

HB 2647 B STAFF MEASURE SUMMARY
Senate Committee On Housing and Development

Carrier: Sen. Patterson

Action Date: 05/14/25

Action: Do pass with amendments to the A-Eng bill. (Printed B-Eng.)

Vote: 5-0-0-0

Yeas: 5 - Anderson, Broadman, Nash, Patterson, Pham

Fiscal: Has minimal fiscal impact

Revenue: No revenue impact

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Meeting Dates: 5/7, 5/14

WHAT THE MEASURE DOES:

The measure allows the City of Monmouth to amend its urban growth boundary by adding and removing sites under a specified process.

Detailed Summary:

Allows the City of Monmouth to amend its urban growth boundary (UGB) by adding one or more sites to the UGB and removing one or more tracts of land from the UGB. Specifies that the area to be **removed** under this process:

- may not exceed 90 acres;
- must have more than 25 percent of its acreage within an area mapped as a flood hazard or a wetland;
- may not have been annexed by the city; and
- may not be served by the city's sewer service.

Allows the site meeting the above conditions to be removed from UGB without landowner consent, and clarifies that provisions regarding compensation for restriction of use of real property due to land use regulation do not apply to the removal of land with this process.

Specifies that the area to be **added** under this process:

- may not exceed 75 net residential acres;
- must be contiguous to the boundary of the city and the city's existing UGB,
- may not have more than 25 percent of its acreage within an area mapped as a flood hazard or wetland; and
- must be able to connect to water and sewer services.

Requires that, in addition, the added site must be owned by owners who have consented to having the site added to the UGB and annexed by the city.

Specifies that review of an exchange of lands can only be made by the county and the Department of Land Conservation & Development under the one-time site addition requirements for UGBs enacted in 2024 through Senate Bill 1537. Exempts site additions from provisions on current one-time site additions to UGBs. Sunsets provisions on January 2, 2033.

ISSUES DISCUSSED:

- Provisions of the measure

EFFECT OF AMENDMENT:

The amendment changes the maximum area of flood hazard or wetland within the land to be added to the urban growth boundary from 20 percent to 25 percent. The amendment removes the requirement that the city adopt amendments to the city's comprehensive plan and land use regulations to allow for residential development of the added site at a minimum density of seven units per acre, and the requirement that the Department of Land Conservation and Development allow and acknowledge these amendments by the city.

BACKGROUND:

Every city in Oregon is encircled by an urban growth boundary (UGB), which is a designated line on planning maps that indicates where the city plans to expand over the next 20 years. This expansion may include new residential developments, industrial sites, commercial establishments, or public amenities like parks and utilities. Areas beyond the UGB are protected from urban development to safeguard farmland and forest resources, effectively marking the transition from urban to rural landscapes.

Expanding a UGB involves collaboration between the city and county, along with coordination with special districts that supply essential urban services. Typically, the expansion process includes opportunities for public participation. Once an area is incorporated within a UGB, it becomes eligible for annexation into the city limits. Notably, this annexation process is not overseen by the Land Conservation and Development Commission (LCDC).

Since 2016, after the LCDC introduced updated guidelines for UGB expansions, cities and counties across Oregon have approved 40 such changes. This alternative process is optional and is meant to simplify and speed up UGB amendments by reducing costs and administrative complexity ([OAR 660-038-0000](#)). Some local governments submit their UGB amendments to the Department of Land Conservation and Development (DLCD) for [review](#). The DLCD director is required to either approve the amendment, send it back for revisions, or refer it to the LCDC, with a decision made within 120 days of receiving the submission.