

SB 334 STAFF MEASURE SUMMARY

Senate Committee On Housing

Action Date: 04/08/19

Action: Without recommendation as to passage and request referral to Rules.

Vote: 5-0-0-0

Yeas: 5 - Fagan, Golden, Heard, Knopp, Monnes Anderson

Fiscal: Fiscal impact issued

Revenue: No revenue impact

Prepared By: C. Ross, Counsel

Meeting Dates: 3/11, 4/8

WHAT THE MEASURE DOES:

Requires local government to include land designated as urban reserve within its urban growth boundary upon landowner's petition if: provision of urban services is committed within two years; land is subject to covenant for a minimum of 60 years allowing only workforce housing and commercial use, as defined; and land is capable of being rezoned for such use consistent with land use planning goals concerning transportation. Excludes high-value farmland and land designated for protection in an acknowledged comprehensive plan.

ISSUES DISCUSSED:

- Allowing landowners to initiate inclusion within urban growth boundary (UGB)
- Differences in cost of development depending upon availability of infrastructure
- In-fill development versus land on the edge or boundary of UGB
- Passage of time between inclusion within UGB and development that occurs much later; example of land included in 1997 that is just now being developed
- Local control; connection between development and property tax system

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

Oregon cities develop according to an urban growth boundary (UGB). UGBs are set based upon where and how a city is projected to grow residentially, industrially, and commercially over a 20-year period. Often UGBs include farm, forest, and low-density residential development in unincorporated areas outside city limits, but unlike farm and forestland outside a UGB, areas within a UGB are intended for urban development. UGBs are set through a complicated, coordinated effort involving the concerned city, adjoining counties, and special districts, and the participation of citizens and other interested parties, in conformity with statewide land use planning goals.

Senate Bill 334 provides a targeted deviation from the existing process of setting a UGB. Excluding high-value farmland and land designated for protection in an acknowledged comprehensive plan, Senate Bill 334 requires local governments, upon petition by a landowner, to include land designated as urban reserves within its UGB if the provision of urban services is committed within two years; if the land is subject to covenants for a minimum of 60 years that allow only workforce housing and commercial use as defined by the measure; and if the land is capable of being rezoned for such use consistent with land use planning goals that concern transportation.