

SB 1129 A STAFF MEASURE SUMMARY
House Committee On Housing and Homelessness

Carrier: Rep. Mannix

Action Date: 05/05/25

Action: Do Pass the A-Eng bill.

Vote: 10-0-2-0

Yeas: 10 - Andersen, Breese-Iverson, Edwards, Fragala, Gamba, Helfrich, Javadi, Levy E, Mannix, Marsh

Exc: 2 - Dobson, Sosa

Fiscal: Has minimal fiscal impact

Revenue: No revenue impact

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Meeting Dates: 4/28, 5/5

WHAT THE MEASURE DOES:

The measure directs the Land Conservation and Development Commission (LCDC) to amend its rules related to the prioritization of lands being added to an urban reserve. The measure declares an emergency and is effective on passage.

Detailed Summary:

On or before January 1, 2026, directs LCDC to amend its rules on prioritization of lands added to an urban reserve to give lower priority to adding

- lands in an exception area approved under the goal exception statute (ORS 197.732) or non-resource lands containing planned developments or subdivisions compared to other resource lands; and
- otherwise high priority lands if providing urban services (as defined in ORS 195.065) is not reasonable or cost effective due to physical constraints.

ISSUES DISCUSSED:

- Prioritization of Exclusive Farm Use (EFU) zones
- Provisions in administrative rules and statutes on prioritization of lands added to urban reserves
- Partially developed and undeveloped parcels process

EFFECT OF AMENDMENT:

No amendment.

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 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.