Requested by Senator COURTNEY

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PROPOSED AMENDMENTS TO SENATE BILL 10

- On page 1 of the printed bill, line 2, before the period insert "; and prescribing an effective date".
- 3 Delete lines 5 through 31 and delete page 2 and insert:
- "SECTION 2. (1) As used in this section, 'priority transit stop'
 means a transit stop within the boundaries of a city that is on an arterial as defined in the Oregon Vehicle Code or a major arterial highway as designated in a regional transportation plan, not including an
- 8 interstate, with regular transit service scheduled four or more times
- 9 during any hour between February 27, 2019, and March 2, 2019.
- "(2) A city, in consultation with a local mass transit district organized under ORS 267.010 to 267.390, shall either:
- "(a)(A) Identify at least 50 percent of the priority transit stops
 within the city's boundary that are located on lands where residential
 uses are allowed; and
- "(B) For each priority transit stop identified in subparagraph (A)
 of this paragraph, on lands zoned to allow residential uses, establish
 maximum residential density limits that are at least:
- "(i) Twenty residential units per developable acre on lots or parcels
 entirely within one-quarter mile walking distance of the identified
 stop; and
 - "(ii) Forty residential units per developable acre on lots or parcels

- entirely within one-eighth mile walking distance of the identified stop;
- 2 **or**

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- "(b) Create and adopt a plan for the development of lands within one-half mile walking distance of priority transit stops that:
- "(A) Establishes a pattern of varied maximum residential density that does not exceed 75 residential units per developable acre, with higher densities prioritized in high ridership areas;
- 8 "(B) Allows the same maximum total number of residential units 9 that would be authorized under paragraph (a) of this subsection;
 - "(C) Authorizes mixed residential, retail and office uses within areas of higher density focused around identified priority transit stops that are scaled to accommodate transit riders and pedestrian and bicycle travel to and from the surrounding area; and
 - "(D) Includes a network of roads and pedestrian and bicycle paths to support high levels of safe pedestrian and bicyclist access and transit use.
- "(3) A city shall adopt land use regulations and amend its comprehensive plan to adjust building height limits, parking requirements and other development requirements to allow residential areas to be feasibly developed at densities allowed under subsection (2) of this section.
- "(4) This section does not prohibit a city from adopting or enforcing land use regulations based on statewide land use planning goals relating to:
- 25 "(a) Natural hazards; or
- 26 "(b) Natural resources, including air, water, land, natural areas or 27 open spaces, but not including historic resources.
 - "(5) This section does not apply to cities:
- 29 "(a) With a population under 60,000 on the effective date of this 2019 30 Act; or

- "(b) Within a metropolitan service district.
- "SECTION 3. (1) No later than December 31, 2019, cities required to adopt land use regulations under section 2 of this 2019 Act shall notify the Department of Land Conservation and Development whether the city elects to implement section 2 (2)(a) or (2)(b) of this 2019 Act.
 - "(2) No later than December 31, 2022, a city electing to implement section 2 (2)(a) of this 2019 Act shall adopt land use regulations and amend its comprehensive plan to comply with section 2 of this 2019 Act.
 - "(3) No later than December 31, 2023, a city electing to implement section 2 (2)(b) of this 2019 Act shall adopt land use regulations and amend its comprehensive plan to comply with section 2 of this 2019 Act.
 - "(4) Initial adoption of land use regulations and amendments to a comprehensive plan made by a city under this section do not require compliance with administrative rules relating to a statewide land use planning goal that requires the city to determine whether adequate transportation capacity exists to support newly planned development.
 - "SECTION 4. This 2019 Act takes effect on the 91st day after the date on which the 2019 regular session of the Eightieth Legislative Assembly adjourns sine die.".

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