

**REVENUE:** No revenue impact

**FISCAL:** Fiscal statement issued

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<b>Action:</b>	Do Pass as Amended and Be Printed Engrossed and Be Referred to the Committee on Ways and Means
<b>Vote:</b>	6 - 0 - 1
<b>Yeas:</b>	Davis, Frederick, Holvey, Thatcher, Unger, Clem
<b>Nays:</b>	0
<b>Exc.:</b>	Cameron
<b>Prepared By:</b>	Lynn Beaton, Administrator
<b>Meeting Dates:</b>	3/7, 4/4, 4/9

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**WHAT THE MEASURE DOES:** Requires Department of Land Conservation and Development (DLCD) to develop and adopt simplified methods for city outside of Metro to evaluate or amend urban growth boundary (UGB) of city. Directs DLCD to design planning methods that: reduce costs, complexity and time; encourage efficient development of urban areas; encourage conservation of farm and forest lands; encourage increased development capacity within UGB; encourage adequate supply of serviceable land for needed residential and industrial development; and assist city residents understanding of major decisions likely to affect city growth. Directs DLCD to adopt different planning methods for cities with population of less than 10,000 versus cities with population of 10,000 or more to use when evaluating or amending UGB. Allows cities outside of Metro to select whether to use existing method or new method for specific city size when evaluating or amending UGB. Requires DLCD to establish by rule process for cities to use in evaluating, prioritizing, and selecting land to include within UGB. Defines process cities and districts shall use to execute or amend urban service agreements. Defines “buildable lands” as land in urban or urbanizable areas that are suitable for urban purposes. Defines “serviceable” as land that has adequate services to accommodate planned urban development or has committed financing sufficient to provide adequate services. Defines role of Land Use Board of Appeals (LUBA) in reviewing land use decisions made in compliance with this Act. Declares emergency, effective upon passage.

**ISSUES DISCUSSED:**

- Advisory committee developed urban growth planning concepts
- Costs and time involved in expanding UGB
- Planning challenges for cities under 10,000 in population

**EFFECT OF COMMITTEE AMENDMENT:** Replaces measure.

**BACKGROUND:** Each of Oregon’s 242 cities is surrounded by an “urban growth boundary” (UGB), a line drawn on planning and zoning maps to designate where a city expects to grow residentially, industrially and commercially. A UGB is adopted or expanded through a joint effort involving the city, adjoining counties in coordination with special districts that provide important services in the urbanizable area, and with participation of citizens and other interested parties. Metro adopts and amends the UGB for the Portland metropolitan area that includes 25 cities and the urban portion of three counties. Many citizens, local governments, and other stakeholders have become frustrated with the complexity, expense and slowness of the UGB amendment process.

House Bill 2254 A creates simplified methods for growing cities, outside of Metro, to evaluate the need for additional land and development capacity, based on population forecast and development of similar cities in the same area of the state. There are two new approaches, one designed for small cities and the other for larger cities. The methods allow cities to estimate how much future growth can be accommodated within existing boundaries based on the experience in similar cities. These planning methods also clarify how cities decide where to grow after demonstrating a need for additional land. These new tools are optional - cities may continue to use the current system, should they so choose.

4/16/2013 3:36:00 PM

*This summary has not been adopted or officially endorsed by action of the committee.*