

SB 418 STAFF MEASURE SUMMARY

House Committee On Agriculture and Natural Resources

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Meeting Dates: 5/9

WHAT THE MEASURE DOES:

Requires the Department of Land Conservation and Development (DLCD) to issue final orders regarding the approval or remanding of sequential phases of the modification of an Urban Growth Boundary (UGBs) at the request of a city. Final orders approved in this way include: 1) An inventory of buildable lands, and; 2) An estimate of the land needed under goals relating to economic activities. Requires DLCD to take action on sequential phases of work within 90-days unless the local government waives the 90-day requirement or Land Conservation and Development Commission (LCDC) grants an extension to director. Approves a sequential phase of the work if DLCD fails to take action within the 90-day deadline. Authorizes appeals of DLCD decisions on sequential phases to be taken on by the LCDC. Requires the Director of DLCD to provide a letter to the local government certifying the approval of each sequential phase of work unless a timely objection to the phase of work has been submitted. Exempts the work task phases of a final order from the basis of objections to review. Applies to all UGB modifications that have not been acknowledged prior to the effective date of Act.

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

BACKGROUND:

All Oregon cities are surrounded by an “urban growth boundary” (UGB), a line drawn on planning and zoning maps to designate where a city expects to grow residentially, industrially and commercially over a 20-year period. A UGB is adopted or expanded through a joint effort involving the city, adjoining counties in coordination with special districts, and with participation of citizens and other interested parties. Often UGBs include farm, forest or low-density residential areas in unincorporated areas outside city limits. But, unlike farm and forest land outside UGBs, areas inside UGBs are planned for development. Zoning restrictions in areas outside of UGBs protect farm and forest resource land and prohibit “urban levels” of development in other areas. A UGB can be modified in compliance with statewide planning goals and state laws.

At the request of a city, Senate Bill 418A would require the Department of Land Conservation and Development to make decisions on sequential phases of work during certain UGB expansion processes.