



OREGON

Department of
Land Conservation
& Development



Overview of the Oregon Land Use Program

House Committee on Agriculture, Land Use, & Water

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SB 100

- Oregon Legislature passed SB 100 in 1973, bipartisan effort
- Creation of the state and local land use planning program and partnership
- 19 statewide land use planning goals
- Land Conservation and Development Commission
- Department of Land Conservation and Development



Governor Tom McCall
Source: Oregon Historical Society

Land Conservation & Development Commission

LCDC

- Seven members, geographical representation, appointed by the Governor, confirmed by the Senate
- Sets policy for the Department of Land Conservation and Development
- Adopts and amends the statewide planning goals and implementing rules for state and local planning requirements
- “Acknowledges” locally adopted comprehensive plans and periodic updates



Department of Land Conservation & Development

DLCD



- Reviews local comprehensive plan amendments and implementing ordinances for consistency with statewide planning goals and rules
- Provides grants and technical assistance to local governments
- Recommends policy and rules updates and changes to LCDC

19 Statewide Land Use Planning Goals



People

- 1 – Citizen Involvement
- 2 – Land Use Planning



Urban Planning

- 8 – Recreational Needs
- 9 – Economic Development
- 10 – Housing
- 11 – Public Facilities & Services
- 12 – Transportation
- 14 – Urbanization



Resource Lands

- 3 – Agricultural Lands
- 4 – Forest Lands



Specific Areas

- 15 – Willamette River Greenway
- 16 – Estuarine Resources
- 17 – Coastal Shorelands
- 18 – Beaches and Dunes
- 19 – Ocean Resources



Natural Resources & Environment

- 5 – Natural Resources, Scenic & Historic Areas, Open Space
- 6 – Air, Water, & Land Resources Quality
- 7 – Areas Subject to Natural Hazards
- 13 – Energy Conservation

Local Comprehensive Plans: the Community “Blueprint”

- Legal and policy framework for day-to-day land use decisions by local governments
- Locally developed, adopted, and implemented through a public process
- Provide long-range policies for the community’s future development and addresses key issues such as:
 - Public participation
 - Housing
 - Public Facilities
 - Economic Development
 - Transportation
 - Natural Hazards
 - Natural Resources
- Include data and analysis, mapping, objectives/policies, implementing measures (typically zoning and land division ordinances)
- Comply with the statewide planning goals and requirements

Roles of Local Governments

Cities & Counties

- Apply their acknowledged comprehensive plans to local land use and development decisions, typically through the zoning code
- Enforce local comprehensive plans and zoning codes
- Amend their comprehensive plans for state requirements and changing conditions
 - For instance, HB 2003 (2019) requires cities over 10,000 to regularly calculate the buildable lands needed for the community's 20-year supply of housing units every 6 years (Metro) or 8 years (non-Metro).

Roles of Other Entities

Special Districts

- Created to meet a specific need e.g., fire protection, wastewater (28 different types)
- Can cover multi-city and county regions
- Planning and decisions must be consistent with statewide land use planning goals

Metro

- Unique urban planning responsibilities for land use, solid waste and transportation
- Metro region's plan:
 - Regional Growth Concept
 - Regional Framework Plan
 - Urban Growth Management Functional Plan
 - Transportation Functional Plan

State Agencies

- Planning and decisions must be consistent with statewide land use planning goals

Basic Process of Local Land Development

Development of Property

- Landowners file a completed application
- Cities decide within urban growth boundaries (UGBs), 120 days to decide
- Counties decide outside UGBs, 150 days to decide

Local Land Use Review & Approval

- Review of Land Use Applications
- Roles of Planning Commission, City Council, County Commission

Judicial Review

- Statutory definition of “Land Use Decision”
- Land Use Board of Appeals
- Court of Appeals
- Supreme Court

Questions?



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Thank You!