

**HB 3245 A STAFF MEASURE SUMMARY**  
**House Committee On Agriculture and Natural Resources**

**Carrier:** Rep. Clem

---

**Action Date:** 04/18/17  
**Action:** Do pass with amendments. (Printed A-Eng.)  
**Vote:** 6-2-1-0  
**Yeas:** 6 - Barreto, Clem, Esquivel, McKeown, Smith DB, Witt  
**Nays:** 2 - McLain, Power  
**Exc:** 1 - Sprenger  
**Fiscal:** Has minimal fiscal impact  
**Revenue:** No revenue impact  
**Prepared By:** Misty Freeman, LPRO Analyst

---

**WHAT THE MEASURE DOES:**

Permits city governing body to authorize planning commission or hearings officer to conduct hearings and make decisions on applications for amendments to city comprehensive plan map. Authorizes appeal of decision by aggrieved party to city governing body. Specifies other rules and exceptions for such decisions.

**ISSUES DISCUSSED:**

- City comprehensive plan, plan maps and zoning
- City planning commissioners restricted from amending comprehensive plans, county planning commissioners may
- Appeals process and fees

**EFFECT OF AMENDMENT:**

Clarifies city governing body may authorize planning commissioners or hearings officers to make decisions to amend city comprehensive plan map. Specifies authorization may not apply to any plan map amendment requiring exception to statewide planning goal pursuant to ORS 197.732; any lands designated under statewide planning goal addressing farm or forestlands; or expansion of urban growth boundary. Removes provision for aggrieved party to appeal decision; generally allows appeal of decision to city governing body.

**BACKGROUND:**

Oregon's rapid population growth and development during the 1960s and 1970s prompted concern about what effect growth might have on the environment, natural resources and the livability of communities. These concerns led to the passage of Senate Bill 100 (1973). The legislation established the Land Conservation and Development Commission (LCDC) that was charged with adopting state land use goals, and the Department of Land Conservation and Development (DLCD), charged with assisting LCDC and local governments in the implementation of those goals and with coordinating state agencies in land use matters. In addition, SB 100 directed that local governments adopt and implement comprehensive plans and revise them periodically in accordance with statewide goals and with the needs and desires of the public. Comprehensive plans are required for cities and counties, and include statements of issues and problems to be addressed, various inventories and other technical information, the goals and policies for addressing the issues and problems and implementation measures. Plans must be done in accordance with state standards outlined in statute, statewide planning goals and administrative rules. Comprehensive plans were initially approved by LCDC in a process referred to as "acknowledgment of compliance."

House Bill 3245A permits a city to authorize planning commissioners or hearings officers to make decisions to amend the city comprehensive plan map, subject to certain restrictions. The measure allows for an aggrieved party to appeal such decisions to the city governing body.