

HB 3136 -2 STAFF MEASURE SUMMARY

House Committee On Housing and Homelessness

Prepared By: Iva Sokolovska, LPRO Analyst

Meeting Dates: 2/5, 3/19

WHAT THE MEASURE DOES:

Eliminates the composition requirement that no more than two voting members of county or city planning commissions can be engaged principally in the buying, selling or developing of real estate for profit, as individuals, or be members of any partnership or officers or employees of any corporation that is engaged principally in the buying, selling or developing of real estate for profit.

Fiscal impact: May have fiscal impact, but no statement yet issued

Revenue impact: May have revenue impact, but no statement yet issued

ISSUES DISCUSSED:

- Current membership restrictions for city and county planning commissions
- Real estate market current occupations
- Rationale for creating membership regulations of commissions (1973)
- Roles of planning commissions and nature of their decisions
- Number of members of planning commissions across Oregon

EFFECT OF AMENDMENT:

-2 The amendment partially restores the restriction that no more than two voting members on a planning commission may be engaged in the buying, selling, or developing of real estate for profit but adds a condition: the restriction only applies if the commission has five or fewer members.

BACKGROUND:

In Oregon, county planning commissions are local government bodies responsible for overseeing land-use planning and development in unincorporated areas of a county. The governing body of any county may create and provide for the organization and operations of one or more county planning commissions (ORS 215.020). County planning commissions review and recommend—or sometimes directly approve—land-use proposals, such as rezoning applications, conditional use permits, subdivisions, and amendments to local development codes. Oregon’s land-use system is guided by statewide planning goals administered by the Department of Land Conservation and Development (DLCD). Planning commissions help ensure county decisions are consistent with these goals and with the county’s own comprehensive plan. Commission members may help draft or revise the county’s comprehensive plan and zoning ordinances, shaping the community’s long-term growth and development strategies. They advise county commissioners on policy questions related to housing, transportation, resource management, economic development, and other planning matters. Members are usually community volunteers appointed by the board of commissioners. The size and composition of the commission can vary, but typically includes individuals with diverse backgrounds—such as real estate, agriculture, natural resources, and community advocacy. Meetings are typically open to the public, providing opportunities for citizens to voice comments or concerns on pending proposals. Similarly, a city planning commission in Oregon typically focuses on guiding the physical, economic, and social development of the city. It advises on city layout and growth, offering recommendations on where and how to lay out, widen, or expand streets and thoroughfares, manage parking, and traffic, and improve housing and sanitation. This also involves proposing zoning regulations to limit building use, height, and density, as well as preserving access to solar and wind

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resources. A city planning commission is involved in preparing and suggesting plans for future growth, beautification, and regulation of both public and private properties. This ensures coordination with public utilities and transportation systems and promotes overall energy conservation. City planning commissions are responsible for fostering economic and industrial development and recommending strategies to encourage local industrial pursuits, promote economic needs, and advertise available real estate for potential industrial or commercial settlement. The commission studies current and potential industrial needs to stabilize employment and bolster industrial sectors. City planning commissions' responsibilities include performing all necessary tasks outlined by state law (ORS 227.010 to 227.180), which includes holding public hearings, reviewing land-use proposals, and adopting rules to promote the public's best interests. City planning commissions can propose measures to enhance the health, safety, comfort, and general welfare of the city and nearby areas within six miles, ensuring that local development aligns with broader community needs.