

REVENUE: No revenue impact

FISCAL: Minimal fiscal impact, no statement issued

Action:	Do Pass as Amended and Be Printed Engrossed
Vote:	8 - 1 - 0
Yeas:	Barnhart, Berger, Hicks, Holvey, Hoyle, Jenson, Kennemer, Garrett
Nays:	Dembrow
Exc.:	0
Prepared By:	Erin Seiler, Administrator
Meeting Dates:	6/27

WHAT THE MEASURE DOES: Authorizes governing body of Malheur County (Governing Body), on or before December 31, 2020, to accept application to plan and zone site outside of urban growth boundary (UGB) for industrial use after reviewing certain data that at least 20 percent of county residents had income below poverty level in preceding 12 months and notwithstanding land use planning goals related to urbanization and public facilities and services. Authorizes Governing Body to approve application if they determine applicant has committed to provide at least 50 new permanent jobs; water, sanitary sewer service and electricity are available; and consider recommendations of Business Development Department and Land Conservation and Development Department that there is not adequate available site for proposed industrial use: outside UGB and planned and zoned to allow industrial use; or within UGB. Requires Governing Body to plan and zone approved application for industrial use for at least 15 years after approval.

ISSUES DISCUSSED:

- Availability of industrial land in Malheur County
- Economic conditions and poverty levels in Malheur County
- Impact development of industrial lands would have in Malheur County
- Proximity to Idaho

EFFECT OF COMMITTEE AMENDMENT: Replaces measure.

BACKGROUND: 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-B would allow Malheur County, on or before December 31, 2020, to accept application to plan and zone site outside of the urban growth boundary for industrial use if certain conditions exist including that 20 percent of county residents have an income below poverty level in the preceding 12 months. An application would be eligible for approval if the applicant has committed to provide at least 50 new permanent jobs; water, sanitary sewer service and electricity are available; and the Malheur County local government considers recommendations of the Business Development Department and the Land Conservation and Development Department that there is not adequate available site for proposed industrial use: outside of the UGB and that is planned and zoned to allow industrial use; or within the UGB.