

REVENUE: No revenue impact

FISCAL: Minimal fiscal impact, no statement issued

Action:	Do Pass as Amended and Be Printed Engrossed
Vote:	8 - 0 - 1
Yeas:	Barnhart, Berger, Harker, Hicks, Holvey, Jenson, Smith Warner, Hoyle
Nays:	0
Exc.:	Kennemer
Prepared By:	Beth Reiley, Administrator
Meeting Dates:	2/25, 2/27

WHAT THE MEASURE DOES: Makes Legislative findings. Designates land in Washington County designated as rural and urban reserve in Metro Resolution No. 11-4245, adopted March 15, 2011, as acknowledged rural and urban reserve except for certain areas specified in measure. Stipulates land in Metro county planned and zoned for farm, forest or mixed farm and forest use and not designated as urban reserve may not be included within urban growth boundary (UGB) before at least 75 percent of land in county has been included in UGB and planned and zoned for urban uses. Establishes certain property is employment land of state significance and does not count in determining employment capacity of land within Metro in first legislative review. Establishes UGB as designated by Metro Ordinance No. 11-1264B, adopted October 20, 2011, except for certain areas as specified in measure. Effective January 1, 2015, metropolitan service district is allowed additional year to complete inventory, determination and analysis (Process) after completion of previous Process. Requires Land Conservation and Development Commission (Commission) to issue final order within 180 days after Commission votes whether to approve specified decision. Stipulates urban service agreement in effect on effective date of Act does not apply to certain area. Requires City of Hillsboro and Tualatin Valley Fire and Rescue to enter into urban service agreement for certain unincorporated communities in Washington County and report back to Legislature on or before January 1, 2015. Sunsets requirement for establishing urban service agreement on December 31, 2015. Authorizes Commission to approve all or part of local land use decision when acting on remand of Court of Appeals decision if Commission identifies evidence in record clearly supporting all or part of decision. Declares emergency, effective on passage.

ISSUES DISCUSSED:

- Explanation of designated reserves
- Process for establishing parameters of Act

EFFECT OF COMMITTEE AMENDMENT: Designates land in Washington County designated as rural and urban reserve in Metro Resolution No. 11-4245, adopted March 15, 2011, as acknowledged rural and urban reserve except for certain areas specified in measure. Stipulates land in Metro county planned and zoned for farm, forest or mixed farm and forest use and not designated as urban reserve may not be included within urban growth boundary (UGB) before at least 75 percent of land in county has been included in UGB and planned and zoned for urban uses. Establishes certain property is employment land of state significance and does not count in determining employment capacity of land within Metro in first legislative review. Establishes UGB as designated by Metro Ordinance No. 11-1264B, adopted October 20, 2011, except for certain areas specified in measure. Effective January 1, 2015, metropolitan service district is allowed additional year to complete inventory, determination and analysis (Process) after completion of previous Process. Requires Land Conservation and Development Commission (Commission) to issue final order within 180 days after Commission votes whether to approve specified decision. Stipulates urban service agreement in effect on effective date of Act does not apply to certain area. Requires City of Hillsboro and Tualatin Valley Fire and Rescue to enter into urban service agreement for certain unincorporated communities in Washington County and report back to Legislature on or before January 1, 2015. Sunsets requirement for establishing urban service agreement on December 31, 2015. Authorizes Commission to approve all or part of local land use decision when acting on remand of Court of Appeals decision if Commission identifies evidence in record clearly supporting all or part of decision.

2/27/2014 4:41:00 PM

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

BACKGROUND: State land use laws require Metro to maintain a 20-year supply of buildable land within the urban growth boundary (UGB). On October 20, 2011, after completing public hearings on a proposed expansion, the Metro Council unanimously adopted Ordinance No. 11-1264B (Ordinance), which expanded the UGB to fill a projected unmet need for housing and industries. After holding public hearings, the Land Conservation and Development Commission (Commission) voted unanimously to accept the expansion of the UGB by the Ordinance on June 14, 2012. Three appeals of the decision were subsequently filed with the Court of Appeals. On February 20, 2014, the Court of Appeals reversed and remanded decisions made by the Commission, Metro and the three urban counties of the Portland region designating urban and rural reserves.

House Bill 4078 A validates the UGB, and Washington County urban and rural reserves adopted by Metro, except for certain areas as specified in the Act.