

From the desk of Rep. Hawk

Jodi Hawk

LEAGUE OF OREGON CITIES AND THE CITY OF SALEM SUPPORT HB 3245A

What the bill does:

HB 3245A allows city councils to permit its planning commission or hearings officer to make decisions about minor, quasi-judicial comprehensive plan map changes.

Background:

Until a 2016 decision by the Land Use Board of Appeals (LUBA), the cities of Salem and Happy Valley delegated minor comprehensive plan map change decisions to their planning commissions to reduce duplicative work and increase efficiencies within city review of land use applications. However, LUBA determined that, unlike counties, cities lacked the authority to delegate these decisions because of statutory differences between city and county land use statutes. A specific statute regulating county comprehensive plan review has allowed this delegation in counties since 1987.

HB 3245 would give cities the same delegation option for a narrow set of comprehensive plan map decisions.

Benefits of HB 3245A include:

- Reducing the time between the submission of a complete application and the issuance of a final decision by reducing the number of governing bodies reviewing an application.
- Lowering the cost of the land use process by streamlining the process.
- Leveraging a planning commission's expertise on technical, fact specific, and applicant initiated land use applications.
- Expanding the opportunity for local participation, by ensuring that any interested party has a right to a local appeal.
- Creating parity between county and city authority.

Vote YES on HB 3245A to support cities' use of the same tools counties have to create a more efficient land use application review process.

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