



Oregon

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TO: The Honorable Brian Clem, Chair
House Committee on Land Use

FROM: Bob Rindy, Senior Policy Analyst
Department of Land Conservation and Development

RE: HB 3267



This bill authorizes the governing body of Malheur County to plan and zone up to five 1,000 acre sites for industrial use. The department notes that proposed amendments may reduce this to three sites. The bill authorizes these sites on any land whether or not it is inside an urban growth boundary or urban reserve.

The department is not taking a position on this bill, but is providing these comments for the committee's consideration. First, we note that the bill would authorize rezoning of a considerable amount of land in the county for industrial use, up to 5,000 acres. Under the bill, the county is not required to consider whether the land is in or adjacent to an urban area, has adequate public facilities and services, or its importance for agricultural use.

This department has worked closely with local governments in the county for many years to provide a supply of land that is suitable and available and may be reasonably serviced for industrial use. The department has assisted communities in expanding UGBs, and in the case of Ontario, to designate urban reserves. Local governments in Malheur County (population 31,068) currently provide a supply of industrial sites – a total of 13 sites ranging from 85 to 261 acres – planned and/or zoned for industrial use, as follows:

- Ontario (population 11,268):
 - 2 sites within city limits – 85 and 74 acres
 - 3 sites within UGB – 207, 163, and 52 acres
 - 6 sites within Urban Reserves – 255, 135, 109, 105, 77 and 60 acres
- Vale (population 1,860): 1 site within UGB – 115 acres
- Nyssa (population 3,239): 1 site outside but adjacent to the UGB – 261 acres

Adequate public facilities and services are one of the most important requirements for industrial sites. We note that the bill does not necessarily ensure fully serviced industrial sites or planning for such services. While the bill does require that sewer, water and electricity be available at a boundary of the site or on a parcel adjoining the site, we note that this does not necessarily require evaluation of, or planning for, a level of public facilities adequate for industrial use, and does not speak to transportation facilities, typically the most costly service necessary for development of employment sites.

Thank you for this opportunity to provide you with information about HB 3267. If committee members have questions about this testimony, I may be reached at 503-373-0050 Ext 229, or through email at bob.rindy@state.or.us.

Cc: Richard Whitman, Governor's Natural Resources Advisor
Marilyn Worrix, LCDC Chair

Attachment: Map of currently planned industrial sites in Malheur County