

SB 1129 -1 STAFF MEASURE SUMMARY

Senate Committee On Housing and Development

Prepared By: Kaia Maclaren, LPRO Analyst

Meeting Dates: 3/24, 4/7

WHAT THE MEASURE DOES:

The measure requires the Land Conservation and Development Commission to amend its rules to prioritize certain types of land when adding to urban reserves.

Detailed Summary:

Requires the Land Conservation and Development Commission (LCDC) to amend its rules regarding the creation of urban reserves in order to:

- Prioritize adding lands that are zoned for exclusive farm use (EFU) but have poor quality soils, limited water rights, or minimal or nonexistent current or recent farm use; and to
- allow local governments to lower the priority of lands that are used as rural residential subdivision or partitions or other rural planned developments if they are able to show through analysis that:
 - Expanding urban reserves onto those lands would be cost-prohibitive; or
 - other factors make it unlikely to increase housing capacity on those lands.

Declares an emergency, effective on passage.

Fiscal Impact: Has minimal fiscal impact.

Revenue Impact: No revenue impact.

ISSUES DISCUSSED:

- Long-range planning in land-use designations, both urban growth boundaries (intended to accommodate 20 years of growth) and urban reserves (intended to forecast a rough blueprint for 50 years)
- Infrastructure planning and cost-effective growth strategies
- Content of current urban reserves statute (ORS 197A.245) as contrasted with urban reserves in administrative rule
- Sprawl and lack of planning impedes efficient urbanization

EFFECT OF AMENDMENT:

-1 Requires, on or before January 1, 2026, that the Land Conservation and Development Commission (LCDC) amend its rules related to the prioritization of lands added to urban reserves to allow local governments to:

- give a lower priority to lands containing planned developments or subdivisions within a comprehensive goal exception area as compared to other lands within a comprehensive goal exception area;
- give a lower priority to lands containing planned developments or subdivisions on non-resource lands as compared with other non-resource lands; and
- give a lower priority to otherwise high priority lands where providing urban services is not reasonable or cost effective due to topographical or other physical constraints.

Removes from the base bill the requirement that the Land Conservation and Development Commission (LCDC):

- raise the priority for adding land to urban reserves of lands zoned for exclusive farm use (EFU) but have poor quality soils, limited water rights, or minimal or nonexistent current or recent farm use.

SB 1129 -1 STAFF MEASURE SUMMARY

- allow local governments to lower the priority of lands that are used as rural residential subdivision or partitions or other rural planned developments if they are able to show through analysis that:
 - Expanding urban reserves onto those lands would be cost-prohibitive; or
 - other factors make it unlikely to increase housing capacity on those lands.

Declares an emergency, effective on passage.

BACKGROUND:

Each Oregon city is surrounded by an urban growth boundary (UGB); a line drawn on planning maps to designate where a city expects to grow over a 20-year period and where development is allowed to occur. Building restrictions in areas outside of a UGB protect farm and forest resource land and prohibit urban development in those areas. In 2007, the Oregon Legislature passed [Senate Bill 1011](#) to allow Metro and metro-area counties to designate lands that might be added to the UGB as part of the a 50-year plan for the region's growth. Urban reserves are coupled with rural reserves, which are intended to provide long-term protection for large blocks of agricultural land, forest land, and other important natural landscape features by limiting urban development on those lands. [House Bill 2001 \(2023\)](#) allowed cities with a population of greater than 10,000 outside of the Portland metro region to adopt urban and rural reserves as a result of a required survey of buildable lands.