

Regionally Significant Industrial Area Approval Process



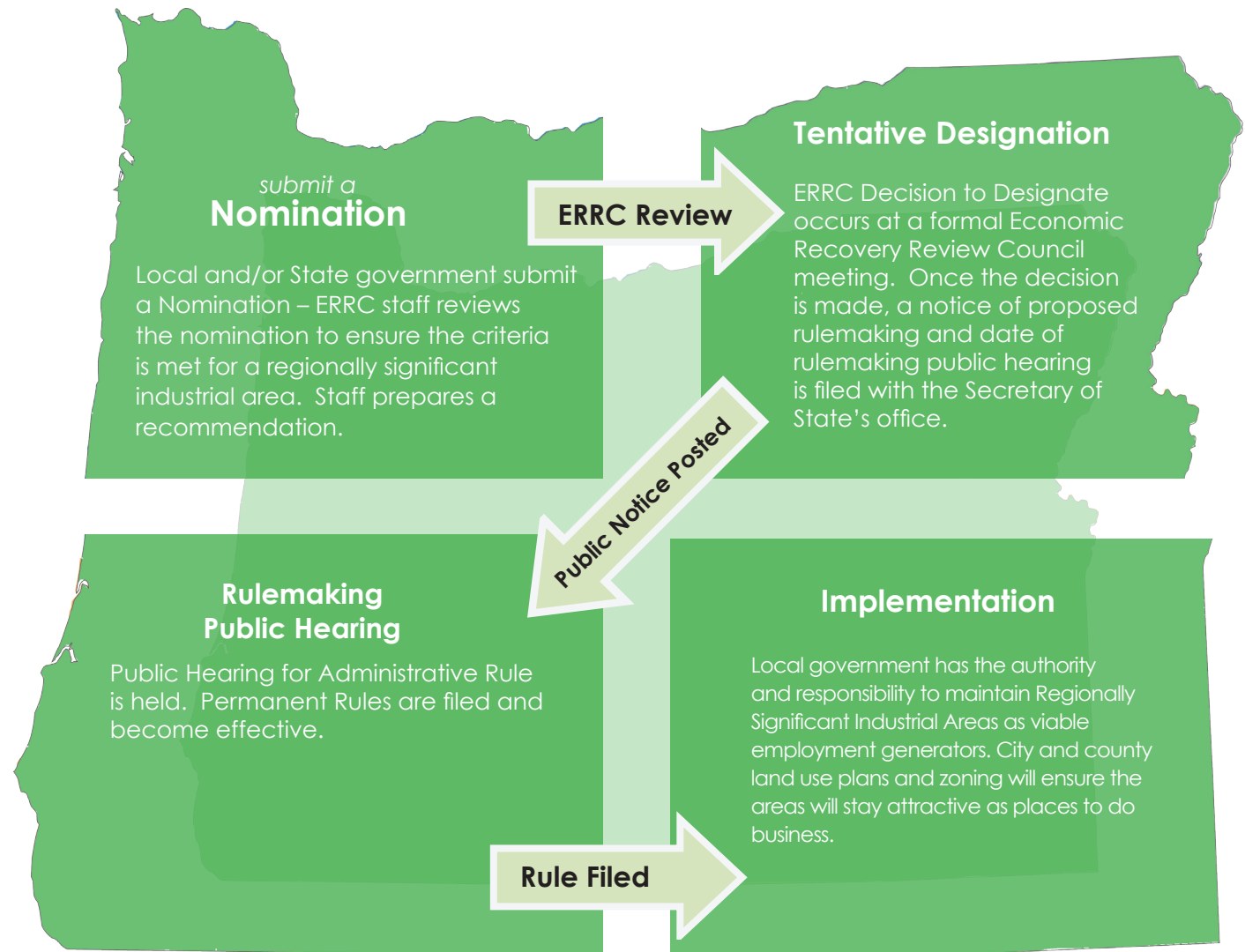
The Economic Recovery Review Council (ERRC), comprised of five state agencies, may designate up to 15 Regionally Significant Industrial Areas to help preserve the highest and best undeveloped industrial lands for industrial uses.

You can participate in the process by:

1. Signing up on the listserve at <http://listsart.osl.state.or.us/mailman/listinfo/industrial-dev>
2. Reviewing nomination and recommendation materials on the web at <http://www.oregon4biz.com/ERRC/>
3. Attending ERRC meetings and providing comments
4. Working with your local government to suggest areas that should be considered for nomination and designation

OBDD provides public notices for each ERRC meeting. This diagram outlines the process.

For more information contact:
Lands Manager
Phone: 503-931-1349
www.oregon4biz.com/ERRC



Frequently Asked Questions: Senate Bill 766 ~ Regionally Significant Industrial Areas



To support advancement of critical job creation on industrial lands statewide, the Legislature passed Senate Bill 766 in the 2011 session. The Economic Recovery Review Council was created to designate regionally significant industrial areas to help preserve the highest and best undeveloped industrial lands for industrial uses.

What is a Regionally Significant Industrial Area?

A “Regionally Significant Industrial Area” is an area planned and zoned for industrial use that:

- Contains vacant sites, including brownfields, suitable for new industrial uses or the expansion of existing industrial uses that provides significant additional employment in the region;
- Has characteristics providing competitive advantages that are difficult or impossible to replicate in the region;
- Has direct access to rail, port, airport, multimodal freight or transshipment facilities; and
- Is located close to major labor markets.

How is a Regionally Significant Industrial Area designated?

The process for designation has three elements: nomination, designation and implementation.

- Nomination of sites for consideration must come from local and state government. Cities, counties, economic development districts, regional solution members and state agency staff may initiate a nomination.
- Designation is made by the Economic Recovery Review Council (ERRC).
- Implementation is a cooperative effort by DLCDC and local government.

Who is the ERRC?

The council is made up of agency directors from five state agencies: Business Oregon, Environmental Quality, Land Conservation and Development, State Lands and Transportation. If requested, the council may include a representative from a local government affected by a potential designation.

What is the benefit of being designated?

- Maintains or encourages the industrial employment potential of the area
- Provides zoning protection from conflicting development in designated area
- Assures important site characteristics and industrial support site attributes are protected during designation
- Decisions on additional funding for infrastructure and/or transportation enhancements may be given priority for designated areas
- Ensures expedited local land use permit review for site development within a designated area
- Provides additional state support for industrial job creation within the designated area

Will the designated area limit the use of property?

All allowed uses at time of designation remain intact. The bill regulates future changes in designation and use beyond those allowed in the zone.

What does it cost for designation?

There are no costs to the nominee associated with designation. Staff review will be absorbed by the various agencies.

How many designations will be made?

The Economic Recovery Review Council may designate 5 to 15 regionally significant areas by June 28, 2014.

How long is the designation in effect?

The designation is in effect for at least 10 years. If 50 percent of the developable land within a designated area has not been developed within 10 years of the designation, the council will remove the designation unless the majority of the landowners within the area request that it remain designated.

Who do I contact if I have a question?

Lands Manager
Phone: 503-931-1349