

A-Engrossed
House Bill 2743

Ordered by the House April 21
Including House Amendments dated April 21

Sponsored by Representative HUFFMAN

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.

Directs Land Conservation and Development Commission to establish and implement pilot program to implement master plan for economic development on land adjacent to airport **with approved airport master plan** in rural area. Establishes criteria for pilot program.

Requires commission to report on pilot program during 2022 regular session of Legislative Assembly.

A BILL FOR AN ACT

1
2 Relating to economic development of land adjacent to an airport in a rural area.

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

4 **SECTION 1. (1) The Land Conservation and Development Commission shall establish and**
5 **implement an economic development pilot program. Notwithstanding any statewide land use**
6 **planning goal provisions specifying requirements for amending urban growth boundaries, the**
7 **commission shall adopt rules to implement the pilot program. The pilot program is intended**
8 **to:**

9 (a) **Promote economic development in a rural area; and**

10 (b) **Promote industry growth and job creation.**

11 (2) **Under the rules adopted under this section, the commission shall establish a site se-**
12 **lection process by which the commission shall select one pilot program site from a city lo-**
13 **cated not less than 100 miles from a city with a population of 300,000 or more and located in**
14 **a county with at least eight percent unemployment over the preceding five-year period.**

15 (3) **A city may nominate a site adjacent to its urban growth boundary for participation**
16 **in the pilot program.**

17 (4) **When nominating a pilot program site for the site selection process, a city shall:**

18 (a) **Submit a concept plan for the pilot program, including a list of goals for the master**
19 **plan for economic development of the proposed site and any proposed amendments to the**
20 **comprehensive plan or land use regulations required to implement the master plan; and**

21 (b) **Demonstrate that the proposed pilot program site meets the requirements described**
22 **in subsection (5) of this section.**

23 (5) **The commission shall select a pilot program site that is:**

24 (a) **Adjacent to the city's existing urban growth boundary;**

25 (b) **Adjacent to an airport with an approved airport master plan;**

26 (c) **Near public facilities and services, including roadways; and**

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 (d) Planned and zoned for commercial or industrial uses that are compatible with avi-
2 ation uses, as determined by the commission.

3 **SECTION 2.** (1) Notwithstanding ORS 197.298 and without regard to whether an urban
4 growth boundary already contains a 20-year supply of buildable lands, the Land Conservation
5 and Development Commission by rule may establish an expedited process for amending urban
6 growth boundaries to include the pilot program site selected under section 1 of this 2017 Act.

7 (2) An amendment to an urban growth boundary pursuant to this section must identify
8 the specific goal and rule requirements related to urban growth boundaries from which the
9 city is exempt for the purpose of implementing the pilot program.

10 (3) A pilot program site included within an urban growth boundary amended pursuant to
11 this section must:

12 (a) Be dedicated to economic development; and

13 (b) Remain planned and zoned for commercial or industrial uses that are compatible with
14 aviation uses as otherwise provided in rules adopted pursuant to section 1 of this 2017 Act.

15 **SECTION 3.** (1) The city selected to participate in the pilot program by the Land Con-
16 servation and Development Commission under section 1 of this 2017 Act shall protect the
17 pilot program site from conversion to other uses before, during and after the implementation
18 of the master plan for economic development, except as provided otherwise in rules adopted
19 by the commission under sections 1 and 2 of this 2017 Act.

20 (2) The city selected for participation in the pilot program by the commission shall en-
21 sure that the commercial or industrial developments on the pilot program site continue to
22 be used to implement the master plan for economic development for a period of at least 50
23 years after the selection of the pilot program site through:

24 (a) Zoning restrictions; or

25 (b) Other regulations, provisions or conditions determined by the city.

26 (3) The city selected for participation in the pilot program by the commission may:

27 (a) Annex the land included in the pilot program site.

28 (b) Rezone the land, or any portion thereof, included in the pilot program site to accom-
29 modate the provisions of the city's master plan for economic development.

30 **SECTION 4.** (1) A city may not use sections 1 to 3 of this 2017 Act to bring high-value
31 farmland, as determined by the commission, within its urban growth boundary.

32 (2) Sections 1 to 3 of this 2017 Act do not constitute a statutory contract. A pilot program
33 site selected under section 1 of this 2017 Act and a master plan for economic development
34 implemented on a selected pilot program site remain subject to new or additional regulatory
35 requirements authorized by law, statewide land use planning goals and land use regulations
36 implementing the goals.

37 **SECTION 5.** (1) The Land Conservation and Development Commission shall report on the
38 progress of the pilot program, in the manner provided in ORS 192.245, to the committees of
39 the Legislative Assembly related to housing and human services during the 2022 regular
40 session of the Legislative Assembly.

41 (2) The commission's report shall, at a minimum, include:

42 (a) A summary of the pilot program's impact on the city, county and region;

43 (b) The number of jobs created by the pilot program;

44 (c) The number of new businesses established within the boundaries of the pilot program
45 site; and

1 **(d) An analysis of the economic growth of the city and county since the implementation**
2 **of the pilot program.**

3 **SECTION 6. (1) The City Economic Development Pilot Program Fund is established in the**
4 **State Treasury, separate and distinct from the General Fund. Interest earned by the City**
5 **Economic Development Pilot Program Fund shall be credited to the fund. All moneys cred-**
6 **ited to the City Economic Development Pilot Program Fund are continuously appropriated**
7 **to the Land Conservation and Development Commission for the purposes described in sub-**
8 **section (3) of this section.**

9 **(2) The fund shall consist of:**

10 **(a) Moneys appropriated by the Legislative Assembly for deposit in the fund;**

11 **(b) Any gifts, contributions or donations made to the State of Oregon for deposit in the**
12 **fund; and**

13 **(c) Earnings on moneys in the fund.**

14 **(3) The commission may use the moneys in the fund to finance the establishment and**
15 **implementation of the pilot program established under section 1 of this 2017 Act.**

16 **(4) The commission is authorized to accept gifts, contributions or donations from any**
17 **person, including any public body as defined in ORS 174.109, for deposit in the fund.**

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