

House Bill 2742

Sponsored by Representative READ (Pre-session filed.)

SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure **as introduced**.

Modifies definition of "regionally significant industrial site" for purposes of inventory to determine availability of competitive supply of market-ready industrial sites.

A BILL FOR AN ACT

1
2 Relating to industrial land; amending ORS 285B.636.

3 **Be It Enacted by the People of the State of Oregon:**

4 **SECTION 1.** ORS 285B.636 is amended to read:

5 285B.636. As used in ORS 285B.635 to 285B.640:

6 (1) "Due diligence assessment" means an assessment of the actions, costs and time frames in-
7 volved in bringing regionally significant industrial sites to market-ready status, including but not
8 limited to wetland delineation, geotechnical investigation, environmental assessment and traffic
9 analysis.

10 (2) "Economic development district" means one of the following:

11 (a) The Affiliated Tribes of Northwest Indians Economic Development Corporation, serving
12 tribal members of the Burns-Paiute Tribe, the Confederated Tribes of Coos, Lower Umpqua and
13 Siuslaw Indians, the Confederated Tribes of Grand Ronde, the Confederated Tribes of Siletz Indians,
14 the Confederated Tribes of the Umatilla Indian Reservation, the Confederated Tribes of the Warm
15 Springs Reservation of Oregon, the Coquille Indian Tribe, the Cow Creek Band of Umpqua Tribe of
16 Indians and the Klamath Tribes.

17 (b) The Cascades West Economic Development District, serving Benton, Lane, Lincoln and Linn
18 Counties.

19 (c) The Columbia-Pacific Economic Development District, serving Clatsop, Columbia and
20 Tillamook Counties and western Washington County.

21 (d) The CCD Business Development Corporation, serving Coos, Curry and Douglas Counties.

22 (e) The Greater Eastern Oregon Development Corporation, serving Gilliam, Grant, Morrow,
23 Umatilla, Wheeler, Harney and Malheur Counties.

24 (f) The Central Oregon Intergovernmental Council, serving Crook, Deschutes and Jefferson
25 Counties.

26 (g) The Mid-Columbia Economic Development District, serving Hood River, Wasco and Sherman
27 Counties.

28 (h) The Mid-Willamette Valley Council of Governments, serving Marion, Polk and Yamhill
29 Counties.

30 (i) The South Central Oregon Economic Development District, serving Lake and Klamath
31 Counties.

NOTE: Matter in **boldfaced** type in an amended section is new; matter *[italic and bracketed]* is existing law to be omitted. New sections are in **boldfaced** type.

1 (j) The Northeast Oregon Economic Development District serving Baker, Union and Wallowa
2 Counties.

3 (k) Southern Oregon Regional Economic Development, Inc., serving Jackson and Josephine
4 Counties.

5 (L) Greater Portland, Inc.—Portland-Vancouver Economic Development District, serving
6 Multnomah, Clackamas and Washington Counties.

7 (3) “Industrial use” means employment activities, including but not limited to manufacturing,
8 assembly, fabrication, processing, storage, logistics, warehousing, importation, distribution, trans-
9 shipment and research and development, that generate income from the production, handling or
10 distribution of goods or services, including goods or services in the traded sector.

11 (4) “Local government” has the meaning given that term in ORS 197.015.

12 (5) “Market-ready” means that a regionally significant industrial site has been issued all ap-
13 propriate and necessary building permits.

14 (6) “Region” means an economic development district, a port district as defined in ORS 285A.666
15 or an area within the jurisdiction of a local government.

16 (7) “Regional industrial land inventory” means an inventory of regionally significant industrial
17 sites in a region that identifies development-related constraints and opportunities to develop re-
18 gionally significant industrial sites and that rates the sites based on market-ready status.

19 (8) “Regionally significant industrial site” means an area planned and zoned for industrial use
20 that:

21 (a)(A) Contains a site or sites, including brownfields, that are suitable for the location of new
22 industrial uses or the expansion of existing industrial uses and that can provide significant addi-
23 tional employment in the region;

24 (B) Has site characteristics that give the area significant competitive advantages that are diffi-
25 cult or impossible to replicate in the region; and

26 (C) Has superior access to transportation and freight infrastructure, including but not limited
27 to rail, port, airport, multimodal freight or transshipment facilities and other major transportation
28 facilities or routes; or

29 (b) Is land [*designated by Metro, as defined in ORS 197.015, as a regionally significant industrial*
30 *area*] **within the corporate boundaries of Metro that is designated as a regionally significant**
31 **industrial area by the Economic Recovery Review Council under ORS 197.722 to 197.728.**

32 (9) “Willing property owner” means a public or private property owner that is committed to
33 bringing a regionally significant industrial site to a state of market-readiness and pursuing devel-
34 opment of the site for industrial use.

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