

# House Bill 3062

Sponsored by Representative TRAN, Senator MANNING JR; Representatives HARTMAN, PHAM H, Senators PATTERSON, PHAM K (Presession 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**. The statement includes a measure digest written in compliance with applicable readability standards.

Digest: This Act makes new factories study and reduce harms to sensitive people. (Flesch Readability Score: 60.7).

Requires local governments to map sensitive uses as part of a comprehensive plan. Requires, before allowing the development of industrial uses, study and mitigation of impacts on nearby sensitive uses and an additional public hearing.

Requires local governments to map sensitive uses by January 1, 2027.

Declares an emergency, effective on passage.

## A BILL FOR AN ACT

1  
2 Relating to industrial development impact on sensitive uses of land; and declaring an emergency.

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

4 **SECTION 1. Section 2 of this 2025 Act is added to and made a part of ORS chapter 197.**

5 **SECTION 2. (1) As used in this section:**

6 (a) **“Industrial use” includes heavy, medium or light manufacturing, warehousing or dis-**  
7 **tribution of goods, automotive repair or body shop, food processing, animal processing, waste**  
8 **processing and recycling or other manufacturing that requires an environmental discharge**  
9 **permit.**

10 (b) **“Public health impacts analysis” means a document that measures or estimates pub-**  
11 **lic health impacts of a particular industrial use, including air, water or land pollution, path-**  
12 **ways of human exposure, pedestrian safety, traffic emissions, noise, vibration, glare or light**  
13 **pollution and urban heat island effects.**

14 (c) **“Sensitive uses” means uses of land frequently made by vulnerable populations, in-**  
15 **cluding residential uses or uses for public or private parks, schools, child care facilities,**  
16 **hospitals or residential care facilities.**

17 (2) **The comprehensive plan of each local government must include a map identifying**  
18 **sensitive uses within the urban growth boundary. The map must be updated each time a local**  
19 **government updates its economic opportunity assessment under a statewide land use plan-**  
20 **ning goal relating to economic development.**

21 (3) **Before an industrial use may be sited within 1000 feet of a sensitive use, the local**  
22 **government shall:**

23 (a) **Require the applicant to prepare a public health impacts analysis for the industrial**  
24 **use on sensitive uses, including sensitive uses not mapped under subsection (2) of this sec-**  
25 **tion.**

26 (b) **Adopt conditions of approval that protect sensitive uses from impacts identified in a**  
27 **public health impacts analysis.**

**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.

1 (c) Prior to and separate from the final evidentiary hearing described in ORS 197.797,  
2 conduct an additional hearing as provided in ORS 197.797 except that:

3 (A) In addition to notice provided under ORS 197.797 (2)(a), notice must also be provided  
4 to owners of record of property on the most recent property tax assessment roll, where such  
5 property is used for a sensitive use.

6 (B) The hearing will be exclusively for considering evidence, arguments, and testimony  
7 relating to:

8 (i) The adequacy of the public health impacts analysis, including the need to include ad-  
9 ditional sensitive uses; and

10 (ii) The conditions of approval required under paragraph (b) of this subsection and crite-  
11 ria applicable to those conditions.

12 **SECTION 3.** On or before January 1, 2027, each local government shall amend its com-  
13 prehensive plan and adopt land use regulations to comply with section 2 of this 2025 Act.

14 **SECTION 4.** This 2025 Act being necessary for the immediate preservation of the public  
15 peace, health and safety, an emergency is declared to exist, and this 2025 Act takes effect  
16 on its passage.

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