

**SB 534 C STAFF MEASURE SUMMARY**

**Carrier:** Rep. Wilson

**House Committee On Rules**

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**Action Date:** 06/18/19

**Action:** Do pass with amendments to the B-Eng bill. (Printed C-Eng.)

**Vote:** 6-1-0-0

**Yeas:** 6 - Boles, Holvey, Nosse, Sprenger, Williamson, Wilson

**Nays:** 1 - Smith Warner

**Fiscal:** Fiscal impact issued

**Revenue:** No revenue impact

**Prepared By:** Josh Nasbe, Counsel

**Meeting Dates:** 6/4, 6/18

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**WHAT THE MEASURE DOES:**

Requires local governments to allow development of at least one unit on each platted lot zoned for a single-family dwelling that is within the urban growth boundary of a city of more than 25,000, unless: water, sewer, storm water drainage or streets are inadequate or will not be adequately served at the time development is complete; the slope is 25 percent or more; it is within the 100-year floodplain; or constrained by regulations based on statewide goals related to natural disasters and hazards, or to natural resources, areas, or open spaces, excluding historic resources. Applies to application for development filed on or after March 1, 2020.

**ISSUES DISCUSSED:**

- Affordable housing
- Local control
- Large homes built across narrow lots
- Demolition concerns

**EFFECT OF AMENDMENT:**

Limits to cities with a population greater than 25,000. Applies to development applications filed on or after March 1, 2020.

**BACKGROUND:**

"Skinny lots" were first platted in the Portland area more than a century ago and average about 25-by-100 feet. Skinny houses designed for such lots are typically multi-storied, and range in size from 900 to about 1,500 square feet. In-fill development on these narrow lots, within existing neighborhoods where infrastructure development already exists, can result in homes with lower market values than larger single-story homes on 5,000-square-foot or larger home sites, but comparable or higher in market value than alternatives like condominiums. Such homes may provide additional home ownership opportunities for buyers.

So long as certain conditions are met, Senate Bill 534 C requires local governments to allow the development of at least one unit on each platted lot zoned for a single-family dwelling within the urban growth boundary of cities with populations greater than 25,000.