

HOUSE AMENDMENTS TO HOUSE BILL 2254

By COMMITTEE ON LAND USE

April 16

1 On page 1 of the printed bill, line 2, after the semicolon insert “creating new provisions;
2 amending ORS 197.015 and 197.298;”.

3 Delete lines 4 through 30 and delete page 2 and insert:

4 **“SECTION 1. As used in sections 1 to 8 of this 2013 Act:**

5 **“(1) ‘Buildable lands’ means land in urban or urbanizable areas that are suitable for ur-**
6 **ban uses.**

7 **“(2) ‘Serviceable’ means, with respect to land, that:**

8 **“(a) Adequate sewer, water and transportation capacity for planned urban development**
9 **is available or can be either provided or made subject to committed financing; or**

10 **“(b) Committed financing can be in place to provide adequate sewer, water and trans-**
11 **portation capacity for planned urban development.**

12 **“SECTION 2. The purpose of sections 1 to 8 of this 2013 Act is to direct the Land Con-**
13 **servation and Development Commission to develop and adopt simplified methods for a city**
14 **that is outside Metro to evaluate or amend the urban growth boundary of the city. The**
15 **commission should design the methods to:**

16 **“(1) Become, as a result of reduced costs, complexity and time, the methods that are**
17 **used by most cities with growing populations to manage the urban growth boundaries of the**
18 **cities;**

19 **“(2) Encourage, to the extent practicable given market conditions, the development of**
20 **urban areas in which individuals desire to live and work and that are increasingly efficient**
21 **in terms of land uses and in terms of public facilities and services;**

22 **“(3) Encourage the conservation of important farm and forest lands, particularly lands**
23 **that are needed to sustain agricultural and forest products industries;**

24 **“(4) Encourage cities to increase the development capacity within the urban growth**
25 **boundaries of the cities;**

26 **“(5) Encourage the provision of an adequate supply of serviceable land that is planned for**
27 **needed urban residential and industrial development; and**

28 **“(6) Assist residents in understanding the major local government decisions that are**
29 **likely to determine the form of a city’s growth.**

30 **“SECTION 3. (1) In addition to and not in lieu of the method prescribed in ORS 197.295**
31 **to 197.314 and the statewide land use planning goals, the Land Conservation and Development**
32 **Commission shall adopt by rule methods by which a city that is outside Metro may evaluate**
33 **or amend the urban growth boundary of the city.**

34 **“(2) A city outside Metro may use the methods adopted pursuant to:**

35 **“(a) Section 4 of this 2013 Act if the city has a population of less than 10,000.**

1 “(b) Section 5 of this 2013 Act if the city has a population of 10,000 or more.

2 “(3) A city that elects to include land within the urban growth boundary of the city under

3 a method established pursuant to section 4 or 5 of this 2013 Act:

4 “(a) May use the method again when:

5 “(A) The population of the city has grown by at least 50 percent of the amount of growth

6 forecast to occur in conjunction with the previous use of the method by the city; or

7 “(B) At least one-half of the lands identified as buildable lands during the previous use

8 of the method by the city have been developed.

9 “(b) Shall evaluate whether the city needs to include within the urban growth boundary

10 additional land for residential or employment uses before the population of the city has

11 grown by 100 percent of the population growth forecast to occur in conjunction with the

12 previous use of the method by the city.

13 “(4) A city that elects to use a method established pursuant to section 4 or 5 of this 2013

14 Act shall notify the Department of Land Conservation and Development of the election in the

15 manner required by ORS 197.610 for notice of a post-acknowledgment plan amendment. The

16 city may revoke the election until the city makes a final decision whether to amend the ur-

17 ban growth boundary of the city. A city that has initiated, but not completed, an amendment

18 of its urban growth boundary before January 1, 2014, may withdraw the proposed amendment

19 and use a method established pursuant to section 4 or 5 of this 2013 Act by filing notice of

20 the election with the department in the manner required by ORS 197.610 and 197.615 for no-

21 tice of a post-acknowledgment plan amendment.

22 “(5) Beginning on or before January 1, 2023, the commission shall:

23 “(a) Evaluate, every five years, the impact of the implementation of sections 4 (2) and 5

24 (2) of this 2013 Act on the population per square mile, livability in the area, the provision and

25 cost of urban facilities and services, the rate of conversion of agriculture and forest lands

26 and other considerations;

27 “(b) Consider changes to the statewide land use planning goals or rules to address ad-

28 verse outcomes; and

29 “(c) Make recommendations to the Legislative Assembly, as necessary, for statutory

30 changes.

31 “SECTION 4. (1) In addition to and not in lieu of the method prescribed in ORS 197.295

32 to 197.314 and the statewide land use planning goals, the Land Conservation and Development

33 Commission shall adopt a method by which a city outside Metro that has a population of less

34 than 10,000 may evaluate or amend its urban growth boundary.

35 “(2) The commission shall design the method so that:

36 “(a) A city using the method:

37 “(A) Will have within its boundaries sufficient buildable lands and other development

38 capacity, including land and capacity for needed housing and employment opportunities, to

39 meet the growth in population and employment forecast to occur over a 14-year period.

40 “(B) Will not become less efficient in its use of land as a result of a change to the urban

41 growth boundary.

42 “(b) The urban population per square mile will continue, subject to market conditions,

43 to increase over time on a statewide basis and in major regions of the state, including that

44 portion of the Willamette Valley outside of Metro.

45 “(c) The rate of conversion of agricultural and forest lands to urban uses does not in-

1 **crease over time in any major region of the state.**

2 **“(3) Under the method adopted by the commission:**

3 **“(a) A city’s determination of the amount of buildable lands needed for housing, employ-**
4 **ment and other urban uses must be based on the population and employment growth forecast**
5 **to occur over a 14-year period.**

6 **“(b) A city’s determination of the supply and development capacity of lands within its**
7 **urban growth boundary must be based on:**

8 **“(A) A simple inventory of vacant and partially vacant buildable lands within the urban**
9 **growth boundary;**

10 **“(B) The comprehensive plan designation and the zoning of the portion of the buildable**
11 **lands that is urban; and**

12 **“(C) Simple factors established by the commission for forecasting:**

13 **“(i) The development and redevelopment capacity of urbanizable lands within the urban**
14 **growth boundary; and**

15 **“(ii) The redevelopment capacity of developed urban lands within the urban growth**
16 **boundary.**

17 **“(c) A city’s determination of the supply and development capacity of lands the city**
18 **proposes to include within the urban growth boundary must be based on:**

19 **“(A) A simple inventory of vacant and partially vacant lands; and**

20 **“(B) Simple factors established by the commission for forecasting the development and**
21 **redevelopment capacity of the lands.**

22 **“(d) A city shall demonstrate that lands included within the urban growth boundary:**

23 **“(A) Include sufficient serviceable land for at least a seven-year period.**

24 **“(B) Can all be serviceable over a 14-year period.**

25 **“(e) Lands included within the urban growth boundary:**

26 **“(A) Must be planned and zoned for categories of land uses in amounts that are roughly**
27 **proportional to the land need determined for each category of use;**

28 **“(B) Must be planned and zoned for an intensity of use that is generally consistent with**
29 **the estimates that were used to determine the amount of land needed;**

30 **“(C) Must be planned and zoned to meet the requirements for needed housing, and those**
31 **requirements must be specified by rule of the commission in a manner that is as objective**
32 **as practicable; and**

33 **“(D) May be either:**

34 **“(i) Planned and zoned, or otherwise conditioned, to avoid significantly affecting a state**
35 **highway, a state highway interchange or a freight route designated in the Oregon Highway**
36 **Plan; or**

37 **“(ii) Allowed to significantly affect a state highway, a state highway interchange or a**
38 **freight route designated in the Oregon Highway Plan subject to mitigation, consistent with**
39 **rules of the commission, if the lands are planned and zoned for compact urban development**
40 **or industrial uses.**

41 **“(4) For purposes of subsection (3)(a) of this section, population growth must be forecast**
42 **as provided in ORS 195.034 or 195.036. Employment growth must be forecast based on the**
43 **population growth forecast for the city or the employment growth forecast issued by the**
44 **Employment Department for the county or region. The commission shall establish factors,**
45 **by rule, for converting the forecasted population and employment growth into forecasts of**

1 land need for housing, employment and other categories of uses. The factors must:

2 “(a) Be based on an empirical evaluation of the relation between population and employ-
3 ment growth and the rate and trends of land utilization in the recent past in the applicable
4 major region of the state;

5 “(b) Reflect consideration by the commission of any significant changes occurring or ex-
6 pected to occur in the markets for urban land uses in that major region of the state;

7 “(c) Be designed to encourage an increase in the land use efficiency of a city, subject to
8 market conditions; and

9 “(d) Provide a range of policy choices for a city about the form of its future growth.

10 “(5) For purposes of subsection (3)(b) of this section, the commission shall establish fac-
11 tors for supply and development capacity that are:

12 “(a) Based on an empirical evaluation of the population and employment growth that has
13 occurred on similarly situated lands through development and redevelopment;

14 “(b) Based on consideration by the commission of any significant changes occurring or
15 expected to occur in the markets for urban land uses in that major region of the state;

16 “(c) Designed to encourage an increase in the land use efficiency of the city, subject to
17 market conditions; and

18 “(d) Designed to provide a range of policy choices for a city about the form of its future
19 growth.

20 “(6) For purposes of subsection (3)(c) of this section, the commission shall establish fac-
21 tors that are:

22 “(a) Based on an empirical evaluation of the population and employment growth that has
23 occurred on similarly situated lands through development and redevelopment;

24 “(b) Based on consideration by the commission of any significant changes occurring or
25 expected to occur in the markets for urban land uses in each major region of the state;

26 “(c) Designed to encourage an increase in the land use efficiency of the city, subject to
27 market conditions; and

28 “(d) Designed to provide a range of policy choices for a city about the form of its future
29 growth.

30 “(7) For lands that are included within an urban growth boundary pursuant to this sec-
31 tion and not made serviceable within 20 years after the date of their inclusion, the commis-
32 sion may provide by rule that:

33 “(a) The lands must be removed from within the urban growth boundary the next time
34 the city evaluates the urban growth boundary; or

35 “(b) The planned development capacity of the lands must be reduced if there are signif-
36 icant increases in the cost of making the lands serviceable.

37 “(8) When lands included within the urban growth boundary pursuant to this section are
38 planned and zoned for industrial or residential uses, the lands must remain planned and
39 zoned for the use unless a rule of the commission allows a change in planning and zoning
40 based on a significant change in circumstance.

41 “SECTION 5. (1) In addition to and not in lieu of the method prescribed in ORS 197.295
42 to 197.314 and the statewide land use planning goals, the Land Conservation and Development
43 Commission shall adopt a method by which a city outside Metro that has a population of
44 10,000 or more may evaluate or amend its urban growth boundary.

45 “(2) The commission shall design the method so that:

1 “(a) A city using the method:
2 “(A) Will have within its boundaries sufficient buildable lands and other development
3 capacity, including land and capacity for needed housing and employment opportunities, to
4 meet the growth in population and employment forecast to occur over a 14-year period.
5 “(B) Will not become less efficient in its use of land as a result of a change to the urban
6 growth boundary.
7 “(b) The urban population per square mile will continue to increase over time on a
8 statewide basis and in major regions of the state, including that portion of the Willamette
9 Valley outside of Metro.
10 “(c) The rate of conversion of agricultural and forest lands to urban uses does not in-
11 crease over time in any major region of the state.
12 “(3) Under the method adopted by the commission:
13 “(a) A city’s determination of the amount of buildable lands needed for housing, employ-
14 ment and other urban uses must be based on the population and employment growth forecast
15 to occur over a 14-year period.
16 “(b) A city’s determination of the supply and development capacity of lands within its
17 urban growth boundary must be based on:
18 “(A) An inventory of vacant and partially vacant buildable lands within the urban growth
19 boundary;
20 “(B) The comprehensive plan designation and the zoning of the portion of the buildable
21 lands that is urban; and
22 “(C) Factors established by the commission for forecasting:
23 “(i) The development and redevelopment capacity of urbanizable lands within the urban
24 growth boundary; and
25 “(ii) The redevelopment capacity of developed urban lands within the urban growth
26 boundary.
27 “(c) A city shall consider a range or combination of measures identified by rule of the
28 commission to accommodate future need for land within the urban growth boundary and
29 implement at least one measure or satisfy an alternate performance standard established by
30 the commission. The commission shall design the alternate performance standard so that the
31 standard is satisfied when the city:
32 “(A) Has a development code that contains specified provisions designed to encourage the
33 development of needed housing; and
34 “(B) Demonstrates that, during the preceding planning period, the city:
35 “(i) If located in the Willamette Valley, exceeded the median rate of redevelopment and
36 infill for cities with a population of 10,000 or more in the Willamette Valley that are outside
37 of the boundaries of Metro by an amount set by commission rule; and
38 “(ii) If located outside of the Willamette Valley, exceeded the median rate of redevelop-
39 ment and infill for cities with a population of 10,000 or more that are outside the Willamette
40 Valley by an amount set by commission rule.
41 “(d) A city shall demonstrate that lands included within the urban growth boundary:
42 “(A) Include sufficient serviceable land for at least a seven-year period.
43 “(B) Can all be serviceable over a 14-year period.
44 “(e) Lands included within the urban growth boundary:
45 “(A) Must be planned and zoned for categories of land uses in amounts that are roughly

1 proportional to the land need determined for each category of use;

2 “(B) Must be planned and zoned for an intensity of use that is generally consistent with
3 the estimates that were used to determine the amount of land needed;

4 “(C) Must be planned and zoned to meet the requirements for needed housing, and those
5 requirements must be specified by rule of the commission in a manner that is as objective
6 as practicable; and

7 “(D) May be either:

8 “(i) Planned and zoned, or otherwise conditioned, to avoid significantly affecting a state
9 highway, a state highway interchange or a freight route designated in the Oregon Highway
10 Plan; or

11 “(ii) Allowed to significantly affect a state highway, a state highway interchange or a
12 freight route designated in the Oregon Highway Plan subject to mitigation, consistent with
13 rules of the commission, if the lands are planned and zoned for compact urban development
14 or industrial uses.

15 “(4) For purposes of subsection (3)(a) of this section, population growth must be forecast
16 as provided in ORS 195.034 or 195.036. Employment growth must be forecast based on the
17 population growth forecast for the city or the employment growth forecast issued by the
18 Employment Department for the county or region. The commission shall establish factors,
19 by rule, for converting the forecasted population and employment growth into forecasts of
20 land need for housing, employment and other categories of uses. The factors must:

21 “(a) Be based on an empirical evaluation of the relation between population and employ-
22 ment growth and the rate and trends of land utilization in the recent past in the applicable
23 major region of the state;

24 “(b) Reflect consideration by the commission of any significant changes occurring or ex-
25 pected to occur in the markets for urban land uses in that major region of the state;

26 “(c) Be designed to encourage an increase in the land use efficiency of a city, subject to
27 market conditions; and

28 “(d) Provide a range of policy choices for a city about the form of its future growth.

29 “(5) For purposes of subsection (3)(b) of this section, the commission shall establish fac-
30 tors for supply and development capacity that are:

31 “(a) Based on an empirical evaluation of the population and employment growth that has
32 occurred on similarly situated lands through development and redevelopment;

33 “(b) Based on consideration by the commission of any significant changes occurring or
34 expected to occur in the markets for urban land uses in that major region of the state;

35 “(c) Designed to encourage an increase in the land use efficiency of the city, subject to
36 market conditions; and

37 “(d) Designed to provide a range of policy choices for a city about the form of its future
38 growth.

39 “(6) For purposes of subsection (3)(c) of this section, the commission shall establish fac-
40 tors that are:

41 “(a) Based on an empirical evaluation of the population and employment growth that has
42 occurred on similarly situated lands through development and redevelopment;

43 “(b) Based on consideration by the commission of any significant changes occurring or
44 expected to occur in the markets for urban land uses in each major region of the state;

45 “(c) Designed to encourage an increase in the land use efficiency of the city, subject to

1 market conditions; and

2 “(d) Designed to provide a range of policy choices for a city about the form of its future
3 growth.

4 “(7) For lands that are included within an urban growth boundary pursuant to this sec-
5 tion and not made serviceable within 20 years after the date of their inclusion, the commis-
6 sion may provide by rule that:

7 “(a) The lands must be removed from within the urban growth boundary the next time
8 the city evaluates the urban growth boundary; or

9 “(b) The planned development capacity of the lands must be reduced if there are signif-
10 icant increases in the cost of making the lands serviceable.

11 “(8) When lands included within the urban growth boundary pursuant to this section are
12 planned and zoned for industrial or residential uses, the lands must remain planned and
13 zoned for the use unless a rule of the commission allows a change in planning and zoning
14 based on a significant change in circumstance.

15 **“SECTION 6. (1) As used in this section, ‘district’ means:**

16 **“(a) A domestic water supply district organized under ORS chapter 264.**

17 **“(b) A parks and recreation district organized under ORS chapter 266.**

18 **“(c) A sanitary district organized under ORS 450.005 to 450.245.**

19 **“(d) A rural fire protection district organized under ORS chapter 478.**

20 **“(2) When a city evaluates or amends the urban growth boundary of the city under sec-
21 tion 5 of this 2013 Act, the city shall notify:**

22 **“(a) Each district that has territory within the study area established under section 7
23 of this 2013 Act.**

24 **“(b) Each county that has land use jurisdiction over any portion of the study area.**

25 **“(3) The notification must:**

26 **“(a) Include a map showing the study area; and**

27 **“(b) State that, in order to execute or amend an urban services agreement concerning
28 the study area, the district shall respond to the notice within 60 days of the date the notice
29 is mailed if the district enters into or amends an urban services agreement concerning the
30 study area.**

31 **“(4) An urban services agreement executed under this section must satisfy the require-
32 ments of ORS 195.065 (1)(a) to (f). When a city and a district execute an urban services
33 agreement pursuant to this section, the city and the district are not required to participate
34 in the negotiation of an urban service agreement under ORS 195.065 to 195.085.**

35 **“(5) Before executing the urban service agreement, the city and the district shall consult
36 with community planning organizations that are recognized by the governing body of the city
37 and whose boundaries include territory in the study area that may be affected by the urban
38 service agreement.**

39 **“(6) If the special district chooses not to negotiate an urban service agreement or does
40 not respond to the notice within 60 days, the city may withdraw from the service territory
41 of the district any portion of the study area that is included within the urban growth
42 boundary of the city and annexed to the city.**

43 **“(7) If the district responds in writing to the notice within 60 days and requests to exe-
44 cute an urban service agreement for the study area with the city, the city and the district
45 shall meet to develop the agreement within 60 days after the district responds.**

1 “(8) If the city and district are unable to develop the agreement within 180 days after the
2 date of the first meeting, the city or the district may require mediation. If mediation is re-
3 quired, the city and the district shall each designate an individual to work with the city and
4 the district to develop an agreement. The city and the district are each responsible for the
5 costs of the mediator it selects.

6 “(9) If the city and the district are unable to develop the agreement after an additional
7 180 days, the city or the district may require arbitration. The mediators selected under
8 subsection (8) of this section shall jointly select a third individual, and the three individuals
9 shall constitute an arbitration panel to develop the urban services agreement. If the
10 mediators are unable to agree on the third individual, the Director of the Department of
11 Land Conservation and Development shall select an individual from a list of qualified
12 arbitrators provided by the Land Conservation and Development Commission. The city and
13 the district shall bear the cost of the third individual equally. The arbitration panel:

14 “(a) Shall consider the provisions of ORS 222.460, 222.465, 222.510 to 222.570, 222.575 and
15 222.580; and

16 “(b) May not:

17 “(A) Require the city or the district to pay the other party as part of the urban services
18 agreement unless:

19 “(i) The urban services agreement requires a transfer of physical assets, in which case
20 the agreement may require the payment of fair market value for the assets; or

21 “(ii) A party has offered a payment as part of prior negotiations and the arbitrators in-
22 corporate all or a portion of the negotiated payment in the agreement;

23 “(B) Prevent a city from including land within the urban growth boundary of the city;
24 or

25 “(C) Prohibit a city from annexing territory that is within the urban growth boundary
26 of the city.

27 “(10) A city may not withdraw territory from the service territory of a district:

28 “(a) Unless the district does not respond to the notice required by subsection (2) of this
29 section; or

30 “(b) Until the city and the district develop an urban services agreement under this sec-
31 tion.

32 “(11) Decisions related to the execution of an urban service agreement under this section
33 are not land use decisions subject to the jurisdiction of the Land Use Board of Appeals.

34 “**SECTION 7.** (1) Notwithstanding the priority in ORS 197.298 for inclusion of land within
35 an urban growth boundary, a city outside of Metro shall comply with this section when de-
36 termining which lands to include within the urban growth boundary of the city pursuant to
37 ORS 197.295 to 197.314 or section 4 or 5 of this 2013 Act.

38 “(2) The Land Conservation and Development Commission shall provide, by rule, that:

39 “(a) When evaluating lands for inclusion within the urban growth boundary, the city shall
40 establish a study area that includes all land that is contiguous to the urban growth boundary
41 and within a distance specified by commission.

42 “(b) The city shall evaluate all land in the study area for inclusion in the urban growth
43 boundary as provided in subsection (4) of this section, except for land excluded from the
44 study area because:

45 “(A) It is impracticable, as provided in subsection (3) of this section, to provide necessary

1 public facilities or services to the land.

2 “(B) The land is subject to significant development hazards, including a risk of land
3 slides, a risk of flooding because the land is within the 100-year floodplain or is subject to
4 inundation during storm surges or tsunamis, and other risks determined by the commission.

5 “(C) The long-term preservation of significant scenic, natural, cultural or recreational
6 resources requires limiting or prohibiting urban development of the land that contains the
7 resources.

8 “(D) The land is owned by the federal government and managed primarily for rural uses.

9 “(c) When evaluating the priority of land for inclusion under paragraph (b) of this sub-
10 section:

11 “(A) The city shall evaluate the land within the study area that is designated as an urban
12 reserve under ORS 195.145 in an acknowledged comprehensive plan, land that is subject to
13 an acknowledged exception under ORS 197.732 or land that is nonresource land and select
14 as much of the land as necessary to satisfy the need for land using criteria established by
15 the commission and criteria in an acknowledged comprehensive plan and land use regu-
16 lations.

17 “(B) If the amount of land appropriate for selection under subparagraph (A) of this par-
18 agraph is not sufficient to satisfy the need for land, the city shall evaluate the land within
19 the study area that is designated as marginal land under ORS 197.247 (1991 Edition) in the
20 acknowledged comprehensive plan and select as much of the land as necessary to satisfy the
21 need for land using criteria established by the commission and criteria in an acknowledged
22 comprehensive plan and land use regulations.

23 “(C) If the amount of land appropriate for selection under subparagraphs (A) and (B) of
24 this paragraph is not sufficient to satisfy the amount of land needed, the city shall evaluate
25 land within the study area that is designated for agriculture or forest uses in the acknowl-
26 edged comprehensive plan that is not predominantly high-value farmland, as defined in ORS
27 195.300, or does not consist predominantly of prime or unique soils, as determined by the
28 United States Department of Agriculture Natural Resources Conservation Service, and select
29 as much of that land as necessary to satisfy the need for land:

30 “(i) Using criteria established by the commission and criteria in an acknowledged com-
31 prehensive plan and land use regulations; and

32 “(ii) Using the predominant capability classification system or the predominant cubic site
33 class, as appropriate for the acknowledged comprehensive plan designation, to select lower
34 capability or cubic site class lands first.

35 “(D) If amount of land appropriate for selection under subparagraphs (A) to (C) of this
36 paragraph is not sufficient to satisfy the need for land, the city shall evaluate land within
37 the study area that is designated as agricultural land in an acknowledged comprehensive plan
38 and is predominantly high value farmland and select as much of that land as necessary to
39 satisfy the need for land. A local government may not select land that is predominantly made
40 up of prime or unique farm soils, as defined by the United States Department of Agriculture
41 Natural Resources Conservation Service, unless there is an insufficient amount of other land
42 to satisfy its land need.

43 “(3) For purposes of subsection (2)(b)(A) of this section, the commission shall determine
44 impracticability by rule, considering the likely amount of development that could occur on
45 the lands within the planning period, the likely cost of facilities and services, physical,

1 topographical or other impediments to service provision and whether urban development has
2 occurred on similarly situated lands such that it is likely that the lands will be developed at
3 an urban level during the planning period. When impracticability is primarily a result of ex-
4 isting development patterns, the rules of the commission shall require that the lands be in-
5 cluded within the study area, but may allow the development capacity forecast for the lands
6 to be specified at a lower level over the planning period. The rules of the commission must
7 be based on an evaluation of how similarly situated lands have, or have not, developed over
8 time.

9 “(4) For purposes of subsection (2)(b)(C) of this section, the commission by rule shall
10 determine the circumstances in which and the resources to which this exclusion will apply.

11 “(5) Notwithstanding subsection (2)(c)(D) of this section, the rules must allow land that
12 would otherwise be excluded from an urban growth boundary to be included if:

13 “(a) The land contains a small amount of resource land that is not important to the
14 commercial agricultural enterprise in the area and the land must be included to connect a
15 nearby and significantly larger area of land of higher priority for inclusion within the urban
16 growth boundary; or

17 “(b) The land contains a small amount of resource land that is not predominantly high-
18 value farmland or predominantly made up of prime or unique farm soils and the land is
19 completely surrounded by land of higher priority for inclusion into the urban growth bound-
20 ary.

21 “(6) When the primary purpose for expansion of the urban growth boundary is to ac-
22 commodate a particular industry use that requires specific site characteristics, or to ac-
23 commodate a public facility that requires specific site characteristics and the site
24 characteristics may be found in only a small number of locations, the city may limit the
25 study area to land that has, or could be improved to provide, the required site character-
26 istics. Lands included within an urban growth boundary for a particular industrial use, or a
27 particular public facility, must remain planned and zoned for the intended use:

28 “(a) Except as allowed by rule of the commission that is based on a significant change
29 in circumstance or the passage of time; or

30 “(b) Unless the city removes the land from within the urban growth boundary.

31 “(7) Notwithstanding any other provision of this section, the commission may adopt rules
32 that specify circumstances under which a city may exchange land within the urban growth
33 boundary of the city for land that is outside of the urban growth boundary and that is de-
34 signed to avoid adverse effects of an exchange on agricultural or forest operations in the
35 surrounding area.

36 “SECTION 8. (1) Notwithstanding ORS 197.626, when a city evaluates or amends the ur-
37 ban growth boundary of the city pursuant to section 4 or 5 of this 2013 Act, the Land Use
38 Board of Appeals has jurisdiction for review of a final decision of the city.

39 “(2) The board shall review the final decision of the city under sections 1 to 8 of this 2013
40 Act as provided in ORS 197.805 to 197.855, except that:

41 “(a) In circumstances in which the Land Conservation and Development Commission has
42 specified by rule a number or a range of numbers that the city may use:

43 “(A) The city is not required to adopt findings to support the use of the number or a
44 number within the range of numbers; and

45 “(B) The board’s review of the number may determine only that the city has used a

1 **number that is allowed by the rule.**

2 **“(b) The board shall affirm an interpretation by a local government of its comprehensive**
3 **plan or land use regulations unless that interpretation is clearly erroneous.**

4 **“(3) Notwithstanding ORS 197.628 and 197.629, when a city evaluates or amends the urban**
5 **growth boundary of the city pursuant to section 4 or 5 of this 2013 Act, the city is not re-**
6 **quired to commence or complete periodic review. The commission shall, by rule, specify al-**
7 **ternate means to ensure that the comprehensive plan and land use regulations of the city**
8 **comply with the statewide land use planning goals and are updated over time to reflect**
9 **changing conditions and needs.**

10 **“SECTION 9.** If House Bill 2253 becomes law, section 4 of this 2013 Act is amended to read:

11 **“Sec. 4. (1)** In addition to and not in lieu of the method prescribed in ORS 197.295 to 197.314
12 and the statewide land use planning goals, the Land Conservation and Development Commission
13 shall adopt a method by which a city outside Metro that has a population of less than 10,000 may
14 evaluate or amend its urban growth boundary.

15 **“(2)** The commission shall design the method so that:

16 **“(a)** A city using the method:

17 **“(A)** Will have within its boundaries sufficient buildable lands and other development capacity,
18 including land and capacity for needed housing and employment opportunities, to meet the growth
19 in population and employment forecast to occur over a 14-year period.

20 **“(B)** Will not become less efficient in its use of land as a result of a change to the urban growth
21 boundary.

22 **“(b)** The urban population per square mile will continue, subject to market conditions, to in-
23 crease over time on a statewide basis and in major regions of the state, including that portion of
24 the Willamette Valley outside of Metro.

25 **“(c)** The rate of conversion of agricultural and forest lands to urban uses does not increase over
26 time in any major region of the state.

27 **“(3)** Under the method adopted by the commission:

28 **“(a)** A city’s determination of the amount of buildable lands needed for housing, employment and
29 other urban uses must be based on the population and employment growth forecast to occur over
30 a 14-year period.

31 **“(b)** A city’s determination of the supply and development capacity of lands within its urban
32 growth boundary must be based on:

33 **“(A)** A simple inventory of vacant and partially vacant buildable lands within the urban growth
34 boundary;

35 **“(B)** The comprehensive plan designation and the zoning of the portion of the buildable lands
36 that is urban; and

37 **“(C)** Simple factors established by the commission for forecasting:

38 **“(i)** The development and redevelopment capacity of urbanizable lands within the urban growth
39 boundary; and

40 **“(ii)** The redevelopment capacity of developed urban lands within the urban growth boundary.

41 **“(c)** A city’s determination of the supply and development capacity of lands the city proposes
42 to include within the urban growth boundary must be based on:

43 **“(A)** A simple inventory of vacant and partially vacant lands; and

44 **“(B)** Simple factors established by the commission for forecasting the development and redevelop-
45 ment capacity of the lands.

1 “(d) A city shall demonstrate that lands included within the urban growth boundary:
2 “(A) Include sufficient serviceable land for at least a seven-year period.
3 “(B) Can all be serviceable over a 14-year period.
4 “(e) Lands included within the urban growth boundary:
5 “(A) Must be planned and zoned for categories of land uses in amounts that are roughly pro-
6 portional to the land need determined for each category of use;
7 “(B) Must be planned and zoned for an intensity of use that is generally consistent with the
8 estimates that were used to determine the amount of land needed;
9 “(C) Must be planned and zoned to meet the requirements for needed housing, and those re-
10 quirements must be specified by rule of the commission in a manner that is as objective as practi-
11 cable; and
12 “(D) May be either:
13 “(i) Planned and zoned, or otherwise conditioned, to avoid significantly affecting a state high-
14 way, a state highway interchange or a freight route designated in the Oregon Highway Plan; or
15 “(ii) Allowed to significantly affect a state highway, a state highway interchange or a freight
16 route designated in the Oregon Highway Plan subject to mitigation, consistent with rules of the
17 commission, if the lands are planned and zoned for compact urban development or industrial uses.
18 “(4) For purposes of subsection (3)(a) of this section, population growth must be forecast as
19 provided in [ORS 195.034 or 195.036] **section 2, chapter _____, Oregon Laws 2013 (Enrolled**
20 **House Bill 2253)**. Employment growth must be forecast based on the population growth forecast for
21 the city or the employment growth forecast issued by the Employment Department for the county
22 or region. The commission shall establish factors, by rule, for converting the forecasted population
23 and employment growth into forecasts of land need for housing, employment and other categories
24 of uses. The factors must:
25 “(a) Be based on an empirical evaluation of the relation between population and employment
26 growth and the rate and trends of land utilization in the recent past in the applicable major region
27 of the state;
28 “(b) Reflect consideration by the commission of any significant changes occurring or expected
29 to occur in the markets for urban land uses in that major region of the state;
30 “(c) Be designed to encourage an increase in the land use efficiency of a city, subject to market
31 conditions; and
32 “(d) Provide a range of policy choices for a city about the form of its future growth.
33 “(5) For purposes of subsection (3)(b) of this section, the commission shall establish factors for
34 supply and development capacity that are:
35 “(a) Based on an empirical evaluation of the population and employment growth that has oc-
36 curred on similarly situated lands through development and redevelopment;
37 “(b) Based on consideration by the commission of any significant changes occurring or expected
38 to occur in the markets for urban land uses in that major region of the state;
39 “(c) Designed to encourage an increase in the land use efficiency of the city, subject to market
40 conditions; and
41 “(d) Designed to provide a range of policy choices for a city about the form of its future growth.
42 “(6) For purposes of subsection (3)(c) of this section, the commission shall establish factors that
43 are:
44 “(a) Based on an empirical evaluation of the population and employment growth that has oc-
45 curred on similarly situated lands through development and redevelopment;

1 “(b) Based on consideration by the commission of any significant changes occurring or expected
2 to occur in the markets for urban land uses in each major region of the state;

3 “(c) Designed to encourage an increase in the land use efficiency of the city, subject to market
4 conditions; and

5 “(d) Designed to provide a range of policy choices for a city about the form of its future growth.

6 “(7) For lands that are included within an urban growth boundary pursuant to this section and
7 not made serviceable within 20 years after the date of their inclusion, the commission may provide
8 by rule that:

9 “(a) The lands must be removed from within the urban growth boundary the next time the city
10 evaluates the urban growth boundary; or

11 “(b) The planned development capacity of the lands must be reduced if there are significant in-
12 creases in the cost of making the lands serviceable.

13 “(8) When lands included within the urban growth boundary pursuant to this section are planned
14 and zoned for industrial or residential uses, the lands must remain planned and zoned for the use
15 unless a rule of the commission allows a change in planning and zoning based on a significant
16 change in circumstance.

17 “**SECTION 10.** If House Bill 2253 becomes law, section 5 of this 2013 Act is amended to read:

18 “**Sec. 5.** (1) In addition to and not in lieu of the method prescribed in ORS 197.295 to 197.314
19 and the statewide land use planning goals, the Land Conservation and Development Commission
20 shall adopt a method by which a city outside Metro that has a population of 10,000 or more may
21 evaluate or amend its urban growth boundary.

22 “(2) The commission shall design the method so that:

23 “(a) A city using the method:

24 “(A) Will have within its boundaries sufficient buildable lands and other development capacity,
25 including land and capacity for needed housing and employment opportunities, to meet the growth
26 in population and employment forecast to occur over a 14-year period.

27 “(B) Will not become less efficient in its use of land as a result of a change to the urban growth
28 boundary.

29 “(b) The urban population per square mile will continue to increase over time on a statewide
30 basis and in major regions of the state, including that portion of the Willamette Valley outside of
31 Metro.

32 “(c) The rate of conversion of agricultural and forest lands to urban uses does not increase over
33 time in any major region of the state.

34 “(3) Under the method adopted by the commission:

35 “(a) A city’s determination of the amount of buildable lands needed for housing, employment and
36 other urban uses must be based on the population and employment growth forecast to occur over
37 a 14-year period.

38 “(b) A city’s determination of the supply and development capacity of lands within its urban
39 growth boundary must be based on:

40 “(A) An inventory of vacant and partially vacant buildable lands within the urban growth
41 boundary;

42 “(B) The comprehensive plan designation and the zoning of the portion of the buildable lands
43 that is urban; and

44 “(C) Factors established by the commission for forecasting:

45 “(i) The development and redevelopment capacity of urbanizable lands within the urban growth

1 boundary; and

2 “(ii) The redevelopment capacity of developed urban lands within the urban growth boundary.

3 “(c) A city shall consider a range or combination of measures identified by rule of the commis-
4 sion to accommodate future need for land within the urban growth boundary and implement at least
5 one measure or satisfy an alternate performance standard established by the commission. The com-
6 mission shall design the alternate performance standard so that the standard is satisfied when the
7 city:

8 “(A) Has a development code that contains specified provisions designed to encourage the de-
9 velopment of needed housing; and

10 “(B) Demonstrates that, during the preceding planning period, the city:

11 “(i) If located in the Willamette Valley, exceeded the median rate of redevelopment and infill for
12 cities with a population of 10,000 or more in the Willamette Valley that are outside of the bounda-
13 ries of Metro by an amount set by commission rule; and

14 “(ii) If located outside of the Willamette Valley, exceeded the median rate of redevelopment and
15 infill for cities with a population of 10,000 or more that are outside the Willamette Valley by an
16 amount set by commission rule.

17 “(d) A city shall demonstrate that lands included within the urban growth boundary:

18 “(A) Include sufficient serviceable land for at least a seven-year period.

19 “(B) Can all be serviceable over a 14-year period.

20 “(e) Lands included within the urban growth boundary:

21 “(A) Must be planned and zoned for categories of land uses in amounts that are roughly pro-
22 portional to the land need determined for each category of use;

23 “(B) Must be planned and zoned for an intensity of use that is generally consistent with the
24 estimates that were used to determine the amount of land needed;

25 “(C) Must be planned and zoned to meet the requirements for needed housing, and those re-
26 quirements must be specified by rule of the commission in a manner that is as objective as practi-
27 cable; and

28 “(D) May be either:

29 “(i) Planned and zoned, or otherwise conditioned, to avoid significantly affecting a state high-
30 way, a state highway interchange or a freight route designated in the Oregon Highway Plan; or

31 “(ii) Allowed to significantly affect a state highway, a state highway interchange or a freight
32 route designated in the Oregon Highway Plan subject to mitigation, consistent with rules of the
33 commission, if the lands are planned and zoned for compact urban development or industrial uses.

34 “(4) For purposes of subsection (3)(a) of this section, population growth must be forecast as
35 provided in [ORS 195.034 or 195.036] **section 2, chapter _____, Oregon Laws 2013 (Enrolled**
36 **House Bill 2253)**. Employment growth must be forecast based on the population growth forecast for
37 the city or the employment growth forecast issued by the Employment Department for the county
38 or region. The commission shall establish factors, by rule, for converting the forecasted population
39 and employment growth into forecasts of land need for housing, employment and other categories
40 of uses. The factors must:

41 “(a) Be based on an empirical evaluation of the relation between population and employment
42 growth and the rate and trends of land utilization in the recent past in the applicable major region
43 of the state;

44 “(b) Reflect consideration by the commission of any significant changes occurring or expected
45 to occur in the markets for urban land uses in that major region of the state;

1 “(c) Be designed to encourage an increase in the land use efficiency of a city, subject to market
2 conditions; and
3 “(d) Provide a range of policy choices for a city about the form of its future growth.
4 “(5) For purposes of subsection (3)(b) of this section, the commission shall establish factors for
5 supply and development capacity that are:
6 “(a) Based on an empirical evaluation of the population and employment growth that has oc-
7 curred on similarly situated lands through development and redevelopment;
8 “(b) Based on consideration by the commission of any significant changes occurring or expected
9 to occur in the markets for urban land uses in that major region of the state;
10 “(c) Designed to encourage an increase in the land use efficiency of the city, subject to market
11 conditions; and
12 “(d) Designed to provide a range of policy choices for a city about the form of its future growth.
13 “(6) For purposes of subsection (3)(c) of this section, the commission shall establish factors that
14 are:
15 “(a) Based on an empirical evaluation of the population and employment growth that has oc-
16 curred on similarly situated lands through development and redevelopment;
17 “(b) Based on consideration by the commission of any significant changes occurring or expected
18 to occur in the markets for urban land uses in each major region of the state;
19 “(c) Designed to encourage an increase in the land use efficiency of the city, subject to market
20 conditions; and
21 “(d) Designed to provide a range of policy choices for a city about the form of its future growth.
22 “(7) For lands that are included within an urban growth boundary pursuant to this section and
23 not made serviceable within 20 years after the date of their inclusion, the commission may provide
24 by rule that:
25 “(a) The lands must be removed from within the urban growth boundary the next time the city
26 evaluates the urban growth boundary; or
27 “(b) The planned development capacity of the lands must be reduced if there are significant in-
28 creases in the cost of making the lands serviceable.
29 “(8) When lands included within the urban growth boundary pursuant to this section are planned
30 and zoned for industrial or residential uses, the lands must remain planned and zoned for the use
31 unless a rule of the commission allows a change in planning and zoning based on a significant
32 change in circumstance.
33 “**SECTION 11.** ORS 197.015 is amended to read:
34 “197.015. As used in ORS chapters 195, 196 and 197 **and sections 1 to 8 of this 2013 Act**, unless
35 the context requires otherwise:
36 “(1) ‘Acknowledgment’ means a commission order that certifies that a comprehensive plan and
37 land use regulations, land use regulation or plan or regulation amendment complies with the goals
38 or certifies that Metro land use planning goals and objectives, Metro regional framework plan,
39 amendments to Metro planning goals and objectives or amendments to the Metro regional frame-
40 work plan comply with the goals.
41 “(2) ‘Board’ means the Land Use Board of Appeals.
42 “(3) ‘Carport’ means a stationary structure consisting of a roof with its supports and not more
43 than one wall, or storage cabinet substituting for a wall, and used for sheltering a motor vehicle.
44 “(4) ‘Commission’ means the Land Conservation and Development Commission.
45 “(5) ‘Comprehensive plan’ means a generalized, coordinated land use map and policy statement

1 of the governing body of a local government that interrelates all functional and natural systems and
2 activities relating to the use of lands, including but not limited to sewer and water systems, trans-
3 portation systems, educational facilities, recreational facilities, and natural resources and air and
4 water quality management programs. 'Comprehensive' means all-inclusive, both in terms of the ge-
5 ographic area covered and functional and natural activities and systems occurring in the area cov-
6 ered by the plan. 'General nature' means a summary of policies and proposals in broad categories
7 and does not necessarily indicate specific locations of any area, activity or use. A plan is 'coordi-
8 nated' when the needs of all levels of governments, semipublic and private agencies and the citizens
9 of Oregon have been considered and accommodated as much as possible. 'Land' includes water, both
10 surface and subsurface, and the air.

11 "(6) 'Department' means the Department of Land Conservation and Development.

12 "(7) 'Director' means the Director of the Department of Land Conservation and Development.

13 "(8) 'Goals' means the mandatory statewide land use planning standards adopted by the com-
14 mission pursuant to ORS chapters 195, 196 and 197.

15 "(9) 'Guidelines' means suggested approaches designed to aid cities and counties in preparation,
16 adoption and implementation of comprehensive plans in compliance with goals and to aid state
17 agencies and special districts in the preparation, adoption and implementation of plans, programs
18 and regulations in compliance with goals. Guidelines shall be advisory and shall not limit state
19 agencies, cities, counties and special districts to a single approach.

20 "(10) 'Land use decision':

21 "(a) Includes:

22 "(A) A final decision or determination made by a local government or special district that con-
23 cerns the adoption, amendment or application of:

24 "(i) The goals;

25 "(ii) A comprehensive plan provision;

26 "(iii) A land use regulation; or

27 "(iv) A new land use regulation;

28 "(B) A final decision or determination of a state agency other than the commission with respect
29 to which the agency is required to apply the goals; or

30 "(C) A decision of a county planning commission made under ORS 433.763;

31 "(b) Does not include a decision of a local government:

32 "(A) That is made under land use standards that do not require interpretation or the exercise
33 of policy or legal judgment;

34 "(B) That approves or denies a building permit issued under clear and objective land use stan-
35 dards;

36 "(C) That is a limited land use decision;

37 "(D) That determines final engineering design, construction, operation, maintenance, repair or
38 preservation of a transportation facility that is otherwise authorized by and consistent with the
39 comprehensive plan and land use regulations;

40 "(E) That is an expedited land division as described in ORS 197.360;

41 "(F) That approves, pursuant to ORS 480.450 (7), the siting, installation, maintenance or removal
42 of a liquefied petroleum gas container or receptacle regulated exclusively by the State Fire Marshal
43 under ORS 480.410 to 480.460;

44 "(G) That approves or denies approval of a final subdivision or partition plat or that determines
45 whether a final subdivision or partition plat substantially conforms to the tentative subdivision or

1 partition plan; or

2 “(H) That a proposed state agency action subject to ORS 197.180 (1) is compatible with the ac-
3 knowledged comprehensive plan and land use regulations implementing the plan, if:

4 “(i) The local government has already made a land use decision authorizing a use or activity
5 that encompasses the proposed state agency action;

6 “(ii) The use or activity that would be authorized, funded or undertaken by the proposed state
7 agency action is allowed without review under the acknowledged comprehensive plan and land use
8 regulations implementing the plan; or

9 “(iii) The use or activity that would be authorized, funded or undertaken by the proposed state
10 agency action requires a future land use review under the acknowledged comprehensive plan and
11 land use regulations implementing the plan;

12 “(c) Does not include a decision by a school district to close a school;

13 “(d) Does not include, except as provided in ORS 215.213 (13)(c) or 215.283 (6)(c), authorization
14 of an outdoor mass gathering as defined in ORS 433.735, or other gathering of fewer than 3,000
15 persons that is not anticipated to continue for more than 120 hours in any three-month period; and

16 “(e) Does not include:

17 “(A) A writ of mandamus issued by a circuit court in accordance with ORS 215.429 or 227.179;

18 “(B) Any local decision or action taken on an application subject to ORS 215.427 or 227.178 after
19 a petition for a writ of mandamus has been filed under ORS 215.429 or 227.179; or

20 “(C) A state agency action subject to ORS 197.180 (1), if:

21 “(i) The local government with land use jurisdiction over a use or activity that would be au-
22 thorized, funded or undertaken by the state agency as a result of the state agency action has already
23 made a land use decision approving the use or activity; or

24 “(ii) A use or activity that would be authorized, funded or undertaken by the state agency as
25 a result of the state agency action is allowed without review under the acknowledged comprehensive
26 plan and land use regulations implementing the plan.

27 “(11) ‘Land use regulation’ means any local government zoning ordinance, land division ordi-
28 nance adopted under ORS 92.044 or 92.046 or similar general ordinance establishing standards for
29 implementing a comprehensive plan.

30 “(12) ‘Limited land use decision’:

31 “(a) Means a final decision or determination made by a local government pertaining to a site
32 within an urban growth boundary that concerns:

33 “(A) The approval or denial of a tentative subdivision or partition plan, as described in ORS
34 92.040 (1).

35 “(B) The approval or denial of an application based on discretionary standards designed to reg-
36 ulate the physical characteristics of a use permitted outright, including but not limited to site re-
37 view and design review.

38 “(b) Does not mean a final decision made by a local government pertaining to a site within an
39 urban growth boundary that concerns approval or denial of a final subdivision or partition plat or
40 that determines whether a final subdivision or partition plat substantially conforms to the tentative
41 subdivision or partition plan.

42 “(13) ‘Local government’ means any city, county or metropolitan service district formed under
43 ORS chapter 268 or an association of local governments performing land use planning functions
44 under ORS 195.025.

45 “(14) ‘Metro’ means a metropolitan service district organized under ORS chapter 268.

1 “(15) ‘Metro planning goals and objectives’ means the land use goals and objectives that a met-
2 ropolitan service district may adopt under ORS 268.380 (1)(a). The goals and objectives do not con-
3 stitute a comprehensive plan.

4 “(16) ‘Metro regional framework plan’ means the regional framework plan required by the 1992
5 Metro Charter or its separate components. Neither the regional framework plan nor its individual
6 components constitute a comprehensive plan.

7 “(17) ‘New land use regulation’ means a land use regulation other than an amendment to an
8 acknowledged land use regulation adopted by a local government that already has a comprehensive
9 plan and land regulations acknowledged under ORS 197.251.

10 “(18) ‘Person’ means any individual, partnership, corporation, association, governmental subdi-
11 vision or agency or public or private organization of any kind. The Land Conservation and Devel-
12 opment Commission or its designee is considered a person for purposes of appeal under ORS
13 chapters 195 and 197.

14 “(19) ‘Special district’ means any unit of local government, other than a city, county, metropol-
15 itan service district formed under ORS chapter 268 or an association of local governments per-
16 forming land use planning functions under ORS 195.025, authorized and regulated by statute and
17 includes but is not limited to water control districts, domestic water associations and water coop-
18 eratives, irrigation districts, port districts, regional air quality control authorities, fire districts,
19 school districts, hospital districts, mass transit districts and sanitary districts.

20 “(20) ‘Urban unincorporated community’ means an area designated in a county’s acknowledged
21 comprehensive plan as an urban unincorporated community after December 5, 1994.

22 “(21) ‘Voluntary association of local governments’ means a regional planning agency in this
23 state officially designated by the Governor pursuant to the federal Office of Management and Budget
24 Circular A-95 as a regional clearinghouse.

25 “(22) ‘Wetlands’ means those areas that are inundated or saturated by surface or ground water
26 at a frequency and duration that are sufficient to support, and that under normal circumstances do
27 support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

28 “**SECTION 12.** ORS 197.298 is amended to read:

29 “197.298. (1) In addition to any requirements established by rule addressing urbanization, land
30 may not be included within an urban growth boundary **of Metro** except under the following priori-
31 ties:

32 “(a) First priority is land that is designated urban reserve land under ORS 195.145, rule or
33 metropolitan service district action plan.

34 “(b) If land under paragraph (a) of this subsection is inadequate to accommodate the amount of
35 land needed, second priority is land adjacent to an urban growth boundary that is identified in an
36 acknowledged comprehensive plan as an exception area or nonresource land. Second priority may
37 include resource land that is completely surrounded by exception areas unless such resource land
38 is high-value farmland as described in ORS 215.710.

39 “(c) If land under paragraphs (a) and (b) of this subsection is inadequate to accommodate the
40 amount of land needed, third priority is land designated as marginal land pursuant to ORS 197.247
41 (1991 Edition).

42 “(d) If land under paragraphs (a) to (c) of this subsection is inadequate to accommodate the
43 amount of land needed, fourth priority is land designated in an acknowledged comprehensive plan
44 for agriculture or forestry, or both.

45 “(2) Higher priority shall be given to land of lower capability as measured by the capability

1 classification system or by cubic foot site class, whichever is appropriate for the current use.

2 “(3) Land of lower priority under subsection (1) of this section may be included in an urban
3 growth boundary if land of higher priority is found to be inadequate to accommodate the amount
4 of land estimated in subsection (1) of this section for one or more of the following reasons:

5 “(a) Specific types of identified land needs cannot be reasonably accommodated on higher pri-
6 ority lands;

7 “(b) Future urban services could not reasonably be provided to the higher priority lands due to
8 topographical or other physical constraints; or

9 “(c) Maximum efficiency of land uses within a proposed urban growth boundary requires inclu-
10 sion of lower priority lands in order to include or to provide services to higher priority lands.

11 **“(4) When a city includes land within the urban growth boundary of the city pursuant
12 to ORS 197.295 to 197.314, the city shall prioritize lands for inclusion as provided in section
13 7 of this 2013 Act.**

14 **“SECTION 13. (1) Sections 1 to 8 of this 2013 Act and the amendments to ORS 197.015
15 and 197.298 by sections 11 and 12 of this 2013 Act become operative January 1, 2016.**

16 **“(2) Notwithstanding subsection (1) of this section, the Land Development and Conser-
17 vation Commission shall adopt rules before the operative date specified in subsection (1) of
18 this section that are necessary to implement this 2013 Act.**

19 **“SECTION 14. If House Bill 2253 becomes law, section 13 of this 2013 Act is amended to read:**

20 **“Sec. 13. (1) Sections 1 to 8 of this 2013 Act and the amendments to ORS 197.015 and 197.298
21 and sections 4 and 5 of this 2013 Act by sections 9, 10, 11 and 12 of this 2013 Act become oper-
22 ative January 1, 2016.**

23 **“(2) Notwithstanding subsection (1) of this section, the Land Development and Conservation
24 Commission shall adopt rules before the operative date specified in subsection (1) of this section that
25 are necessary to implement this 2013 Act.**

26 **“SECTION 15. This 2013 Act being necessary for the immediate preservation of the public
27 peace, health and safety, an emergency is declared to exist, and this 2013 Act takes effect
28 on its passage.”.**

29