



American Planning Association
Oregon Chapter

Creating Great Communities for All

February 13, 2026

To: Senate Committee on Finance and Revenue

Re: **SB 1586**

Position: **Oppose**

Dear Chair Broadman, Vice-Chair McLane and members of the committee:

The Oregon Chapter of the American Planning Association (OAPA) appreciates the opportunity to provide testimony on SB 1586.

OAPA is a nonprofit professional membership organization of over 800 planners and those who work with planning in formulating and implementing development and conservation policies at the state and local level. OAPA works to create sustainable and vibrant Oregon communities through professional development, advocacy for sound planning, providing resources to meet the challenges of growth and change, and embracing and promoting diversity, inclusion and equity.

Protecting and Supporting Oregon's Planning Program is an OAPA legislative priority and OAPA opposes legislation weakening Oregon's planning program and any efforts aimed at undermining its effectiveness. We believe that SB 1586 is such a bill and ask you to vote against its passage.

If enacted, SB 1586 would turn 1,700 acres of Rural Reserve land in Washington County into industrial use zoned land. Section 20 of the bill describes the process for implementing this action:

- Washington County and the City of Hillsboro are to amend their comprehensive plans and land use regulations within 6 months of the bill's effective date.
- They are to take this action "**Notwithstanding**" the State statutes related to land use planning or to statewide land use planning goals or administrative rules.

- The required amendments would be deemed acknowledged after their governing bodies adopt the amendments by ordinance or resolution after a public hearing and a copy of such is delivered to the Land Conservation and Development Commission within 14 days after adoption.

Rural reserves provide long-term protection for large blocks of lands that are high value working farms and forests or have important natural features like rivers, wetlands, buttes and floodplains. In the Metro area rural reserve areas are protected from urbanization for 50 years after their designation (until at least 2065).

The land subject to this bill is designated as Rural Reserve for a reason. It is OAPA's understanding that the land is made up of Class 1 and Class 2 soils, and that most of the land within this area is being actively farmed.

Urban reserve lands are lands that have been deemed suitable for urban land uses. When the Metro process expands the Urban Growth Boundary by adding new land, the first priority for those lands are urban reserves.

State Plan Goal 1 - Citizen Involvement provides for "the opportunity for citizens to be involved in all phases of the planning process". While the bill provides for a public hearing prior to adoption of an ordinance or resolution it provides no opportunity for a planning process to determine that the lands should not be in rural reserve, that they should be made available for urban development and that they should be designated for industrial land uses. Public engagement in the Rural Reserve designation provided the public expectation that the land would remain as such for 50 years. The bill breaks that promise. **The bill undermines Goal 1.**

State Plan Goal 2 - Land Use Planning provides "a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions." The process for changing this land from Rural Reserve to industrial zoning requires Washington County and the City of Hillsboro to amend their plans without following land use planning processes. Nor to apply any factual data to the decision making process. **The bill undermines Goal 2.**

State Plan Goal 3 - Agricultural Lands provides "to preserve and maintain agricultural lands." These lands are being used as agricultural lands and went through that process to determine in being designated as a Rural Reserve. **The bill undermines Goal 3.**

State Plan Goal 14 — Urbanization is “To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.”

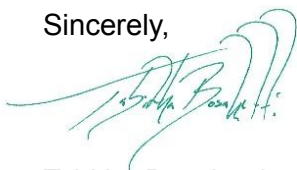
The bill unilaterally makes a change from a rural use to an urban land use. This is not an orderly and efficient transition. Additionally, there are already several hundred acres of undeveloped industrial land in Hillsboro. There is no justification to expand industrial lands in this region until all available lands have been utilized. And there are at least 10,000 acres of industrial lands inside of existing UGBs across the state, and likely so much more than has been reported. **The bill undermines Goal 14.**

While this bill only applies to a specific site, it sets another precedent for undermining Oregon’s land use planning program. The Oregon Planning Program is a deliberate partnership between the State and local jurisdictions. The State provides policies via the Plan Goals and their OARs and administered by LCDC and DLCD and the local jurisdictions implement them via their comprehensive plans and development regulations. Land use planning decisions are made at the local level.

While the Legislature has a role in land use planning by providing agency funding and resources for aiding local planning and in directing policy action by the commission and the agency, the Legislature should not act as a Planning Commission by requiring a specific land use action directed towards a specific county or city or special interest.

OAPA urges a no vote on SB 1586 and we appreciate your attention to our testimony.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tabitha Boschetti', with a stylized flourish at the end.

Tabitha Boschetti
Chair, Legislative and Policy Affairs Committee
Oregon Chapter of the American Planning Association
www.oregonapa.org