House Bill 2764

Sponsored by Representative SMITH DB (Presession filed.)

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.

Limits standing in appeals of land use decisions or limited land use decisions to persons that reside or maintain business within 25 miles of boundary of local government or special district and appeared before decision maker in person at hearing if available.

A BILL FOR AN ACT

Relating to standing in land use appeals; amending ORS 197.612, 197.620 and 197.830.

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

SECTION 1. ORS 197.830 is amended to read:

197.830. (1) Review of land use decisions or limited land use decisions under ORS 197.830 to 197.845 shall be commenced by filing a notice of intent to appeal with the Land Use Board of Appeals.

(2) Except as provided in ORS 197.620, a person may petition the board for review of a land use decision or limited land use decision [if the person] provided:

(a) The person filed a notice of intent to appeal the decision as provided in subsection (1) of this section; [and]

(b) If the decision was made by a local government or special district, the person resides or maintains a place of business within 25 miles of the boundary of the local government's or special district's jurisdiction; and

[(b)] (c)(A) If a hearing opportunity was not available, the person appeared before the local government, special district or state agency orally or in writing.

(B) If a hearing opportunity was available, the person appeared orally before the local government, special district or state agency at the hearing.

(3) If a local government makes a land use decision without providing a hearing, except as provided under ORS 215.416 (11) or 227.175 (10), or the local government makes a land use decision that is different from the proposal described in the notice of hearing to such a degree that the notice of the proposed action did not reasonably describe the local government's final actions, a person who resides or maintains a place of business within 25 miles of the boundary of the local government's jurisdiction and is adversely affected by the decision may appeal the decision to the board under this section:

(a) Within 21 days of actual notice where notice is required; or

(b) Within 21 days of the date a person knew or should have known of the decision where no notice is required.

(4) If a local government makes a land use decision without a hearing pursuant to ORS 215.416 (11) or 227.175 (10), a person who resides or maintains a place of business within 25 miles of the boundary of the local government's jurisdiction may appeal the decision to the board.

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.

LC 2426
under this section only:

(a) [A person who was] Within 21 days of receiving actual notice of the decision if not provided notice of the decision as required under ORS 215.416 (11)(c) or 227.175 (10)(c) [may appeal the decision to the board under this section within 21 days of receiving actual notice of the decision.];

(b) [A person who is] Within 21 days after the expiration of the period for filing a local appeal of the decision established by the local government under ORS 215.416 (11)(a) or 227.175 (10)(a) if the person is not entitled to notice under ORS 215.416 (11)(c) or 227.175 (10)(c) but who is adversely affected or aggrieved by the decision [may appeal the decision to the board under this section within 21 days after the expiration of the period for filing a local appeal of the decision established by the local government under ORS 215.416 (11)(a) or 227.175 (10)(a).]; or

(c) [A person who receives notice of a decision made without a hearing under ORS 215.416 (11) or 227.175 (10) may appeal the decision to the board under this section] Within 21 days of receiving actual notice of the nature of the decision[,] if the notice of the decision did not reasonably describe the nature of the decision.

(5) If a local government makes a limited land use decision [which] that is different from the proposal described in the notice to such a degree that the notice of the proposed action did not reasonably describe the local government’s final actions, a person who resides or maintains a place of business within 25 miles of the boundary of the local government’s jurisdiction and who is adversely affected by the decision may appeal the decision to the board under this section:

(a) Within 21 days of actual notice where notice is required; or

(b) Within 21 days of the date a person knew or should have known of the decision where no notice is required.

(6) The appeal periods described in subsections (3), (4) and (5) of this section:

(a) May not exceed three years after the date of the decision, except as provided in paragraph (b) of this subsection.

(b) May not exceed 10 years after the date of the decision if notice of a hearing or an administrative decision made pursuant to ORS 197.195 or 197.763 is required but has not been provided.

(7)(a) Within 21 days after a notice of intent to appeal has been filed with the board under subsection (1) of this section, any person described in paragraph (b) of this subsection may intervene in and be made a party to the review proceeding by filing a motion to intervene and by paying a filing fee of $100.

(b) Persons who may intervene in and be made a party to the review proceedings, as set forth in subsection (1) of this section, are:

(A) The applicant who initiated the action before the local government, special district or state agency; or

(B) Persons who appeared before the local government, special district or state agency, orally or in writing.

(c) Failure to comply with the deadline or to pay the filing fee set forth in paragraph (a) of this subsection shall result in denial of a motion to intervene.

(8) If a state agency whose order, rule, ruling, policy or other action is at issue is not a party to the proceeding, it may file a brief with the board as if it were a party. The brief shall be due on the same date the respondent’s brief is due and shall be accompanied by a filing fee of $100.
(9) A notice of intent to appeal a land use decision or limited land use decision shall be filed not later than 21 days after the date the decision sought to be reviewed becomes final. A notice of intent to appeal plan and land use regulation amendments processed pursuant to ORS 197.610 to 197.625 shall be filed not later than 21 days after notice of the decision sought to be reviewed is mailed or otherwise submitted to parties entitled to notice under ORS 197.615. Failure to include a statement identifying when, how and to whom notice was provided under ORS 197.615 does not render the notice defective. Copies of the notice of intent to appeal shall be served upon the local government, special district or state agency and the applicant of record, if any, in the local government, special district or state agency proceeding. The notice shall be served and filed in the form and manner prescribed by rule of the board and shall be accompanied by a filing fee of $200 and a deposit for costs to be established by the board. If a petition for review is not filed with the board as required in subsections (10) and (11) of this section, the filing fee and deposit shall be awarded to the local government, special district or state agency as cost of preparation of the record.

(10)(a) Within 21 days after service of the notice of intent to appeal, the local government, special district or state agency shall transmit to the board the original or a certified copy of the entire record of the proceeding under review. By stipulation of all parties to the review proceeding the record may be shortened. The board may require or permit subsequent corrections to the record; however, the board shall issue an order on a motion objecting to the record within 60 days of receiving the motion. If the board denies a petitioner’s objection to the record, the board may establish a new deadline for the petition for review to be filed that may not be less than 14 days from the later of the original deadline for the brief or the date of denial of the petitioner’s record objection.

(b) Within 10 days after service of a notice of intent to appeal, the board shall provide notice to the petitioner and the respondent of their option to enter into mediation pursuant to ORS 197.860. Any person moving to intervene shall be provided such notice within seven days after a motion to intervene is filed. The notice required by this paragraph shall be accompanied by a statement that mediation information or assistance may be obtained from the Department of Land Conservation and Development.

(11) A petition for review of the land use decision or limited land use decision and supporting brief shall be filed with the board as required by the board under subsection (13) of this section.

(12) The petition shall include a copy of the decision sought to be reviewed and shall state:

(a) The facts that establish that the petitioner has standing.

(b) The date of the decision.

(c) The issues the petitioner seeks to have reviewed.

(13)(a) The board shall adopt rules establishing deadlines for filing petitions and briefs and for oral argument.

(b) At any time subsequent to the filing of a notice of intent and prior to the date set for filing the record, or, on appeal of a decision under ORS 197.610 to 197.625, prior to the filing of the respondent’s brief, the local government or state agency may withdraw its decision for purposes of reconsideration. If a local government or state agency withdraws an order for purposes of reconsideration, it shall, within such time as the board may allow, affirm, modify or reverse its decision. If the petitioner is dissatisfied with the local government or agency action after withdrawal for purposes of reconsideration, the petitioner may refile the notice of intent and the review shall proceed upon the revised order. An amended notice of intent is not required if the local government or state agency, on reconsideration, affirms the order or modifies the order with only minor changes.

(14) The board shall issue a final order within 77 days after the date of transmittal of the record.
If the order is not issued within 77 days the applicant may apply in Marion County or the circuit
court of the county where the application was filed for a writ of mandamus to compel the board to
issue a final order.

(15) Upon entry of its final order, the board:
(a) May, in its discretion, award costs to the prevailing party including the cost of preparation
of the record if the prevailing party is the local government, special district or state agency whose
decision is under review. The board shall apply the deposit required by subsection (9) of this section
to any costs charged against the petitioner.
(b) Shall award reasonable attorney fees and expenses to the prevailing party against any other
party who the board finds presented a position or filed any motion without probable cause to believe
the position or motion was well-founded in law or on factually supported information.
(c) Upon affirming a quasi-judicial land use decision approving an application that is only for
the development of publicly supported housing, as defined in ORS 456.250, shall award reasonable
attorney fees and expenses to a prevailing respondent that is the applicant or local government.

(16) Orders issued under this section may be enforced in appropriate judicial proceedings.
(17)(a) The board shall provide for the publication of its orders that are of general public in-
terest in the form it deems best adapted for public convenience. The publications shall constitute
the official reports of the board.
(b) Any moneys collected or received from sales by the board shall be paid into the Board
Publications Account established by ORS 197.832.
(18) Except for any sums collected for publication of board opinions, all fees collected by the
board under this section that are not awarded as costs shall be paid over to the State Treasurer to
be credited to the General Fund.
(19) The board shall track and report on its website:
(a) The number of reviews commenced, as described in subsection (1) of this section, the number
of reviews commenced for which a petition is filed under subsection (2) of this section and, in re-
lation to each of those numbers, the rate at which the reviews result in a decision of the board to
uphold, reverse or remand the land use decision or limited land use decision. The board shall track
and report reviews under this paragraph in categories established by the board.
(b) A list of petitioners, the number of reviews commenced and the rate at which the petitioner's
reviews have resulted in decisions of the board to uphold, reverse or remand the land use decision
or limited land use decision.
(c) A list of respondents, the number of reviews involving each respondent and the rate at which
reviews involving the respondent have resulted in decisions of the board to uphold, reverse or re-
mand the land use decision or limited land use decision. Additionally, when a respondent is the local
government that made the land use decision or limited land use decision, the board shall track
whether the local government appears before the board.
(d) A list of reviews, and a brief summary of the circumstances in each review, under which the
board exercises its discretion to require a losing party to pay the attorney fees of the prevailing
party.

SECTION 2. ORS 197.612 is amended to read:

197.612. (1) Notwithstanding contrary provisions of state and local law, a local government that
proposes a change to an acknowledged comprehensive plan or a land use regulation solely for the
purpose of conforming the plan and regulations to new requirements in a land use statute, statewide
land use planning goal or rule of the Land Conservation and Development Commission implementing
the statutes or goals may take action to change the comprehensive plan or the land use regulation without holding a public hearing if:

(a) The local government gives notice to the Department of Land Conservation and Development of the proposed change in the manner provided by ORS 197.610 and 197.615; and

(b) The department confirms in writing that the only effect of the proposed change is to conform the comprehensive plan or the land use regulations to the new requirements.

(2) Notwithstanding [the requirement under] ORS 197.830 (2)(c) [that a person must have appeared before the local government orally or in writing], a person [that has not appeared] otherwise described in ORS 197.830 (2)(a) and (b) may petition for review of the decision under subsection (1) of this section [solely] only to [determine] challenge whether the only effect of the local decision is to conform the comprehensive plan or the land use regulation to the new requirements.

SECTION 3. ORS 197.620 is amended to read:

197.620. (1) A decision to not adopt a legislative amendment or a new land use regulation is not appealable unless the amendment is necessary to address the requirements of a new or amended goal, rule or statute.

(2) Notwithstanding [the requirements of] ORS 197.830 (2)(c) [that a person have appeared before the local government orally or in writing to seek review of a land use decision], any person otherwise described in ORS 197.830 (2)(a) and (b) or the Director of the Department of Land Conservation and Development [or any other person] may appeal the decision to the Land Use Board of Appeals only if:

(a) The local government failed to submit all of the materials described in ORS 197.610 (3) or, if applicable, ORS 197.610 (6), and the failure to submit the materials prejudiced substantial rights of the Department of Land Conservation and Development or the person;

(b) Except as provided in subsection (3) of this section, the local government submitted the materials described in ORS 197.610 (3) or, if applicable, ORS 197.610 (6), after the deadline specified in ORS 197.610 (1) or (6) or rules of the Land Conservation and Development Commission, whichever is applicable; or

(c) The decision differs from the proposed changes submitted under ORS 197.610 to such an extent that the materials submitted under ORS 197.610 do not reasonably describe the decision.

(3) Subsection (2)(b) of this section does not authorize an appeal if the local government cures an untimely submission of materials as provided in this subsection. A local government may cure the untimely submission of materials by either:

(a) Postponing the date for the final evidentiary hearing by the greater of 10 days or the number of days by which the submission was late; or

(b) Holding the evidentiary record open for an additional period of time equal to 10 days or the number of days by which the submission was late, whichever is greater. Additionally, the local government shall provide notice of the postponement or record extension to the Department of Land Conservation and Development.