

REVENUE: No revenue impact

FISCAL: Fiscal statement issued

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<b>Action:</b>	Without Recommendation as to Passage, but with Amendments and Be Printed Engrossed and Be Referred to the House Committee on Rules
<b>Vote:</b>	7 - 0 - 0
<b>Yeas:</b>	Cameron, Davis, Frederick, Holvey, Thatcher, Unger, Clem
<b>Nays:</b>	0
<b>Exc.:</b>	0
<b>Prepared By:</b>	Lynn Beaton, Administrator
<b>Meeting Dates:</b>	4/16

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**WHAT THE MEASURE DOES:** Authorizes governing body of Malheur County to plan and zone up to three sites, each containing 1,000 or fewer acres, for industrial use. Sites are in addition to and not in lieu of other lawful opportunities to plan and zone land for industrial use within county and notwithstanding statewide goals requiring demonstrated need for employment opportunities and demonstrated need for public facilities and services. Specifies that Malheur County can plan and zone sites if water, sanitary sewer, and electricity are available at boundary of site or on lawfully established unit of land adjoining site. Sunsets authority December 31, 2020.

**ISSUES DISCUSSED:**

- Purpose of subsequent referral of measure
- Other current industrial lands measures

**EFFECT OF COMMITTEE AMENDMENT:** Allows three industrial land sites rather than five sites.

**BACKGROUND:** Statewide Land Use Goal 9 (Goal 9) encourages diversification and improvement of the economy. Goal 9 directs communities to inventory commercial and industrial lands, project future needs for such lands, and plan and zone enough land to meet those needs. Goal 9 also specifies the process a local government must complete before zoning lands for these uses. The process required by Goal 9 includes demonstrating the need for additional employment opportunities, addressing current market forces and location of sites relative to markets, addressing other potential uses of the sites, and ensuring adequate facilities and services will exist to serve the developed sites.

Malheur County is located in southeastern Oregon and is home to 31,068 people. The county is 9,930 square miles (or 6,355,200 acres) in area. Local governments in Malheur County currently provide a supply of 13 industrial sites ranging in size from 85 to 261 acres.

House Bill 3267 A would allow Malheur County to zone up to three additional industrial land sites, using a streamlined process. The three sites would allow the expansion of additional acreage available for industrial use in the county by up to 3,000 acres (or 4.69 square miles).