

Appendix A: State Land Use History

In 1919, Oregon's first land use regulation required cities and counties to use Planning Commissions and zoning. The Oregon legislature passed legislation that was intended to assist cities in planning for growth. The legislation 1) enabled cities to specify usage of specific sites of land through the use of zoning, 2) established planning commissions, and 3) required Planning Commission approval of subdivision plats. Following this legislation, many cities and counties developed zoning and subdivision ordinances that then constituted the primary planning vehicle.



The state's role in planning was limited to authorizing local control until it became apparent that the local systems did not address the complex pressures and trends created by the population boom following World War II. Between 1950 and 1970, Oregon's population increased by nearly 40%. Of that growth, 80% was in the Willamette Valley. Some of the more visible effects of this growth included increased water and air pollution, increased commercial strip development along the coast, loss of prime productive farmland to subdivisions, and pockets of leapfrog development that required local governments to supply expensive urban services.

The 1969 legislature passed Senate Bill 10, which required cities to develop comprehensive land use plans. Concern over the loss of farmland and forests (traditionally Oregon's largest industries) prompted the 1969 Oregon Legislature to address the management of urban growth, the environment, and the economics of providing public services on a regional and statewide basis. In addition, the first ten statewide planning standards were established. However, the development of the required plans and regulations by each jurisdiction throughout the state did not get under way in earnest until 1973 when it was clear that further legislation was needed to implement the 1969 mandate. Their efforts resulted in passage of Senate Bill 100.

The Oregon Land Use Act of 1973 (Senate Bill 100) put in place the framework necessary to implement and govern statewide land use planning started with SB 10.

This Land Use Act:

1. Established the Land Conservation and Development Commission (LCDC) and directed the Commission to develop statewide goals.
2. Created the Department of Land Conservation and Development (DLCD) to administer the goals and review the Comprehensive Plans for compliance.
3. Required all cities and counties to prepare and adopt Comprehensive Plans consistent with the statewide goals, and enact zoning, subdivision and other regulatory ordinances to implement the plans.
4. Required state agency plans and actions to conform to the LCDC goals and to city and county Comprehensive Plans.

5. Required widespread citizen involvement in the planning process at local and statewide levels.
6. Allowed for appeal of local decisions alleged to violate state goals.
7. Provided funding to jurisdictions to carry out these mandated responsibilities.

By 1976, the Land Conservation and Development Commission (LCDC) adopted the 19 statewide planning goals that local governments must meet.

The first 14 goals were adopted by the Commission on December 27, 1974. The last five were adopted between 1975 and 1976. The goals are general standards for land use planning. Planning remains the responsibility of city and county governments, but must be consistent with these statewide standards. All of the statewide goals, except number 15, are accompanied by "guidelines" which are suggestions about how a local government might comply with the state standards. The goals are mandatory, but guidelines are not.

Each city and county in Oregon must do a periodic review of its Comprehensive Plan every seven years and submit its updated Comprehensive Plan and corresponding land use regulations for review and acceptance by LCDC. Acceptance by LCDC is referred to as acknowledgment and means that the submittal has been accepted as to be in compliance with the statewide goals. After acknowledgment, all amendments are reviewed by the Commission, but on a less formal basis.

The City of Beaverton's Comprehensive Plan has been acknowledged by LCDC.