

HB 4075 STAFF MEASURE SUMMARY

House Committee On Agriculture and Natural Resources

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Meeting Dates: 2/8

WHAT THE MEASURE DOES:

Provides that certain real property in Washington County designated by Metro as rural reserve be redesignated as urban reserve. Allows certain real property located in Washington County to be planned and zoned for employment or residential use. Declares emergency, effective on passage.

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

In 2007, the legislature enacted Senate Bill 1011, which enabled Metro and metro-area counties to designate "urban and rural reserves" for the purpose of balancing future growth and protection of resources. The designations gave stakeholders certainty about which areas would be urbanized, and which areas would remain zoned for farm or forest lands. The region's urban and rural reserves were fully integrated into Metro's Regional Framework Plan and Clackamas, Multnomah, and Washington Counties' Comprehensive Plans.

Under ORS 195.141, land designated as a rural reserve is required to be located outside an urban growth boundary. The law requires county or metropolitan designation decisions to be based on geographic proximity to urbanization, capability of sustaining long-term agricultural operations, including having suitable soils and water supply, and consideration of nearby land use patterns. Under 195.145, county and district urban reserve designation decisions must be based on consideration of whether proposed land: can be developed at urban densities in a way that makes efficient use of existing and future public infrastructure investments, includes sufficient development capacity to support a healthy urban economy, can be efficiently and cost-effectively served by public schools and urban-level public facilities and services, can be designed to be walkable and served by a well-connected system of streets, can be designed to preserve and enhance natural ecological systems, and includes sufficient land for a range of housing types.

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 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.

House Bill 4075 would reverse certain "Grand Bargain" designations, providing for certain real property in Washington County to be redesignated from rural to urban reserves.