

House Bill 2657

Sponsored by Representative DOHERTY (Pre-session 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**.

Establishes requirements to be met by applicant before local government can consider application to rezone for nonindustrial use land that is planned and zoned for industrial use.

A BILL FOR AN ACT

1
2 Relating to rezoning of industrial land.

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

4 **SECTION 1. Section 2 of this 2013 Act is added to and made a part of ORS chapter 197.**

5 **SECTION 2. Before a local government may consider a quasi-judicial application to**
6 **change the comprehensive plan designation or zoning classification of land that is planned**
7 **and zoned for industrial use under an acknowledged comprehensive plan and land use regu-**
8 **lations, an applicant shall demonstrate to the local government that:**

9 (1) **The applicant has advertised the availability of the land to potential industrial devel-**
10 **opers in at least two ways, including:**

11 (a) **Through the Oregon Business Development Department;**

12 (b) **Through a local or regional economic development program;**

13 (c) **Through an industry publication; or**

14 (d) **Another similar outlet or publication.**

15 (2) **Changed circumstances in the vicinity of the land since the land was planned and**
16 **zoned for industrial use have reduced the value or utility of the land for industrial uses or**
17 **increased the potential for conflict with other uses in the vicinity.**

18 (3) **The applicant has solicited offers to purchase the land from potential purchasers with**
19 **the ability to hold or improve the land in anticipation of industrial development and use.**

20 **SECTION 3. Section 2 of this 2013 Act applies to a quasi-judicial application for a change**
21 **to a comprehensive plan designation or zoning classification that is filed with a local gov-**
22 **ernment on or after the effective date of this 2013 Act.**

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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.