

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

Carrier: Rep. Sollman

Action Date: 04/04/19
Action: Do pass with amendments. (Printed A-Eng.)
Vote: 6-1-0-0
Yeas: 6 - Boshart Davis, Clem, Helm, Post, Smith DB, Williams
Nays: 1 - McLain
Fiscal: Has minimal fiscal impact
Revenue: No revenue impact
Prepared By: Laura Kentnesse, LPRO Analyst
Meeting Dates: 3/5, 4/4

WHAT THE MEASURE DOES:

Designates a subset of Metro land as "employment land of state significance," to be planned and zoned for employment use. Removes provision that states that Metro, in its first legislative review of the urban growth boundary on or after April 1, 2014, is prohibited from counting the employment capacity of the broader specified Metro land in determining the employment capacity of the total land within Metro. Declares emergency, effective on passage.

ISSUES DISCUSSED:

- Legislative history on House Bill 4078 (2014)
- State and local roles in land use planning
- Local, public process opportunities for citizen advocacy
- Employment use designation for the larger statutorily specified area, which contains the "Jackson East" area
- Current residential use of "Jackson East"

EFFECT OF AMENDMENT:

Designates a subset of Metro land as "employment land of state significance," to be 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.

BACKGROUND:

In 2014, the legislature passed House Bill 4078. The Act 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 Act, 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. The "Jackson East" property is a portion of the statutorily specified area.

House Bill 2914 A would designate a more narrow subset of Metro land as "employment land of state significance," to be planned and zoned for employment use.