

PRELIMINARY STAFF MEASURE SUMMARY**CARRIER:**

Senate Committee on Environment and Natural Resources

REVENUE: No revenue impact**FISCAL: May have fiscal impact, statement not yet issued****SUBSEQUENT REFERRAL TO:****Action:****Vote:****Yeas:****Nays:****Exc.:****Prepared By:** Beth Reiley, Administrator**Meeting Dates:** 4/6

WHAT THE MEASURE DOES: Authorizes Clackamas, Multnomah and Washington Counties to each designate one large-lot industrial reserve of 150 to 500 acres adjacent to urban growth boundary. Defines large-lot industrial reserve as: contiguous area of 150 to 500 acres, suitable for large-lot industrial use; contains undivided land that are 25 acres or larger constituting 50 percent or more of land; predominantly flat; has access to transportation or freight infrastructure; and development can be expedited without significant delay related to environmental or other developmental constraints. Requires Land Conservation and Development Commission (LCDC) to adopt rules to implement large-lot industrial reserve designation within 180 days of act taking effect. Stipulates LCDC rules must: allow counties to redesignate or undesignate land already designated as urban or rural reserve; prohibit net increase or decrease in total acres designated as urban or rural reserves; and establish expedited process for designation that requires coordination with certain entities, public notice and public hearing before county governing body.

ISSUES DISCUSSED:

EFFECT OF COMMITTEE AMENDMENT: (Proposed -2 Amendment) Removes authorization for Washington county to designate large-lot industrial reserve. Authorizes Columbia County to designate large-lot industrial reserve within designated urban growth boundary.

(Proposed -3 Amendment) Clarifies county may designate urban reserves urban reserves using existing authority and may also designate one large-lot industrial reserve under authority of Act.

BACKGROUND: All of Oregon’s cities are surrounded by an “urban growth boundary” (UGB), a line drawn on planning and zoning maps to designate where a city expects to grow residentially, industrially, and commercially over a 20-year period. A UGB is adopted or expanded through a joint effort involving the city, adjoining counties in coordination with special districts, and with participation of citizens and other interested parties. Metro adopts and amends the UGB for the Portland metropolitan area that includes 25 cities and the urban portion of three counties.

Senate Bill 716 authorizes Clackamas, Multnomah and Washington counties to each designate one large-lot industrial reserve of 150 to 500 acres.