

SB 1522-1
(LC 54)
2/3/26 (RLM/ps)

Requested by SENATE COMMITTEE ON HOUSING AND DEVELOPMENT

**PROPOSED AMENDMENTS TO
SENATE BILL 1522**

1 On line 2 of the printed bill, after “housing” insert “; amending ORS
2 197A.245”.

3 Delete lines 4 through 8 and insert:

4 **“SECTION 1.** ORS 197A.245 is amended to read:

5 “197A.245. (1) To ensure that the supply of land available for urbanization
6 is maintained:

7 “(a) Local governments may cooperatively designate lands outside urban
8 growth boundaries as urban reserves subject to ORS 197.610 to 197.625 and
9 197.626.

10 “(b) Alternatively, Metro and a county or a city and a county may enter
11 into a written agreement pursuant to ORS 190.003 to 190.130, 195.025 or
12 197.652 to 197.658 to designate urban reserves. A process and criteria devel-
13 oped pursuant to this paragraph are an alternative to a process or criteria
14 adopted pursuant to paragraph (a) of this subsection.

15 “(2) The Land Conservation and Development Commission may require a
16 local government to designate urban reserves pursuant to subsection (1)(a)
17 of this section during its periodic review in accordance with the conditions
18 for periodic review under ORS 197.628.

19 “(3) In carrying out subsections (1) and (2) of this section:

20 “(a) Within an urban reserve, a local government may not prohibit the
21 siting on a legal parcel of a single-unit dwelling that would otherwise have

1 been allowed under law existing prior to designation as an urban reserve.

2 “(b) The commission shall provide to local governments a list of options,
3 rather than prescribing a single planning technique, to ensure the efficient
4 transition from rural to urban use in urban reserves.

5 “(4) Urban reserves designated under this section must be planned to ac-
6 commodate population and employment growth for:

7 “(a) At least 40 years and not more than 50 years; or

8 “(b) At least 20 years, and not more than 30 years, after the 20-year period
9 for which the local government has inventoried buildable lands under ORS
10 197A.270, 197A.280 or 197A.350.

11 “(5) Urban reserves may be established at any time without regard to a
12 schedule under ORS 197A.270 (2), 197A.280 (2) or 197A.350 (2).

13 “(6) The designation of urban reserves under subsection (1)(b) of this
14 section must **not be based on existing land uses or soil type but must**
15 be based **solely** upon [*consideration of factors including, but not limited to,*]
16 **determining** whether land proposed for designation as urban reserves, alone
17 or in conjunction with land inside the urban growth boundary:

18 “(a) Can be developed at urban densities in a way that makes efficient
19 use of existing and future public infrastructure investments;

20 “(b) Includes sufficient development capacity to support a healthy urban
21 economy;

22 “(c) Can be served by public schools and other urban-level public facilities
23 and services efficiently and cost-effectively by appropriate and financially
24 capable service providers;

25 “(d) Can be designed to be walkable and served by a well-connected sys-
26 tem of streets by appropriate service providers;

27 “(e) Can be designed to preserve and enhance natural ecological systems;
28 and

29 “(f) Includes sufficient land suitable for a range of housing types.

30 “(7) A county may take an exception under ORS 197.732 to a statewide

1 land use planning goal to allow the establishment of a transportation facility
2 in an area designated as urban reserve under this section.

3 "(8) The commission shall adopt [*by goal or*] by rule a process [*and crite-*
4 *ria*] for designating urban reserves pursuant to this section.”.

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