

## Program History

Oregonians in the 1960s and '70s became concerned as they watched rapid population growth begin to take place around the state. Lawmakers responded with [Senate Bill 100](#), which Governor Tom McCall signed into law in 1973. At that time, farming and timber harvesting were the state's largest industries and many Oregonians thought eventual development of land for new homes and industries would displace these economic engines. SB 100 tied local planning to a set of guiding statewide principles. The new law created the [Land Conservation and Development Commission](#) to craft the rules that guide the system.

[People and the Land: An Oral History of Oregon's Statewide Land Use Planning Program](#)

## Historical Milestones

### Early 20th Century

Year	Milestone
1899	Oregon legislature declares 30 miles of beach as a public highway from Columbia River to south line of Clatsop County.
1913	Legislature amends 1899 law, and declares all beaches as a state highway.
1918	Portland adopts state's first land use ordinances.
1919	Legislature permits city to zone private land.
1925	Oregon Supreme Court upholds zoning in <i>Kroner v. City of Portland</i> .
1947	Legislature permits counties to zone private land.
1955	Legislature adopts law to regulate land partitions and subdivisions.

### 1960s and '70s


Year	Milestone
1961	Legislature allows special property tax assessment for land used exclusively for farming.
1963	Legislature creates Exclusive Farm Use (EFU) zone and uses allowed in that zone ( <a href="#">ORS Chapter 215</a> ).
1967	Oregon legislature passes the "Beach Bill," affirming the public's rights to Oregon's dry-sand beaches.
1969	Oregon Supreme Court upholds constitutionality of the Beach Bill in <i>Thornton v Hay</i> .
1971	Oregon Legislature adopts <a href="#">Senate Bill 10</a> , which requires every city and county in the state to have a comprehensive land use plan that meets state standards. The law was weak, however, because it failed to establish an effective enforcement mechanism or a program of technical assistance from the state. Most cities and counties refuse to develop plans.
1973	Governor Tom McCall makes his <a href="#">famous speech to the legislature</a> (audio file), castigating "sagebrush subdivisions, coastal condomania, and the ravenous rampages of suburbia." He requests legislation establishing a statewide program for land use planning. Senator Hector MacPherson, a Republican farmer from Linn County, and Senator Ted Hallock, a Democrat from Portland, are the chief sponsors of what became <a href="#">Senate Bill 100</a> . McCall campaigns across the state, gaining public and media support to counter the opposition.
1973	On May 29, SB 100 is approved after much negotiation and compromise, and is signed by Governor McCall. The bill creates the <a href="#">Land Conservation and Development Commission</a> (LCDC) and the Department of Land Conservation and Development (DLCD). <a href="#">Senate Bill 101</a> creates statewide protections for farmland by further amendments to the EFU zone (ORS 215). LCDC's first major task is to adopt the Statewide Planning Goals to govern the development of local comprehensive land use plans.
1974	Portland-area jurisdictions abandon the "Mt. Hood Freeway" idea and instead decide to construct a light rail line along the Banfield (I-84). This was a transformational event that marks the end of freeway construction and the beginning of serious efforts to integrate land use and transportation planning. At the time, it was a revolutionary change; it adopted an entirely untried solution and led to subsequent efforts to use transportation investments to achieve land use objectives, including subsequent extension of the MAX light rail system in concert with land use planning for development around station areas.
1974	On December 27, LCDC adopts the first <a href="#">14 Statewide Planning Goals</a> . ( <a href="#">Newsprint version</a> .)

Year	Milestone
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1975	One December 6, LCDC adopts <a href="#">Goal 15</a> (Willamette River Greenway).
1976	On October 8, Medford and Central Point become the first cities to have LCDC approve, or "acknowledge," their comprehensive plans.
1976	On December 18, LCDC adopts goals 16-19, protecting coastal resources. Those goals became effective in 1977.
1976	On November 2, by a vote of 57% to 43%, the first ballot measure to repeal SB 100 and the Statewide Planning Program is defeated.
1977	One July 8, Gilliam County is the first county to have its comprehensive plan acknowledged.
1978	One November 7, another initiative to eliminate state oversight of local land use plans is defeated (61%-39%).
1979	Portland-area voters create "Metro," the first elective metropolitan council in the United States. Once again, Oregon leads the nation in progressive policies that are future facing and seek to control and plan land use development.

## 1980s and '90s

Year	Milestone
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1982	Despite a deep recession that is blamed on land use planning, the third effort to repeal SB 100 is defeated (55%-45%). The following year, the legislature creates a process for the "periodic review" and update of local land use plans.
1983	Oregon legislature adopts major reforms to Oregon Land Use Law (ORS chapters 197 and 215), including revisions to the "exceptions process" and the EFU zone, and permitting the designation of marginal lands.
1986	Congress enacts the <a href="#">Columbia River Gorge National Scenic Area Act</a> .
1987	The Columbia River Gorge National Scenic Area Act leads to the creations of the bi-state <a href="#">Columbia River Gorge Commission</a> . The mission of the CRGC is to: "Establish, implement and enforce policies and programs that protect and enhance the scenic, natural, recreational and cultural resources of the Columbia River Gorge, and to support the economy of the area by encouraging growth to occur in existing urban areas and allowing economic development consistent with resource protection."
1991	LCDC, with support from the <a href="#">Oregon Department of Transportation</a> (ODOT), adopts the <a href="#">Transportation Planning Rule</a> . The rule creates a partnership program called <a href="#">Transportation and Growth Management</a> (TGM), between DLCD and ODOT to enable the integration of land use and transportation planning.
1992	LCDC adopts amendments to Goals 3 and 4, permitting the identification and designation of high –value and important farm lands, and small scale resource (secondary) lands. Becomes effective August 7, 1993.
1993	Oregon legislature adopts a comprehensive bill to revise Oregon land use provisions for the protection of farm and forest lands, to permit lot-of-record dwellings on such lands, and directs LCDC to repeal its rules providing for the designation of small-scale resource lands (HB 3661).
1994	LCDC adopts rules to implement HB 3661 and to provide additional protections for high-value farmland.
1994	Metro adopts a 2040 plan, charting a long-term regional vision and framework for future land use plans. The plan designates a series of regional centers, town centers and other land use designations. The 2040 plan provides direction to local governments to change local plans and redirects regional planning and investments emphasizing more compact, pedestrian and transit friendly development within existing urban area, rather than continued expansions of the Metro urban growth boundary.
1997	Oregon Supreme Court upholds LCDC rules that protect high-value farmland adopted to implement HB 2661. (Lane County v LCDC)
1998	The  <a href="#">25th Anniversary</a> of SB 100.

## 21st Century

Year	Milestone
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Year	Milestone
2000	Oregon voters pass Ballot Measure 7 (54% - 46%) to compensate property owners when a government land use regulation causes a devaluation of private property. The Oregon Supreme Court overturns the measure because it would have changes more than one part of the Constitution.
2004	On November 2, Oregon voters pass Ballot <a href="#">Measure 37</a> (61% - 39%). The measure provided that governments must pay owners, or forego enforcement by repealing, changing, or not applying restrictions, when certain land use restrictions reduce property value.
2005	Oregon legislature passes Senate Bill 82 ( <a href="#">The Big Look</a> ), creating the Oregon Task Force on Land Use Planning. The task force is charged with conducting a comprehensive review of the Statewide Planning Program and making recommendations to the 2009 Legislature for any needed changes to land-use policy.
2005	On October 14, Marion County Circuit Court Judge Mary Mertens James finds Measure 37 to be unconstitutional on several grounds. (MacPherson et al v Department of Administrative Services, et al)
2006	On February 21, the Oregon Supreme Court overturns Judge James' decision and reinstates Measure 37.
2007	On November 6, Oregon voters pass <a href="#">Ballot Measure 49</a> (62%-38%). Measure 49 modifies Measure 37, clarifying private landowners' rights to build homes; extending rights to surviving spouses; limiting large developments; and protecting farmlands, forestlands, and groundwater supplies.
2011	Oregon's Land Conservation and Development Commission adopts <a href="#">Recommendations on Greenhouse Gas Reduction Targets</a> required by Senate Bill 1059 (2010) and House Bill 2001 (2009) direct that set targets for metropolitan areas to plan for reductions in greenhouse gas emissions from cars and light trucks.
2013	The Oregon Legislature passes <a href="#">HB 2253</a> , a law providing for a new population forecasting process through Portland State University. Population forecasting relieves local governments from having to perform this expensive and technical task when planning for growth.
2014	On January 15, DLCD releases "Preparing for a Cascadia Subduction Zone Tsunami: A Land Use Guide for Oregon Coastal Communities," which is unique in its effort and referenced by coastal communities around the world.
2015	On December 4, LCDC adopts new rules regarding the simplification of the Urban Growth Boundary Amendment Process. These rules implement related legislation enacted by the 2013 Oregon Legislature ( <a href="#">HB 2254</a> , codified as ORS 197A). The rules are effective January 1, 2016.

## New Legislative Land Use Actions

Each legislative session, new legislation is passed that has enduring outcomes for our land use system. Most changes are small, but some are significant. Significant milestones like those above will be included in the department timeline as they occur. Minor legislative actions are captured in the DLCD Legislative Report, written after the end of a legislative session. These reports are written to inform stakeholders and counties of land use related bills that might require a city or county to update its code for compliance. Go to the [Legislative Information](#) page to see the report and other related information.