

PRELIMINARY STAFF MEASURE SUMMARY**CARRIER:**

Senate Committee on Environment and Natural Resources

REVENUE: No revenue impact**FISCAL: No fiscal impact****SUBSEQUENT REFERRAL TO:****Action:****Vote:****Yeas:****Nays:****Exc.:**

Ayes, 51; Excused, 7--Gorsek, Heard, Kennemer, Rayfield, Reardon, Stark, Whitsett;

Prepared By: Beth Reiley, Administrator**Meeting Dates:** 5/18

WHAT THE MEASURE DOES: Clarifies expedited land division definition. Restricts definition to include only land that is zoned for residential uses and is within urban growth boundary. Requires local government to send written notice to applicant, within 2 weeks of receipt of application for division of land, if application meets requirements for expedited land division or local government has insufficient information to determine where application meets requirements. Requires that written notice include description of requirements and procedure for applying for expedited land division.

ISSUES DISCUSSED:**EFFECT OF COMMITTEE AMENDMENT:**

BACKGROUND: Statewide Planning Goal 10 reads "To provide for the housing needs of citizens of the state. Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density." To implement Goal 10, under current law, all cities must plan for sufficient residential land, and zone it to ensure it provides all needed housing types including multi-family, single-family, duplexes, mixed-use, small lots, and attached housing.

Land development, whether for housing or otherwise, usually requires a permit or approval from the city or county to ensure that the projects complies with standards in the zoning code. Local planning decisions fall into one of four categories: ministerial review, expedited or limited review, quasi-judicial and legislative. Expedited land divisions are subject to standards that require very little judgement on the part of the city or county staff. Current law allows for expedited land divisions, but there is no restriction to what types of zoned lands qualify.

House Bill 3223A would restrict expedited land divisions to include only land that is zoned for residential uses and is within an urban growth boundary.