



# HB 3062: Planning for Healthy Communities

**HB 3062, the Planning for Healthy Communities Act,** is a win-win-win concept for the health and safety of people, our economy, and our environment: give cities clear guidance for protecting health and safety as Oregon’s economy prospers.

## HEALTHY COMMUNITIES ACT

This legislative concept adds clear direction for cities to address potential health and environmental justice impacts when industrial uses are proposed next to homes, hospitals, care facilities or schools. The concept combines technical and community knowledge to quickly identify land use conflicts and possible impacts through early detection and intervention. This modernized approach enhances the health and safety for Oregonians, brings certainty for business, and relieves cities of complaints and litigation.

**HB 3062** will expand offsite impacts mitigation beyond standard nuisance considerations to address increased risks to public health, such as:

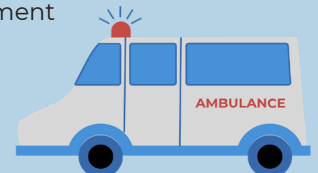
1. Increases in air pollution



2. Urban Heat Island Effect and extreme heat due to lower tree canopy



3. Increases in traffic fatalities and accidents associated with frequent truck and equipment movement





## HEALTHY COMMUNITIES CONCEPT

The legislative concept will establish health and safety protections for Oregonians in land use decisions for economic development through a two pronged approach. Local governments must create maps that indicate where sensitive uses (such as schools, hospitals, care facilities) exist. Then, industrial applicants seeking to build or intensify a use within close proximity of a sensitive site must analyze and provide protection mitigation measures for anticipated community health risks.

### LOCAL MUNICIPALITIES MUST:

1. Map sensitive uses as part of its comprehensive plan.
2. Establish public health safeguards the industrial use applicant must meet to mitigate the identified off-site impacts on sensitive sites in close proximity of the proposed industrial use.
3. Approve or deny permits for the development or intensification of industrial uses if the applicant does not meet the safeguard requirements.

### INDUSTRIAL APPLICANTS MUST:

1. Consider impacts analysis and mitigation measures that account for, at minimum, pollution exposure, traffic and pedestrian safety, diesel emissions, noise, vibration, glare/light and urban heat island effects generated by the use.
2. Oregonians who live in these qualifying areas will now have an opportunity to be a part of the conversations with their city/town about possible off-site impacts and mitigation strategies.

## FINDING SOLUTIONS

Incompatible industrial zoning continue to harm vulnerable Oregon communities. Not only do such communities face more pollution, but they are generally more susceptible to negative health impacts from that pollution due to socio-demographic factors and/or pre-existing health conditions.

**It's time to adopt model policies enacted in other cities and states that are protecting and safeguarding neighborhoods facing disproportionate public health and safety risks.**

## RISK REDUCTIONS USING OVERLAY ZONING



Intended to provide and protect Eugene's large-lot industrial portfolio in the Clear Lake expansion area, the CL Overlay Zone, adopted in 2018, implements comprehensive plan policies that call for fairness and equity in achieving a healthy environment, vibrant community, climate considerations and improved quality of life for surrounding neighborhoods. To this end, the CL Overlay regulations identify certain uses that are restricted or prohibited to avoid incompatibilities between pollution emissions and nearby residences, schools or parks.