

HOUSE AMENDMENTS TO HOUSE BILL 4018

By COMMITTEE ON RURAL COMMUNITIES, LAND USE AND WATER

February 11

1 In line 2 of the printed bill, delete “section 11,” and insert “sections 2, 4, 6, 8, 10 and 11,”.

2 Delete lines 5 through 10 and insert:

3 “**SECTION 1.** Section 2, chapter 539, Oregon Laws 2005, is amended to read:

4 “**Sec. 2.** (1) A lot, parcel or tract may not be included in territory proposed to be annexed unless
5 the owner of the lot, parcel or tract gives written consent to the annexation, if the lot, parcel or
6 tract:

7 “(a) Is zoned for industrial use or designated for industrial use zoning in an acknowledged
8 comprehensive plan;

9 “(b) Is land on which no electors reside, unless one or more electors living on-site are employed
10 or engaged to provide security services for the industrial user of the land;

11 “(c) Has an assessed value of more than \$2 million, including improvements; and

12 “[*(d) Is in unincorporated Jackson County, either:*]

13 “[*(A) Within the urban unincorporated community of White City, west of Oregon Route 62; or]*

14 “[*(B) Within the urban growth boundary of the City of Medford, west of Oregon Route 99.]*”

15 “**(d) Is in unincorporated Jackson County within the urban unincorporated community**
16 **of White City, west of Oregon Route 62.**

17 “(2) After annexation of a lot, parcel or tract described in subsection (1) of this section, the
18 development rights that apply to the lot, parcel or tract under the industrial zoning classification
19 applicable to the lot, parcel or tract when it is annexed are retained and run with the lot, parcel
20 or tract.

21 “(3) As used in this section, ‘urban unincorporated community’ means an unincorporated com-
22 munity that:

23 “(a) Includes at least 150 permanent residential dwelling units;

24 “(b) Contains a mixture of land uses, including three or more public, commercial or industrial
25 land uses;

26 “(c) Includes areas served by a community sewer system; and

27 “(d) Includes areas served by a community water system.

28 “**SECTION 2.** Section 4, chapter 539, Oregon Laws 2005, is amended to read:

29 “**Sec. 4.** (1) A lot, parcel or tract may not be included in territory proposed to be annexed unless
30 the owner of the lot, parcel or tract gives written consent to the annexation, if the lot, parcel or
31 tract:

32 “(a) Is zoned for industrial use or designated for industrial use zoning in an acknowledged
33 comprehensive plan;

34 “(b) Is land on which no electors reside, unless one or more electors living on-site are employed
35 or engaged to provide security services for the industrial user of the land;

1 “(c) Has an assessed value of more than \$2 million, including improvements; and
2 “[*(d) Is in unincorporated Jackson County, either:*]
3 “[*(A) Within the urban unincorporated community of White City, west of Oregon Route 62; or*]
4 “[*(B) Within the urban growth boundary of the City of Medford, west of Oregon Route 99.*]
5 “**(d) Is in unincorporated Jackson County within the urban unincorporated community**
6 **of White City, west of Oregon Route 62.**
7 “(2) After annexation of a lot, parcel or tract described in subsection (1) of this section, the
8 development rights that apply to the lot, parcel or tract under the industrial zoning classification
9 applicable to the lot, parcel or tract when it is annexed are retained and run with the lot, parcel
10 or tract.
11 “(3) As used in this section, ‘urban unincorporated community’ means an unincorporated com-
12 munity that:
13 “(a) Includes at least 150 permanent residential dwelling units;
14 “(b) Contains a mixture of land uses, including three or more public, commercial or industrial
15 land uses;
16 “(c) Includes areas served by a community sewer system; and
17 “(d) Includes areas served by a community water system.
18 “**SECTION 3.** Section 6, chapter 539, Oregon Laws 2005, is amended to read:
19 “**Sec. 6.** (1) A lot, parcel or tract may not be included in unincorporated territory proposed to
20 be incorporated as a city unless the owner of the lot, parcel or tract gives written consent to the
21 incorporation, if the lot, parcel or tract:
22 “(a) Is zoned for industrial use or designated for industrial use zoning in an acknowledged
23 comprehensive plan;
24 “(b) Is land on which no electors reside, unless one or more electors living on-site are employed
25 or engaged to provide security services for the industrial user of the land;
26 “(c) Has an assessed value of more than \$2 million, including improvements; and
27 “[*(d) Is in unincorporated Jackson County, either:*]
28 “[*(A) Within the urban unincorporated community of White City, west of Oregon Route 62; or*]
29 “[*(B) Within the urban growth boundary of the City of Medford, west of Oregon Route 99.*]
30 “**(d) Is in unincorporated Jackson County within the urban unincorporated community**
31 **of White City, west of Oregon Route 62.**
32 “(2) After incorporation of a city that includes a lot, parcel or tract described in subsection (1)
33 of this section, the development rights that apply to the lot, parcel or tract under the industrial
34 zoning classification applicable to the lot, parcel or tract when the city is incorporated are retained
35 and run with the lot, parcel or tract.
36 “(3) As used in this section, ‘urban unincorporated community’ means an unincorporated com-
37 munity that:
38 “(a) Includes at least 150 permanent residential dwelling units;
39 “(b) Contains a mixture of land uses, including three or more public, commercial or industrial
40 land uses;
41 “(c) Includes areas served by a community sewer system; and
42 “(d) Includes areas served by a community water system.
43 “**SECTION 4.** Section 8, chapter 539, Oregon Laws 2005, is amended to read:
44 “**Sec. 8.** (1) A lot, parcel or tract may not be included in territory proposed to be annexed unless
45 the owner of the lot, parcel or tract gives written consent to the annexation, if the lot, parcel or

1 tract:

2 “(a) Is zoned for industrial use or designated for industrial use zoning in an acknowledged
3 comprehensive plan;

4 “(b) Is land on which no electors reside, unless one or more electors living on-site are employed
5 or engaged to provide security services for the industrial user of the land;

6 “(c) Has an assessed value of more than \$2 million, including improvements; and

7 “[*(d) Is in unincorporated Jackson County, either:*]

8 “[*(A) Within the urban unincorporated community of White City, west of Oregon Route 62; or]*

9 “[*(B) Within the urban growth boundary of the City of Medford, west of Oregon Route 99.]*

10 “**(d) Is in unincorporated Jackson County within the urban unincorporated community**
11 **of White City, west of Oregon Route 62.**

12 “(2) After annexation of a lot, parcel or tract described in subsection (1) of this section, the
13 development rights that apply to the lot, parcel or tract under the industrial zoning classification
14 applicable to the lot, parcel or tract when it is annexed are retained and run with the lot, parcel
15 or tract.

16 “(3) As used in this section, ‘urban unincorporated community’ means an unincorporated com-
17 munity that:

18 “(a) Includes at least 150 permanent residential dwelling units;

19 “(b) Contains a mixture of land uses, including three or more public, commercial or industrial
20 land uses;

21 “(c) Includes areas served by a community sewer system; and

22 “(d) Includes areas served by a community water system.

23 “**SECTION 5.** Section 10, chapter 539, Oregon Laws 2005, is amended to read:

24 “**Sec. 10.** (1) A lot, parcel or tract may not be included in territory proposed to be consolidated
25 to create a newly incorporated city or a consolidated city unless the owner of the lot, parcel or
26 tract gives written consent to the incorporation or consolidation, if the lot, parcel or tract:

27 “(a) Is zoned for industrial use or designated for industrial use zoning in an acknowledged
28 comprehensive plan;

29 “(b) Is land on which no electors reside, unless one or more electors living on-site are employed
30 or engaged to provide security services for the industrial user of the land;

31 “(c) Has an assessed value of more than \$2 million, including improvements; and

32 “[*(d) Is in unincorporated Jackson County, either:*]

33 “[*(A) Within the urban unincorporated community of White City, west of Oregon Route 62; or]*

34 “[*(B) Within the urban growth boundary of the City of Medford, west of Oregon Route 99.]*

35 “**(d) Is in unincorporated Jackson County within the urban unincorporated community**
36 **of White City, west of Oregon Route 62.**

37 “(2) After incorporation or consolidation of a city that includes a lot, parcel or tract described
38 in subsection (1) of this section, the development rights that apply to the lot, parcel or tract under
39 the industrial zoning classification applicable to the lot, parcel or tract when the city is incorpo-
40 rated or consolidated are retained and run with the lot, parcel or tract.

41 “(3) As used in this section, ‘urban unincorporated community’ means an unincorporated com-
42 munity that:

43 “(a) Includes at least 150 permanent residential dwelling units;

44 “(b) Contains a mixture of land uses, including three or more public, commercial or industrial
45 land uses;

1 “(c) Includes areas served by a community sewer system; and

2 “(d) Includes areas served by a community water system.

3 “**SECTION 6.** Section 11, chapter 539, Oregon Laws 2005, is amended to read:

4 “**Sec. 11.** Sections 2, 4, 6, 8 and 10, **chapter 539, Oregon Laws 2005**, [*of this 2005 Act*] are re-
5 pealed June 30, [2016] **2026**.

6 “**SECTION 7.** **This 2016 Act being necessary for the immediate preservation of the public**
7 **peace, health and safety, an emergency is declared to exist, and this 2016 Act takes effect**
8 **on its passage.”**

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