

**SB 1129 A    STAFF MEASURE SUMMARY**  
**Senate Committee On Housing and Development**

**Carrier:** Sen. Broadman

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**Action Date:** 04/07/25

**Action:** Do pass with amendments. (Printed A-Eng.)

**Vote:** 5-0-0-0

**Yeas:** 5 - Anderson, Broadman, Nash, Patterson, Pham

**Fiscal:** Has minimal fiscal impact

**Revenue:** No revenue impact

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**Meeting Dates:** 3/24, 4/7

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**WHAT THE MEASURE DOES:**

The measure requires that, by January 1, 2026, the Land Conservation and Development Commission amend its rules for how lands are prioritized when being added to an urban reserve.

Detailed Summary:

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.

Declares emergency, effective on passage.

**ISSUES DISCUSSED:**

- Long-term planning in land-use designations
- Infrastructure planning and cost-effective growth strategies
- Urban reserves statute (ORS 197A.245) and urban reserves in administrative rule
- Efficient urbanization

**EFFECT OF AMENDMENT:**

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 land zoned for exclusive farm use (EFU) but that have poor quality soils, limited water rights, or minimal or nonexistent current or recent farm use.
- allow local governments to lower the priority of lands that are used as rural residential subdivisions 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

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- other factors make it unlikely to increase housing capacity on those lands.

### 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.

The UGB and urban and rural reserves are part of a process of local comprehensive planning, mandated by SB 100 (1973), processes that align local land-use needs and goals with state standards, statewide planning goals, and administrative rules. A local government can adopt an exception, as outlined in [ORS 197.732 \(2023\)](#) to statewide land use planning goals if:

- The land is physically developed beyond the goals' allowable use.
- The land is irrevocably committed to non-goal uses due to adjacent uses or other factors.
- The exception meets four specific criteria related to the justification of the state policy, impracticability of other areas, environmental and social impacts, and compatibility with adjacent uses.

These exception areas must be approved by the Land Conservation and Development Commission, or the Land Use Board of Appeals. Non-resource land is land found to have low productivity for raising crops, livestock, and forest trees because of physical properties of the soil and climate, and is often a target for the creation of exception areas.