

House Bill 2743

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 **as introduced**.

Directs Land Conservation and Development Commission to establish and implement pilot program to implement master plan for economic development on land adjacent to airport 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 within its jurisdiction for participation in the pilot pro-**
16 **gram.**

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;**

26 (c) **Designated as urban reserve land;**

27 (d) **Near public facilities and services, including roadways; and**

28 (e) **Planned and zoned for commercial or industrial uses.**

29 **SECTION 2. (1) Notwithstanding ORS 197.298 and without regard to whether an urban**
30 **growth boundary already contains a 20-year supply of buildable lands, the Land Conservation**

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 and Development Commission by rule may establish an expedited process for amending urban
2 growth boundaries to include the pilot program site selected under section 1 of this 2017 Act.

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

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

8 (a) Be dedicated to economic development; and

9 (b) Remain planned and zoned for commercial or industrial uses as otherwise provided
10 in rules adopted pursuant to section 1 of this 2017 Act.

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

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

20 (a) Zoning restrictions; or

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

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

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

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

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

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

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

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

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

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

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

42 (d) An analysis of the economic growth of the city and county since the implementation
43 of the pilot program.

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