

SENATE AMENDMENTS TO A-ENGROSSED HOUSE BILL 4035

By COMMITTEE ON HOUSING AND DEVELOPMENT

February 25

1 On page 1 of the printed A-engrossed bill, line 2, after “use” insert “; creating new provisions”
2 and after “53,” insert “54,”.

3 On page 4, after line 27, insert:

4 “**SECTION 6.** Section 54, chapter 110, Oregon Laws 2024, is amended to read:

5 “**Sec. 54.** (1) After the deadline for submission of applications established under section [55 of
6 *this 2024 Act*] **53, chapter 110, Oregon Laws 2024**, the city shall:

7 “(a) Review applications filed for compliance with sections 49 to 59, **chapter 110, Oregon Laws**
8 **2024** [of *this 2024 Act*].

9 “(b) For each completed application that complies with sections 49 to 59, **chapter 110, Oregon**
10 **Laws 2024** [of *this 2024 Act*], provide notice to the residents of the proposed site area who were not
11 signatories to the application.

12 “(c) Provide opportunities for public participation in selecting a site, including, at least:

13 “(A) One public comment period;

14 “(B)(i) One meeting of the city’s planning commission at which public testimony is considered;

15 “(ii) One meeting of the city’s council at which public testimony is considered; or

16 “(iii) One public open house; and

17 “(C) Notice on the city’s website or published in a paper of record at least 14 days before:

18 “(i) A meeting under subparagraph (B) of this paragraph; and

19 “(ii) The beginning of a comment period under subparagraph (A) of this paragraph.

20 “(d) Consult with, request necessary information from and provide the opportunity for written
21 comment from:

22 “(A) The owners of each lot or parcel within the site;

23 “(B) If the city does not currently exercise land use jurisdiction over the entire site, the gov-
24 erning body of each county with land use jurisdiction over the site;

25 “(C) Any special district that provides urban services to the site; and

26 “(D) Any public or private utility that provides utilities to the site.

27 “(2) An application filed under this section must:

28 “(a) Be completed for each property owner or group of property owners that are proposing an
29 urban growth boundary amendment under sections 49 to 59, **chapter 110, Oregon Laws 2024** [of *this*
30 *2024 Act*];

31 “(b) Be in writing in a form and format as required by the city;

32 “(c) Specify the lots or parcels that are the subject of the application;

33 “(d) Be signed by all owners of lots or parcels included within the application; and

34 “(e) Include each owner’s signed consent to annexation of the properties if the site is added to
35 the urban growth boundary.

1 “(3) If the city has received approval from all property owners of such lands, in writing in a
2 form and format specified by the city, the governing body of the city may select an application and
3 the city shall adopt a conceptual plan as described in section 55, **chapter 110, Oregon Laws 2024,**
4 [of this 2024 Act] for all or a portion of the lands contained within the application.

5 “(4) A conceptual plan adopted under subsection (3) of this section must include findings iden-
6 tifying reasons for inclusion of lands within the conceptual plan and reasons why lands, if any,
7 submitted as part of an application that was partially approved were not included within the con-
8 ceptual plan.”.

9 In line 28, delete “6.” and insert “7.”.

10 On page 6, line 16, delete “7” and insert “8”.

11 In line 28, delete “8” and insert “9”.

12 On page 7, delete lines 16 through 40 and insert:

13 **“SECTION 10. Section 11 of this 2026 Act is added to and made a part of sections 49 to**
14 **59, chapter 110, Oregon Laws 2024.**

15 **“SECTION 11. (1) The City of Woodburn, when adding a site to the city’s urban growth**
16 **boundary under sections 49 to 59, chapter 110, Oregon Laws 2024:**

17 **“(a) Is not required to comply with the selection conditions in section 50 (1)(b)(D)(ii) or**
18 **(iii), chapter 110, Oregon Laws 2024.**

19 **“(b) Is not required to solicit submission of applications or otherwise comply with section**
20 **50 (1)(e) or 53, chapter 110, Oregon Laws 2024, provided that the city deliver a notice to**
21 **Marion County, the Department of Land Conservation and Development and any special dis-**
22 **trict providing urban services within the city’s urban growth boundary upon receipt of an**
23 **application.**

24 **“(c) May demonstrate need under section 52, chapter 110, Oregon Laws 2024, as of the**
25 **date of the delivery of the notice under paragraph (b) of this subsection.**

26 **“(d) May approve a site upon receipt of an application without subjecting the site to any**
27 **of the processes under section 54 (1), chapter 110, Oregon Laws 2024.**

28 **“(e) Is not required to adopt a binding conceptual plan under section 50 (1)(g), 54 (3) or**
29 **55 (2), chapter 110, Oregon Laws 2024, before adding a site to the city’s urban growth**
30 **boundary under paragraph (f) of this subsection.**

31 **“(f) May select a site application that complies with section 54 (2), chapter 110, Oregon**
32 **Laws 2024, and, following submission under paragraph (h)(A) of this subsection and approval**
33 **under subsection (2) of this section, add the site to the city’s urban growth boundary.**

34 **“(g) For a site added under paragraph (f) of this subsection, shall adopt a master plan**
35 **that, following submission under paragraph (h)(B) of this subsection and approval under**
36 **subsection (2) of this section, must be applied to the site upon annexation of the site. The**
37 **master plan must:**

38 **“(A) Meet any requirements applicable to a conceptual plan under section 55 (3), chapter**
39 **110, Oregon Laws 2024; and**

40 **“(B) Require no fewer than 600 residential units to be developed on the site.**

41 **“(h) Shall have the city’s site selection reviewed, in lieu of the approval procedures set**
42 **forth in section 57, chapter 110, Oregon Laws 2024, by submitting to the department:**

43 **“(A) The selected site application and proposed amendment to the city’s urban growth**
44 **boundary under paragraphs (c) to (f) of this subsection at least 30 days prior to the adoption**
45 **of the amendment.**

1 “(B) A master plan for the site described in paragraph (g) of this subsection at least 30
2 days prior to an annexation hearing for any property included in the site.

3 “(i) Shall comply with an order by the department under subsection (2) of this section.

4 “(2)(a) The department shall review the submittals under subsection (1)(h) of this section
5 for compliance with the provisions of sections 49 to 59, chapter 110, Oregon Laws 2024, and:

6 “(A) If a submittal substantially complies with the provisions of sections 49 to 59, chapter
7 110, Oregon Laws 2024, issue an order approving the submittal; or

8 “(B) If a submittal does not substantially comply with the provisions of sections 49 to 59,
9 chapter 110, Oregon Laws 2024, issue an order remanding the submittal to the city with a
10 specific determination of deficiencies in the submittal and with sufficient detail to identify a
11 specific remedy for any deficiency in a subsequent resubmittal.

12 “(b) The department must issue an order within 30 days of the delivery of a submittal
13 under subsection (1)(h) of this section.

14 “(c) An order issued by the department under this subsection is subject to appeal as de-
15 scribed in section 57 (4), chapter 110, Oregon Laws 2024.

16 “**SECTION 12.** Section 60, chapter 110, Oregon Laws 2024, as amended by section 4, chapter
17 341, Oregon Laws 2025, is amended to read:

18 “**Sec. 60.** (1) [Sections] **Section 49** [to 56, 58 and 59], chapter 110, Oregon Laws 2024, [are] as
19 amended by section 4, chapter 530, Oregon Laws 2025, and section 1 of this 2026 Act, is re-
20 pealed on January 2, 2033.

21 “(2) **Section 50, chapter 110, Oregon Laws 2024, as amended by section 2 of this 2026 Act,**
22 **is repealed on January 2, 2033.**

23 “(3) **Section 51, chapter 110, Oregon Laws 2024, as amended by section 3 of this 2026 Act,**
24 **is repealed on January 2, 2033.**

25 “(4) **Section 52, chapter 110, Oregon Laws 2024, as amended by section 5, chapter 530,**
26 **Oregon Laws 2025, and section 4 of this 2026 Act, is repealed on January 2, 2033.**

27 “(5) **Section 53, chapter 110, Oregon Laws 2024, as amended by section 5 of this 2026 Act,**
28 **is repealed on January 2, 2033.**

29 “(6) **Section 54, chapter 110, Oregon Laws 2024, as amended by section 6 of this 2026 Act,**
30 **is repealed on January 2, 2033.**

31 “(7) **Section 55, chapter 110, Oregon Laws 2024, as amended by section 6, chapter 530,**
32 **Oregon Laws 2025, and section 7 of this 2026 Act, is repealed on January 2, 2033.**

33 “(8) **Section 56, chapter 110, Oregon Laws 2024, as amended by section 8 of this 2026 Act,**
34 **is repealed on January 2, 2033.**

35 “[(2)] (9) **Section 57, chapter 110, Oregon Laws 2024, as amended by section 3 [of this 2025**
36 **Act], chapter 341, Oregon Laws 2025, and section 7, chapter 530, Oregon Laws 2025, is repealed**
37 **on January 2, 2033.**

38 “(10) **Section 58, chapter 110, Oregon Laws 2024, as amended by section 8, chapter 530,**
39 **Oregon Laws 2025, is repealed on January 2, 2033.**

40 “(11) **Section 59, chapter 110, Oregon Laws 2024, is repealed on January 2, 2033.**

41 “[(3)] (12) **Section 2, chapter 341, Oregon Laws 2025, as amended by section 9 of this 2026**
42 **Act, [of this 2025 Act] is repealed on January 2, 2033.**

43 “(13) **Section 11 of this 2026 Act is repealed on January 2, 2033.”.**

44 In line 41, delete “10” and insert “13”.

45 On page 8, line 13, delete “11” and insert “14”.

