

**A-Engrossed  
House Bill 2657**

Ordered by the House April 24  
Including House Amendments dated April 24

Sponsored by Representative DOHERTY (Pre-session filed.)

**SUMMARY**

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure.

Establishes requirements to be met by applicant before local government can [*consider*] **approve** application to rezone for nonindustrial use land that is planned and zoned for industrial use.

**A BILL FOR AN ACT**

1  
2 Relating to rezoning of industrial land.

3 **Be It Enacted by the People of the State of Oregon:**

4 **SECTION 1. Section 2 of this 2013 Act is added to and made a part of ORS chapter 197.**

5 **SECTION 2. (1) Before a local government may approve a quasi-judicial application that**  
6 **seeks to change, or would require a change to, the comprehensive plan designation or zoning**  
7 **classification of land that is planned and zoned for industrial use under an acknowledged**  
8 **comprehensive plan and land use regulations, an applicant shall demonstrate to the local**  
9 **government that:**

10 (a) **The applicant has advertised the availability of the land to potential industrial devel-**  
11 **opers in at least two ways, including through:**

12 (A) **The Oregon Business Development Department;**

13 (B) **A local or regional economic development program; or**

14 (C) **An industry publication or another similar outlet or publication.**

15 (b) **Changed circumstances in the vicinity of the land since the land was planned and**  
16 **zoned for industrial use have reduced the utility of the land for industrial uses or increased**  
17 **the potential for conflict with other uses in the vicinity.**

18 (2) **Subsection (1) of this section applies to a zone change from an industrial zoning**  
19 **classification to:**

20 (a) **Another type of zoning classification; or**

21 (b) **A different industrial zoning classification that allows for a larger variety of nonin-**  
22 **dustrial uses.**

23 (3) **The local government may toll timelines under which the local government reviews**  
24 **quasi-judicial applications as necessary to allow applicants to satisfy the requirements of**  
25 **subsection (1) of this section.**

26 **SECTION 3. Section 2 of this 2013 Act applies to a quasi-judicial application that is filed**  
27 **with a local government on or after the effective date of this 2013 Act.**

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**NOTE:** Matter in **boldfaced** type in an amended section is new; matter [*italic and bracketed*] is existing law to be omitted.  
New sections are in **boldfaced** type.