 after
2 a petition for a writ of mandamus has been filed under ORS 215.429 or 227.179.

3 (12) "Land use regulation" means any local government zoning ordinance, land division ordi-
4 nance adopted under ORS 92.044 or 92.046 or similar general ordinance establishing standards for
5 implementing a comprehensive plan.

6 (13) "Limited land use decision" [*is*]:

7 (a) **Means** a final decision or determination made by a local government pertaining to a site
8 within an urban growth boundary that concerns:

9 [(a)] (A) The approval or denial of a tentative subdivision or partition plan, as described in ORS
10 92.040 (1).

11 [(b)] (B) The approval or denial of an application based on discretionary standards designed to
12 regulate the physical characteristics of a use permitted outright, including but not limited to site
13 review and design review.

14 (b) **Does not mean a final decision made by a local government pertaining to a site within**
15 **an urban growth boundary that concerns approval or denial of a final subdivision or partition**
16 **plat or that determines whether a final subdivision or partition plat substantially conforms**
17 **to the tentative subdivision or partition plan.**

18 (14) "Local government" means any city, county or metropolitan service district formed under
19 ORS chapter 268 or an association of local governments performing land use planning functions
20 under ORS 195.025.

21 (15) "Metro" means a metropolitan service district organized under ORS chapter 268.

22 (16) "Metro planning goals and objectives" means the land use goals and objectives that a met-
23 ropolitan service district may adopt under ORS 268.380 (1)(a). The goals and objectives do not con-
24 stitute a comprehensive plan.

25 (17) "Metro regional framework plan" means the regional framework plan required by the 1992
26 Metro Charter or its separate components. Neither the regional framework plan nor its individual
27 components constitute a comprehensive plan.

28 (18) "New land use regulation" means a land use regulation other than an amendment to an
29 acknowledged land use regulation adopted by a local government that already has a comprehensive
30 plan and land regulations acknowledged under ORS 197.251.

31 (19) "Person" means any individual, partnership, corporation, association, governmental subdi-
32 vision or agency or public or private organization of any kind. The Land Conservation and Devel-
33 opment Commission or its designee is considered a person for purposes of appeal under ORS
34 chapters 195 and 197.

35 (20) "Special district" means any unit of local government, other than a city, county, metropol-
36 itan service district formed under ORS chapter 268 or an association of local governments per-
37 forming land use planning functions under ORS 195.025, authorized and regulated by statute and
38 includes but is not limited to water control districts, domestic water associations and water coop-
39 eratives, irrigation districts, port districts, regional air quality control authorities, fire districts,
40 school districts, hospital districts, mass transit districts and sanitary districts.

41 (21) "Voluntary association of local governments" means a regional planning agency in this
42 state officially designated by the Governor pursuant to the federal Office of Management and Budget
43 Circular A-95 as a regional clearinghouse.

44 (22) "Wetlands" means those areas that are inundated or saturated by surface or ground water
45 at a frequency and duration that are sufficient to support, and that under normal circumstances do

1 support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

2 **SECTION 2.** ORS 197.015, as amended by section 8, chapter 829, Oregon Laws 2005, is amended
3 to read:

4 197.015. As used in ORS chapters 195, 196 and 197, unless the context requires otherwise:

5 (1) "Acknowledgment" means a commission order that certifies that a comprehensive plan and
6 land use regulations, land use regulation or plan or regulation amendment complies with the goals
7 or certifies that Metro land use planning goals and objectives, Metro regional framework plan,
8 amendments to Metro planning goals and objectives or amendments to the Metro regional frame-
9 work plan comply with the statewide planning goals.

10 (2) "Board" means the Land Use Board of Appeals.

11 (3) "Carport" means a stationary structure consisting of a roof with its supports and not more
12 than one wall, or storage cabinet substituting for a wall, and used for sheltering a motor vehicle.

13 (4) "Commission" means the Land Conservation and Development Commission.

14 (5) "Committee" means the Joint Legislative Committee on Land Use.

15 (6) "Comprehensive plan" means a generalized, coordinated land use map and policy statement
16 of the governing body of a local government that interrelates all functional and natural systems and
17 activities relating to the use of lands, including but not limited to sewer and water systems, trans-
18 portation systems, educational facilities, recreational facilities, and natural resources and air and
19 water quality management programs. "Comprehensive" means all-inclusive, both in terms of the
20 geographic area covered and functional and natural activities and systems occurring in the area
21 covered by the plan. "General nature" means a summary of policies and proposals in broad cate-
22 gories and does not necessarily indicate specific locations of any area, activity or use. A plan is "co-
23 ordinated" when the needs of all levels of governments, semipublic and private agencies and the
24 citizens of Oregon have been considered and accommodated as much as possible. "Land" includes
25 water, both surface and subsurface, and the air.

26 (7) "Department" means the Department of Land Conservation and Development.

27 (8) "Director" means the Director of the Department of Land Conservation and Development.

28 (9) "Goals" means the mandatory statewide planning standards adopted by the commission pur-
29 suant to ORS chapters 195, 196 and 197.

30 (10) "Guidelines" means suggested approaches designed to aid cities and counties in preparation,
31 adoption and implementation of comprehensive plans in compliance with goals and to aid state
32 agencies and special districts in the preparation, adoption and implementation of plans, programs
33 and regulations in compliance with goals. Guidelines shall be advisory and shall not limit state
34 agencies, cities, counties and special districts to a single approach.

35 (11) "Land use decision":

36 (a) Includes:

37 (A) A final decision or determination made by a local government or special district that con-
38 cerns the adoption, amendment or application of:

39 (i) The goals;

40 (ii) A comprehensive plan provision;

41 (iii) A land use regulation; or

42 (iv) A new land use regulation;

43 (B) A final decision or determination of a state agency other than the commission with respect
44 to which the agency is required to apply the goals; or

45 (C) A decision of a county planning commission made under ORS 433.763;

- 1 (b) Does not include a decision of a local government:
- 2 (A) That is made under land use standards that do not require interpretation or the exercise
3 of policy or legal judgment;
- 4 (B) That approves or denies a building permit issued under clear and objective land use stan-
5 dards;
- 6 (C) That is a limited land use decision;
- 7 (D) That determines final engineering design, construction, operation, maintenance, repair or
8 preservation of a transportation facility that is otherwise authorized by and consistent with the
9 comprehensive plan and land use regulations;
- 10 (E) That is an expedited land division as described in ORS 197.360; [*or*]
- 11 (F) That approves, pursuant to ORS 480.450 (7), the siting, installation, maintenance or removal
12 of a liquid petroleum gas container or receptacle regulated exclusively by the State Fire Marshal
13 under ORS 480.410 to 480.460; **or**
- 14 **(G) That approves or denies approval of a final subdivision or partition plat or that de-**
15 **termines whether a final subdivision or partition plat substantially conforms to the tentative**
16 **subdivision or partition plan;**
- 17 (c) Does not include a decision by a school district to close a school;
- 18 (d) Does not include authorization of an outdoor mass gathering as defined in ORS 433.735, or
19 other gathering of fewer than 3,000 persons that is not anticipated to continue for more than 120
20 hours in any three-month period; and
- 21 (e) Does not include:
- 22 (A) A writ of mandamus issued by a circuit court in accordance with ORS 215.429 or 227.179;
23 or
- 24 (B) Any local decision or action taken on an application subject to ORS 215.427 or 227.178 after
25 a petition for a writ of mandamus has been filed under ORS 215.429 or 227.179.
- 26 (12) “Land use regulation” means any local government zoning ordinance, land division ordi-
27 nance adopted under ORS 92.044 or 92.046 or similar general ordinance establishing standards for
28 implementing a comprehensive plan.
- 29 (13) “Limited land use decision” [*is*]:
- 30 **(a) Means** a final decision or determination made by a local government pertaining to a site
31 within an urban growth boundary that concerns:
- 32 [*(a)*] **(A)** The approval or denial of a tentative subdivision or partition plan, as described in ORS
33 92.040 (1).
- 34 [*(b)*] **(B)** The approval or denial of an application based on discretionary standards designed to
35 regulate the physical characteristics of a use permitted outright, including but not limited to site
36 review and design review.
- 37 **(b) Does not mean a final decision made by a local government pertaining to a site within**
38 **an urban growth boundary that concerns approval or denial of a final subdivision or partition**
39 **plat or that determines whether a final subdivision or partition plat substantially conforms**
40 **to the tentative subdivision or partition plan.**
- 41 (14) “Local government” means any city, county or metropolitan service district formed under
42 ORS chapter 268 or an association of local governments performing land use planning functions
43 under ORS 195.025.
- 44 (15) “Metro” means a metropolitan service district organized under ORS chapter 268.
- 45 (16) “Metro planning goals and objectives” means the land use goals and objectives that a met-

1 metropolitan service district may adopt under ORS 268.380 (1)(a). The goals and objectives do not con-
2 stitute a comprehensive plan.

3 (17) "Metro regional framework plan" means the regional framework plan required by the 1992
4 Metro Charter or its separate components. Neither the regional framework plan nor its individual
5 components constitute a comprehensive plan.

6 (18) "New land use regulation" means a land use regulation other than an amendment to an
7 acknowledged land use regulation adopted by a local government that already has a comprehensive
8 plan and land regulations acknowledged under ORS 197.251.

9 (19) "Person" means any individual, partnership, corporation, association, governmental subdi-
10 vision or agency or public or private organization of any kind. The Land Conservation and Devel-
11 opment Commission or its designee is considered a person for purposes of appeal under ORS
12 chapters 195 and 197.

13 (20) "Special district" means any unit of local government, other than a city, county, metropol-
14 itan service district formed under ORS chapter 268 or an association of local governments per-
15 forming land use planning functions under ORS 195.025, authorized and regulated by statute and
16 includes but is not limited to water control districts, domestic water associations and water coop-
17 eratives, irrigation districts, port districts, regional air quality control authorities, fire districts,
18 school districts, hospital districts, mass transit districts and sanitary districts.

19 (21) "Urban unincorporated community" means an area designated in a county's acknowledged
20 comprehensive plan as an urban unincorporated community after December 5, 1994.

21 (22) "Voluntary association of local governments" means a regional planning agency in this
22 state officially designated by the Governor pursuant to the federal Office of Management and Budget
23 Circular A-95 as a regional clearinghouse.

24 (23) "Wetlands" means those areas that are inundated or saturated by surface or ground water
25 at a frequency and duration that are sufficient to support, and that under normal circumstances do
26 support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

27 **SECTION 3. The amendments to ORS 197.015 by sections 1 and 2 of this 2007 Act apply**
28 **to a decision by a local government on or after the effective date of this 2007 Act.**

29 **SECTION 4. This 2007 Act being necessary for the immediate preservation of the public**
30 **peace, health and safety, an emergency is declared to exist, and this 2007 Act takes effect**
31 **on its passage.**

32