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# Monmouth UGB Land Exchange - HB 2647-3



March 2025

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# Why is this Needed?

**Monmouth (pop. 11,000) has an extremely limited residential land supply**

- Less than 10 serviceable lots available to build on.
  - Unincorporated UGB land supply limited to 3 owners that will not annex property for development.
  - Portions of the UGB unlikely to develop due to flood hazards, access, and infrastructure issues
  - Monmouth is the 8th most rent-burdened City in Oregon.
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# Existing UGB adjustment process

- **SB 1537 land exchange not available to Monmouth**

City UGB is surrounded by resource land

- **Traditional UGB Adjustment**

Takes multiple years

Costs thousands of dollars

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# What would HB 2647-3 allow?

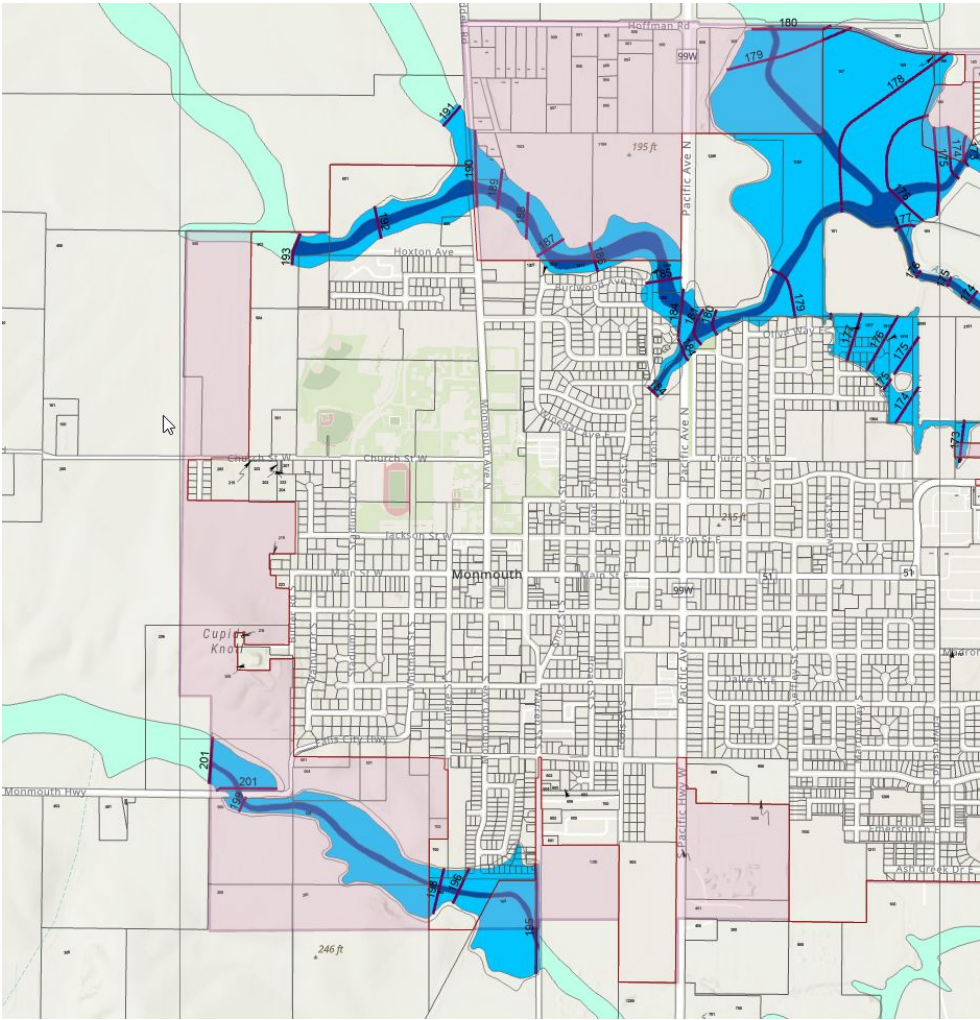
## Remove 90 acres

- Environmentally sensitive land (flood hazard, wetlands)
- Not likely to develop due to infrastructure and environmental mitigation costs

## Add 75 acres

- No environmental constraints
  - Cooperative land owner
  - Infrastructure readily available
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# Monmouth UGB Land Exchange



# Where would HB 2647-3 apply?

- **Bill is narrowly tailored**  
Applies to limited, site specific criteria  
in Monmouth
  - **Could not be used to make UGB  
adjustments elsewhere**
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# How does this benefit the public?

## Addresses housing production goals

- 75 acres of residential land zoned for middle housing units
- Reduces development construction costs

## Protects environmentally sensitive resources

- Removes creek, wetland and flood hazard areas, wildlife corridors from development impacts
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