

STAFF MEASURE SUMMARY

Senate Committee On Environment and Natural Resources

Fiscal: Has minimal fiscal impact

Revenue: No Revenue Impact

Action Date: 06/01/15

Action: Do Pass The A-Eng Bill.

Meeting Dates: 06/01

Vote:

Yeas: 4 - Dembrow, Edwards, Prozanski, Thomsen

Exc: 1 - Olsen

Prepared By: Beth Reiley, Committee Administrator

WHAT THE MEASURE DOES:

Requires Land Conservation and Development Commission (LCDC) to adopt or amend rules regarding statewide planning goal criteria to allow 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 rules adopted must provide that: rezoned use will maintain land as rural land in manner consistent with other state planning goal requirements; rural uses, density and public facilities and services permitted by rezoning will not commit nearby land to uses not permitted in statewide planning goals related to agriculture and forestlands or uses of nearby resource land uses; and land to be rezoned is not in area designated as rural or urban reserve. Declares emergency, effective on passage.

ISSUES DISCUSSED:

- Statewide Planning Goals 3 and 4
- Existing process
- Confusion over how to rezone exception areas

EFFECT OF COMMITTEE AMENDMENT:

No amendment.

BACKGROUND:

There are approximately one million acres of “exception land” in Oregon outside of urban growth boundaries. These lands are commonly referred to as “exception areas.” Under current law, an “exception” to farm or forest protection requirements is required in order for counties to designate these lands for uses other than farm or forest.

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