

PRELIMINARY STAFF MEASURE SUMMARY**CARRIER:**

House Committee on Transportation & Economic Development

REVENUE: Minimal revenue impact, no statement issued**FISCAL: Minimal expenditure impact, no statement issued****SUBSEQUENT REFERRAL TO: Ways and Means****Action:****Vote:****Yeas:****Nays:****Exc.:****Prepared By:** Troy Rayburn, Administrator**Meeting Dates:** 3/8, 4/15

WHAT THE MEASURE DOES: Establishes requirements to be met by applicant before local government can consider application to rezone non-industrial use land that is planned and zoned for industrial use, and include: advertise availability of the land to potential industrial developers; prove changed circumstances of reduced value or utility of the land; and solicit offers to purchase the land from potential buyers with the ability to hold or improve the land in anticipation of industrial development and use.

ISSUES DISCUSSED:

- Tool to assure local communities and the state do not lose land already zoned for industrial use
- Establishes criteria
- Assistance to land-locked municipalities
- Need to ensure local processes are not diminished or overridden
- Concern for local control or local decision making
- Local jurisdictions request to tighten the language
- Need for amendment to tighten loose language that will be target for litigation
- Need for amendment to ensure local control / issues are addressed
- Industrial employment contributes to high paying jobs which enhance local economies
- Right of refusal
- Green fields / Brown fields

EFFECT OF COMMITTEE AMENDMENT: The -2 amendments clarify process required before local government amends or changes comprehensive plan designation or zoning classification for land that is planned or zoned for industrial use.

BACKGROUND: The supporters of the bill believe that it is relatively hard in Oregon to secure land zoned for industrial purposes. It is therefore important that Oregon maintain the lands that are currently zoned for industrial use.