

## **HB 2894 -1 STAFF MEASURE SUMMARY**

### **House Committee On Agriculture and Natural Resources**

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**Prepared By:** Misty Freeman, LPRO Analyst

**Meeting Dates:** 3/14

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#### **WHAT THE MEASURE DOES:**

Authorizes city outside of Metro to consider development or redevelopment potential of lands within the city's urban growth boundary or within the study area, subject to existing degree and condition of development, likely cost of infrastructure, recorded easements, covenants, conditions or restrictions preventing or limiting development or redevelopment of the land, and physical, topographical or other impediments to development or redevelopment, in determining amount of buildable lands needed to accommodate estimated housing needs for next 20 years. Allows city to include area unlikely to be developed or redeveloped as area of land with reduced development potential or to exclude the area of land from city's analysis when making determination of buildable lands needed to accommodate housing needs for next 20 years. Applies changes to periodic reviews, legislative reviews and land evaluations commencing on or after effective date of Act.

#### **ISSUES DISCUSSED:**

##### **EFFECT OF AMENDMENT:**

-1 Clarifies that city may consider development or redevelopment of potential lands within study area outside city's urban growth boundary, subject to restrictions. Allows Department of Land Conservation and Development to establish criteria and guidelines for making determination of likelihood that area of land will be developed or redeveloped within planning period.

##### **BACKGROUND:**

Since 1973, Oregon has maintained a strong statewide program for land use planning, guided by a set of 19 Statewide Planning Goals, and achieved through local comprehensive planning. State law requires each city and county to adopt a comprehensive plan, as well as zoning and land-division ordinances necessary to enact the plan.

All of Oregon's cities are surrounded by an urban growth boundary (UGB); a line drawn on planning and zoning maps to designate where a city expects to grow residentially, industrially and commercially over a 20-year period. Zoning restrictions in areas outside of UGBs protect farm and forest resource land and prohibit "urban levels" of development in other areas. A UGB is adopted or expanded through a joint effort among the city and adjoining counties in coordination with special districts that provide important services in the urbanizable area, and with participation of citizens and other interested parties. A UGB can be modified in compliance with statewide planning goals and state laws.

Local governments are required to demonstrate that the comprehensive plan provides sufficient buildable lands within the UGB to accommodate estimated housing needs for the next 20 years.

House Bill 2894 would authorize cities to consider a variety of factors when determining the development or redevelopment potential of lands within the city's urban growth boundary or a study area outside the urban growth boundary for the purposes of determining the amount of buildable lands required to accommodate housing needs for the next 20 years. These factors would include the existing degree and condition of current development, likely cost of infrastructure, recorded easements, covenants, conditions or restrictions preventing or limiting development or redevelopment on the land, and physical, topographical or other impediments to development or redevelopment

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that exist on the land. The bill would allow cities to include lands that are unlikely to be developed for these reasons with reduced development potential or to exclude such lands from the city's analysis of buildable lands to meet housing needs.

PRELIMINARY