

REVENUE: No revenue impact

FISCAL: Minimal fiscal impact, no statement issued

Action:	Do Pass as Amended, Be Printed Engrossed and Rescind the Subsequent Referral to the Committee on Land Use
Vote:	6 - 4 - 0
Yeas:	Doherty, Gorsek, Lively, McKeown, Nathanson, Read
Nays:	Bentz, Cameron, Davis, Parrish
Exc.:	0
Prepared By:	Troy Rayburn, Administrator
Meeting Dates:	3/8, 4/15, 4/17

WHAT THE MEASURE DOES: Establishes requirements to be met by applicant before local government can consider application to rezone non-industrial use land that is planned and zoned for industrial use, including: advertise availability of the land to potential industrial developers; prove changed circumstances of reduced value or utility of the land; and solicit offers to purchase the land from potential buyers with the ability to hold or improve the land in anticipation of industrial development and use.

ISSUES DISCUSSED:

- Tool to ensure local communities and the state do not lose land already zoned for industrial use
- Establish criteria
- Assistance to land-locked municipalities
- Need to ensure local processes are not diminished or overridden
- Concern for local control or local decision making
- Local jurisdictions request to tighten the measure's language
- Need for amendment to refine language that could be target for litigation
- Need for amendment to ensure local control / issues are addressed
- Industrial employment contribution to high paying jobs which enhance local economies
- Right of refusal
- Greenfields / Brownfields
- Review and adoption of -2 amendments

EFFECT OF COMMITTEE AMENDMENT: The adopted -2 amendments clarify process required before local government amends or changes comprehensive plan designation or zoning classification for land planned or zoned for industrial use.

BACKGROUND: There is currently a lack of sites available for industrial development in Oregon. Such sites are considered an integral part of efforts to expand and improve the state's economy and to attract and retain employers to the state. Proponents of House Bill 2657-A assert that the best opportunities to attract industrial users, and to allow existing industrial users to grow, is to maintain and utilize industrial land already located within urban growth boundaries. The supporters of the measure further believe that it is relatively hard in Oregon to secure land zoned for industrial purposes. It is therefore important that Oregon maintain the lands that are currently zoned for industrial use.

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