

Seventy-Eighth Oregon Legislative Assembly - 2015 Regular Session
STAFF MEASURE SUMMARY
House Committee On Rural Communities, Land Use, and Water

MEASURE: HB 3214 A
CARRIER: Rep. Clem

Fiscal: Has minimal fiscal impact

Revenue: No Revenue Impact

Action Date: 04/21/15

Action: Do Pass As Amended And Be Printed Engrossed.

Meeting Dates: 03/24, 03/26, 04/21

Vote:

Yeas: 7 - Clem, Gilliam, Gomberg, Helm, McLane, Post, Witt

Prepared By: Ian Davidson, Committee Administrator

WHAT THE MEASURE DOES:

Requires Land Conservation and Development Commission (LCDC) to adopt or amend rules regarding statewide planning goal criteria allowing local government to rezone land developed or committed to residential use without requiring local government to take new exception to statewide planning goals related to agricultural and forest lands. Requires LCDC to adopt rules that allow rezoning that authorizes change, continuation or expansion of industrial use in operation for previous five years. Specifies restrictions on what rules adopted or amended must provide. Declares emergency, effective on passage.

ISSUES DISCUSSED:

- Statewide Planning Goals 3 and 4
- Existing exception process

EFFECT OF COMMITTEE AMENDMENT:

Replaces measure.

BACKGROUND:

The Land Conservation and Development Commission (LCDC) was established in 1973 with policy and administrative oversight of the state-mandated land-use planning program. LCDC's initial efforts focused on developing and adopting nineteen statewide goals and guidelines addressing land-use planning, resource protection, and economic development. Statewide Planning Goals 3 and 4 deal with agricultural and forest lands, respectively.

There are approximately a million acres of "exception land" in Oregon outside urban growth boundaries and it is likely the majority of this land was never zoned for farm or forest use. These lands are commonly referred to as "exception areas" because they consist of productive farm and forest soils and are interspersed with working farms and forests. Under current law, an "exception" to farm or forest protection requirements is required in order for counties to designate them for uses other than farm or forest.

House Bill 3214 A would require LCDC to adopt or amend rules regarding statewide planning goal criteria allowing local governments to rezone land developed or committed to residential use without requiring local governments to take new exception to statewide planning goals related to agricultural and forest lands. The measure would also require rules to allow rezoning that authorizes the change, continuation or expansion of industrial use in operation for the previous five years.