

HB 3136 A STAFF MEASURE SUMMARY
Senate Committee On Housing and Development

Carrier: Sen. Smith DB

Action Date: 05/21/25
Action: Do pass the A-Eng bill.
Vote: 4-1-0-0
Yeas: 4 - Anderson, Broadman, Nash, Pham
Nays: 1 - Patterson
Fiscal: No fiscal impact
Revenue: No revenue impact
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Meeting Dates: 5/14, 5/21

WHAT THE MEASURE DOES:

The measure ends the requirement, only for county and city planning commissions with more than five members, that no more than two voting members can be engaged principally in the buying, selling, or developing of real estate for profit.

ISSUES DISCUSSED:

- Vacant seats on planning commissions
- Definitions governing allowable membership on planning commissions
- Diversity of planning commission membership and proportionate makeup relative to the local population
- Laws governing planning commissions membership
- Conflict of interest provisions governing planning commissions

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

Oregon's land-use system is guided by statewide planning goals administered by the Department of Land Conservation and Development. Planning commissions help ensure county decisions are consistent with these goals and with the county's own comprehensive plan.

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, recommend, or directly approve land-use proposals such as rezoning applications, conditional use permits, subdivisions, and amendments to local development codes. 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 planning commissions varies, but typically includes individuals with diverse backgrounds—such as real estate, agriculture, natural resources, and community advocacy. Meetings are usually 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, as well as improve housing and sanitation. This also involves proposing zoning regulations to limit building use, height, and density, as well as

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preserving access to solar and wind 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 as well as 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.