

SB 1564 STAFF MEASURE SUMMARY

Senate Committee On Housing and Development

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Meeting Dates: 2/10, 2/12

WHAT THE MEASURE DOES:

The measure adds lands to the City of Woodburn’s Urban Growth Boundary (UGB) and zones the added lands as residential under the city’s comprehensive plan. The measure requires that the additional land add no less than 600 residential units, with 30 percent of those units subject to affordability restrictions for a period of at least 60 years. The measure takes effect on the 91st day following adjournment sine die.

Detailed summary:

Adds all lands within the following boundaries to the City of Woodburn’s Urban Growth Boundary (UGB):

- South of Crosby Road Northeast
- West of Boones Ferry Road Northeast,
- North of the city’s existing UGB, and
- East of Marion County Taxlot Number 052W01D00100

Defines added lands as “Medium Density Residential” and “Nodal Development Overlay” to match the city’s comprehensive plan and clarifies that these actions are not land-use decisions. Requires Marion County to amend its comprehensive plan to include the added land and to coordinate special district planning responsibilities and agreements with and between local governments.

Prohibits approval of any plan to develop the added lands until the land is annexed by the city and the city adopts and applies a master plan. Requires this master plan to include:

- No less than 600 residential units on the added land, and
- A binding agreement that at least 30 percent of the units be affordable for a period of at least 60 years at specified income requirements.

Fiscal impact: Has minimal fiscal impact

Revenue impact: No revenue impact

ISSUES DISCUSSED:

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

Every city in Oregon is encircled by an urban growth boundary (UGB), which is a designated line on planning maps that indicates where the city plans to expand over the next 20 years. This expansion may include new residential developments, industrial sites, commercial establishments, or public amenities like parks and utilities. Areas beyond the UGB are protected from urban development to safeguard farmland and forest resources, effectively marking the transition from urban to rural landscapes.

Expanding a UGB involves collaboration between the city and county, along with coordination with special districts that supply essential urban services. In 2016, the Land Conservation and Development Commission (LCDC) introduced updated guidelines for UGB expansions, and since then cities and counties across Oregon have approved 40 such changes.