

HOUSE AMENDMENTS TO HOUSE BILL 2647

By COMMITTEE ON HOUSING AND HOMELESSNESS

April 15

1 On page 1 of the printed bill, line 2, after “provisions;” delete the rest of the line and line 3 and
2 insert “and amending sections 57 and 60, chapter 110, Oregon Laws 2024.”.

3 Delete lines 5 through 28 and delete pages 2 and 3 and insert:

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

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

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

12 **“(a) May not exceed 90 acres;**

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

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

16 **“(d) Must be designated for residential use on the city’s comprehensive plan map; and**

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

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

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

20 **“(b) Must be contiguous to the boundary of the city and the city’s existing urban growth**
21 **boundary;**

22 **“(c) May not have more than 20 percent of its acreage within an area mapped as a flood**
23 **hazard or wetland;**

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

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

26 **“(A) Added to the urban growth boundary;**

27 **“(B) Annexed by the city; and**

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

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

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

1 “(5) Land may be removed from an urban growth boundary under this section without
2 landowner consent. ORS 195.305 to 195.336 do not apply to the removal of land from the urban
3 growth boundary under this section.

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

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

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

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

13 “**Sec. 57.** (1) Within 21 days after the adoption of an amendment to an urban growth boundary
14 or the adoption or amendment of a conceptual plan under sections 49 to 59, **chapter 110, Oregon**
15 **Laws 2024** [*of this 2024 Act*], and the approval by a county if required under section 50 (2), **chapter**
16 **110, Oregon Laws 2024** [*of this 2024 Act*], the conceptual plan or amendment must be submitted to
17 the Department of Land Conservation and Development for review. The submission must be made
18 by:

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

21 “(b) Metro, for an amendment under section 51 or 58, **chapter 110, Oregon Laws 2024** [*of this*
22 *2024 Act*].

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

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

27 “(b)(A) If the submittal substantially complies with the provisions of sections 49 to 59, **chapter**
28 **110, Oregon Laws 2024** [*of this 2024 Act*], issue an order approving the submittal; or

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

33 “(3) If a conceptual plan is remanded to Metro under subsection (2)(b) of this section:

34 “(a) The department shall notify the city; and

35 “(b) The city may amend its conceptual plan and resubmit a petition to Metro under section
36 51, **chapter 110, Oregon Laws 2024** [*of this 2024 Act*].

37 “(4) Judicial review of the department’s order:

38 “(a) Must be as a review of orders other than a contested case under ORS 183.484; and

39 “(b) May be initiated only by the city or an owner of a proposed site.

40 “(5) Following the approval of a submittal under this section, a local government must include
41 the added lands in any future inventory of buildable lands or determination of housing capacity
42 under ORS 197A.270, 197A.280, 197A.335 or 197A.350.

43 “**SECTION 4.** Section 60, chapter 110, Oregon Laws 2024, is amended to read:

44 “**Sec. 60.** (1) Sections 49 to [*59 of this 2024 Act*] **56, 58 and 59, chapter 110, Oregon Laws 2024,**
45 are repealed on January 2, 2033.

1 “(2) Section 57, chapter 110, Oregon Laws 2024, as amended by section 3 of this 2025 Act,
2 is repealed on January 2, 2033.

3 “(3) Section 2 of this 2025 Act is repealed on January 2, 2033.”.

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