

HB 2914 -2 STAFF MEASURE SUMMARY
House Committee On Agriculture and Land Use

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Meeting Dates: 3/5, 4/4

WHAT THE MEASURE DOES:

Removes the requirement that certain Metro lands be designated as 'employment land of state significance' and planned and zoned for employment use. Allows a local government the discretion to plan and zone those specified lands consistent with state laws and local regulations. Provides that Metro is not required to consider any change in employment capacity for those lands in its first legislative review of the urban growth boundary on or after the effective date of this Act. Declares emergency, effective on passage.

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

-2 Specifies that a more narrow subset of Metro lands be designated as 'employment land of state significance' and planned and zoned for employment use. Removes explicit authorization for a local government to plan and zone those lands consistent with state laws and local regulations. Removes provision that states Metro is not required to consider any change in employment capacity for those lands in its first legislative review of the urban growth boundary on or after the effective date of this Act.

REVENUE: No revenue impact

FISCAL: May have fiscal impact, but no statement yet issued

BACKGROUND:

In 2014, the legislature passed the state "Grand Bargain" land use bill, House Bill 4078. The bill validated Metro's 2011 unanimously adopted Ordinance No. 11-1264B, which expanded the urban growth boundary (UGB) to fill a projected unmet need to maintain a 20-year supply of buildable land, and confirmed Washington County urban and rural reserve designations, with some exceptions. The bill, now ORS 195.144, included a provision that required that certain real property in Washington County - east of the east boundary of the right of way of Northwest Jackson School Road and east of the east bank of Storey Creek and the east bank of Waibel Creek - be included within the UGB, designated as "employment land of state significance," and planned and zoned for employment use. The law also required that in its first UGB review in 2014, Metro could not count the employment capacity of those properties in its determination of the employment capacity of land within Metro.

House Bill 2914 would remove the requirement that certain Metro lands be zoned for employment land of state significance and would allow the re-designation of those lands by local government.