

**HB 2837 STAFF MEASURE SUMMARY**

**Carrier:** Rep. Neron

**House Committee On Rules**

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**Action Date:** 04/01/21

**Action:** Do Pass.

**Vote:** 7-0-0-0

**Yeas:** 7 - Bonham, Drazan, Fahey, Holvey, Salinas, Smith Warner, Zika

**Fiscal:** No fiscal impact

**Revenue:** No revenue impact

**Prepared By:** Melissa Leoni, LPRO Analyst

**Meeting Dates:** 3/16, 4/1

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**WHAT THE MEASURE DOES:**

Removes designation of rural reserves from private road commonly known as Lasich Lane in Washington County.

**ISSUES DISCUSSED:**

- Urban and rural reserves for Washington County established in statute in 2014
- Why this land use decision is legislated
- Legislative Assembly involvement in land use planning

**EFFECT OF AMENDMENT:**

No amendment.

**BACKGROUND:**

Senate Bill 1011 (2007) enabled Metro and counties in the Portland metropolitan area 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 the Clackamas, Multnomah, and Washington Counties' Comprehensive Plans.

Lands designated as a rural reserve are required to be located outside an urban growth boundary and the designation decision must 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. Urban reserve designations must be based on consideration of whether the 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 Legislative Assembly enacted House Bill 4078. The measure 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 the Washington County urban and rural reserve designations, with some exceptions. Because Washington County's urban and rural reserves were established in statute, adjustments, if any, must be made by the Legislative Assembly.

Lasich Lane is a private road in Washington County that was designated as rural reserve; the properties adjacent to the portion of Lasich Lane immediately west of SW Roy Rogers Road have no reserve designation. House Bill 2837 removes the rural reserve designation from that portion of Lasich Lane to be consistent with adjacent properties.