

PRELIMINARY STAFF MEASURE SUMMARY**CARRIER:**

Senate Committee on Environment and Natural Resources

REVENUE: No revenue impact (-5)**FISCAL: Minimal fiscal impact (-5)****SUBSEQUENT REFERRAL TO:****Action:****Vote:****Yeas:****Nays:****Exc.:****Prepared By:** Beth Reiley, Administrator**Meeting Dates:** 4/6, 4/8, 4/15

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 -5 Amendment) Reduces maximum acreage from 500 to 400 in definition of large-lot industrial reserve. Removes authorization for Multnomah and Washington counties to designate large-lot industrial reserve. Authorizes Columbia County to designate large-lot industrial reserve adjacent to designated urban growth boundary. Requires Land Conservation and Development Commission to adopt rules establish expedited process that at minimum include public hearing before and final decision by county governing body. Stipulates in order to change designation of land in Clackamas County designated as rural reserve to large-lot industrial reserve, same number of acres of agricultural land originally designated as urban reserve must be designated as rural reserve and be expected to generate 35 percent more annual revenue from agriculture products than new large-lot industrial land would have generated.

(Proposed -7 Amendment) Stipulates Clackamas County may not designate land previously designated as exclusive farm use and used as gold course under conditional use permit as large-lot industrial reserve.

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.

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