

A-Engrossed
House Bill 2647

Ordered by the House April 15
Including House Amendments dated April 15

Sponsored by Representative EVANS (Pre-session filed.)

SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure. The statement includes a measure digest written in compliance with applicable readability standards.

Digest: This Act creates a process for Monmouth to amend its UGB. (Flesch Readability Score: 87.9).

[Digest: This Act allows a city to expand for industry. (Flesch Readability Score: 66.1).]

[Authorizes cities to bring certain lands within their urban growth boundaries for light industrial and open space uses.]

[Sunsets January 2, 2035.]

[Sunsets 2011 program under which the Economic Recovery Review Council designated regionally significant industrial areas.]

Establishes the process and requirements by which the City of Monmouth may amend its urban growth boundary to add up to 75 acres and to remove up to 90 acres.

Sunsets January 2, 2033.

A BILL FOR AN ACT

1
2 Relating to urban growth boundaries; creating new provisions; and amending sections 57 and 60,
3 chapter 110, Oregon Laws 2024.

4 **Be It Enacted by the People of the State of Oregon:**

5 **SECTION 1. Section 2 of this 2025 Act is added to and made a part of sections 49 to 59,**
6 **chapter 110, Oregon Laws 2024.**

7 **SECTION 2. (1) In lieu of amending its urban growth boundary under any other process**
8 **provided by sections 49 to 59, chapter 110, Oregon Laws 2024, the City of Monmouth may**
9 **amend its urban growth boundary to add one or more sites to the urban growth boundary**
10 **and to remove one or more tracts of land from the urban growth boundary as provided in**
11 **this section.**

12 **(2) The area to be removed under this section:**

13 **(a) May not exceed 90 acres;**

14 **(b) Must have more than one-quarter of its acreage within an area mapped as flood**
15 **hazard or wetland;**

16 **(c) May not have been annexed by the city;**

17 **(d) Must be designated for residential use on the city's comprehensive plan map; and**

18 **(e) May not be currently served by city sewer service.**

19 **(3) The site to be added under this section:**

20 **(a) May not exceed 75 net residential acres;**

21 **(b) Must be contiguous to the boundary of the city and the city's existing urban growth**
22 **boundary;**

23 **(c) May not have more than 20 percent of its acreage within an area mapped as a flood**

NOTE: Matter in **boldfaced** type in an amended section is new; matter *[italic and bracketed]* is existing law to be omitted. New sections are in **boldfaced** type.

1 **hazard or wetland;**

2 **(d) Must be able to connect to nearby water and sewer services; and**

3 **(e) Must be owned by owners that have consented to having the site:**

4 **(A) Added to the urban growth boundary;**

5 **(B) Annexed by the city; and**

6 **(C) Planned as described in subsection (4) of this section.**

7 **(4)(a) Upon annexation of the site, the city shall adopt amendments to the city's com-**
8 **prehensive plan and land use regulations to allow for residential development of the added**
9 **site at a minimum density of seven units per acre.**

10 **(b) Notwithstanding any other provision of this chapter or ORS chapter 197, or any**
11 **statewide land use planning goal or administrative rule, the Department of Land Conserva-**
12 **tion and Development shall allow and acknowledge amendments by the city under this sec-**
13 **tion as described in ORS 197.625.**

14 **(5) Land may be removed from an urban growth boundary under this section without**
15 **landowner consent. ORS 195.305 to 195.336 do not apply to the removal of land from the urban**
16 **growth boundary under this section.**

17 **(6) Review of an exchange of lands made under this section may only be made by the**
18 **county as provided in section 50 (2), chapter 110, Oregon Laws 2024, and by the Department**
19 **of Land Conservation and Development, subject to judicial review, as provided in section 57,**
20 **chapter 110, Oregon Laws 2024.**

21 **(7)(a) Sections 52, 53, 54, 55 and 56, chapter 110, Oregon Laws 2024, do not apply to a site**
22 **addition made under this section.**

23 **(b) A site addition made under this section is not required to meet the conditions listed**
24 **in section 50 (1)(a) to (g), chapter 110, Oregon Laws 2024.**

25 **SECTION 3.** Section 57, chapter 110, Oregon Laws 2024, is amended to read:

26 **Sec. 57.** (1) Within 21 days after the adoption of an amendment to an urban growth boundary
27 or the adoption or amendment of a conceptual plan under sections 49 to 59, **chapter 110, Oregon**
28 **Laws 2024** [of this 2024 Act], and the approval by a county if required under section 50 (2), **chapter**
29 **110, Oregon Laws 2024** [of this 2024 Act], the conceptual plan or amendment must be submitted to
30 the Department of Land Conservation and Development for review. The submission must be made
31 by:

32 (a) The city, for an amendment under section 50 or 58, **chapter 110, Oregon Laws 2024, or**
33 **section 2 of this 2025 Act** [of this 2024 Act]; or

34 (b) Metro, for an amendment under section 51 or 58, **chapter 110, Oregon Laws 2024** [of this
35 2024 Act].

36 (2) Within 60 days after receiving a submittal under subsection (1) of this section, the depart-
37 ment shall:

38 (a) Review the submittal for compliance with the provisions of sections 49 to 59, **chapter 110,**
39 **Oregon Laws 2024** [of this 2024 Act].

40 (b)(A) If the submittal substantially complies with the provisions of sections 49 to 59, **chapter**
41 **110, Oregon Laws 2024** [of this 2024 Act], issue an order approving the submittal; or

42 (B) If the submittal does not substantially comply with the provisions of sections 49 to 59,
43 **chapter 110, Oregon Laws 2024** [of this 2024 Act], issue an order remanding the submittal to the
44 city or to Metro with a specific determination of deficiencies in the submittal and with sufficient
45 detail to identify a specific remedy for any deficiency in a subsequent resubmittal.

- 1 (3) If a conceptual plan is remanded to Metro under subsection (2)(b) of this section:
2 (a) The department shall notify the city; and
3 (b) The city may amend its conceptual plan and resubmit a petition to Metro under section 51,
4 **chapter 110, Oregon Laws 2024** [of this 2024 Act].
5 (4) Judicial review of the department's order:
6 (a) Must be as a review of orders other than a contested case under ORS 183.484; and
7 (b) May be initiated only by the city or an owner of a proposed site.
8 (5) Following the approval of a submittal under this section, a local government must include
9 the added lands in any future inventory of buildable lands or determination of housing capacity
10 under ORS 197A.270, 197A.280, 197A.335 or 197A.350.
11 **SECTION 4.** Section 60, chapter 110, Oregon Laws 2024, is amended to read:
12 **Sec. 60.** (1) Sections 49 to [59 of this 2024 Act] **56, 58 and 59, chapter 110, Oregon Laws 2024,**
13 are repealed on January 2, 2033.
14 (2) **Section 57, chapter 110, Oregon Laws 2024, as amended by section 3 of this 2025 Act,**
15 **is repealed on January 2, 2033.**
16 (3) **Section 2 of this 2025 Act is repealed on January 2, 2033.**
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