

**A-Engrossed**  
**House Bill 3214**

Ordered by the House April 24  
Including House Amendments dated April 24

Sponsored by COMMITTEE ON RURAL COMMUNITIES, LAND USE, AND WATER

**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.

*[Modifies exception process. Eliminates requirement to take exception to goal protecting agricultural use or forest use for zone change to land that has been physically developed or irrevocably committed to nonresource use for so long that land has never been zoned for agricultural use or forest under goals.]*

**Directs Land Conservation and Development Commission to adopt or amend rules related to statewide planning goals to allow local government to rezone land for certain purposes.**

Declares emergency, effective on passage.

**A BILL FOR AN ACT**

1  
2 Relating to goal exceptions; and declaring an emergency.

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

4 **SECTION 1. (1) The Land Conservation and Development Commission shall adopt or**  
5 **amend rules regarding the statewide planning goal criteria described in ORS 197.732 (2)(a)**  
6 **and (b). The rules adopted or amended pursuant to this subsection must allow a local gov-**  
7 **ernment to rezone land in an area physically developed or committed to residential use, as**  
8 **described in ORS 197.732, without requiring the local government to take a new exception to**  
9 **statewide planning goals related to agricultural and forest lands. The rules must allow for a**  
10 **rezoning that authorizes the change, continuation or expansion of an industrial use that has**  
11 **been in operation for the five years immediately preceding the formal land use planning**  
12 **action that was initiated for the change, continuation or expansion of use.**

13 **(2) The rules adopted pursuant to subsection (1) of this section must provide that:**

14 **(a) The rezoned use will maintain the land:**

15 **(A) As rural land as described by commission rule; and**

16 **(B) In a manner consistent with other statewide planning goal requirements;**

17 **(b) The rural uses, density and public facilities and services permitted by the rezoning**  
18 **will not commit adjacent or other nearby resource land to uses that are not permitted by**  
19 **statewide planning goals related to agricultural and forest lands;**

20 **(c) The rural uses, density and public facilities and services permitted by the rezoning**  
21 **are compatible with the uses of adjacent and other nearby resource land uses; and**

22 **(d) The land to be rezoned is not in an area designated as a rural or urban reserve under**  
23 **ORS 195.141.**

24 **SECTION 2. This 2015 Act being necessary for the immediate preservation of the public**  
25 **peace, health and safety, an emergency is declared to exist, and this 2015 Act takes effect**

**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 **on its passage.**

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