

A-Engrossed
House Bill 3450

Ordered by the House June 19
Including House Amendments dated June 19

Sponsored by Representative HELT

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.

Allows city with population greater than 75,000 not within metropolitan service district to adopt **changes to its comprehensive plan and** land use regulations authorizing mixed-use housing within **up to 40 acres of** lands zoned for employment uses. **Requires submission of adopted changes to Land Conservation and Development Commission for review.**

Sunset January 2, 2024.

A BILL FOR AN ACT

1
2 Relating to mixed-use housing within employment lands.

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

4 **SECTION 1. (1) A city with a population greater than 75,000 that is not within a metro-**
5 **politan service district or within a transportation district may, in consultation with the De-**
6 **partment of Transportation, adopt changes to its comprehensive plan and land use**
7 **regulations to allow for high density or horizontal or vertical mixed-use housing within areas**
8 **zoned under a statewide land use planning goal related to economic development for a mix**
9 **of commercial, service, retail and other employment uses. Changes to a comprehensive plan**
10 **and land use regulations authorized under this subsection are in addition to any other laws**
11 **or administrative rules authorizing changes to a comprehensive plan or land use regulations.**

12 **(2) A city's adoption of changes to its comprehensive plan and land use regulations under**
13 **subsection (1) of this section:**

14 **(a) May not change the allowable use on more than 40 acres;**

15 **(b) May not affect lands zoned for industrial uses; and**

16 **(c) Must ensure an adequate supply of employment lands within the city's urban growth**
17 **boundary.**

18 **(3) A city must submit the changes to its comprehensive plan and land use regulations**
19 **adopted under subsection (1) of this section and to the Land Conservation and Development**
20 **Commission for review. The submission must include information that identifies alternative**
21 **means by which the adopted changes to the city's comprehensive plan and land use regu-**
22 **lations comply with statewide land use planning goals related to housing, transportation,**
23 **economic development and public facilities and services.**

24 **(4) Following the procedures set forth in ORS 197.659, the commission may approve**
25 **changes to a comprehensive plan and land use regulations adopted by a city under subsection**
26 **(1) of this section that do not fully comply with statewide land use planning goals related to**

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.

1 **housing, transportation, economic development and public facilities and services, without**
2 **requiring an exception under ORS 197.732 for those goals, if the commission determines that**
3 **the changes and regulations:**

4 (a) **Conform, on the whole, with the purposes of those goals, and that any failure to meet**
5 **individual goal requirements is technical or minor in nature;**

6 (b) **Are needed to achieve local housing and redevelopment and infill goals specified by**
7 **the city;**

8 (c) **Are reasonably likely to achieve the city's housing and redevelopment and infill goals;**
9 **and**

10 (d) **Comply with the requirements of this section.**

11 (5) **The commission has exclusive jurisdiction for review of changes to a comprehensive**
12 **plan and land use regulations adopted by a city under subsection (1) of this section to im-**
13 **plement the alternate means of compliance with the statewide land use planning goals re-**
14 **lated to housing, transportation, economic development and public facilities and services.**

15 **SECTION 2. Section 1 of this 2019 Act is repealed on January 2, 2024.**

16