

Requested by Representative EVANS

**PROPOSED AMENDMENTS TO  
HOUSE BILL 2647**

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

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

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

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

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

14 **“(a) May not exceed 90 acres;**

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

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

18 **“(d) Must be designated for residential use on the city’s compre-  
19 hensive plan map; and**

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

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

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

2       “(b) Must be contiguous to the boundary of the city and the city’s

3 existing urban growth boundary;

4       “(c) May not have more than 20 percent of its acreage within an

5 area mapped as a flood hazard or wetland;

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

7 and

8       “(e) Must be owned by owners that have consented to having the

9 site:

10       “(A) Added to the urban growth boundary;

11       “(B) Annexed by the city; and

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

13       “(4)(a) Upon annexation of the site, the city shall adopt amend-

14 ments to the city’s comprehensive plan and land use regulations to

15 allow for residential development of the added site at a minimum

16 density of seven units per acre.

17       “(b) Notwithstanding any other provision of this chapter or ORS

18 chapter 197, or any statewide land use planning goal or administrative

19 rule, the Department of Land Conservation and Development shall al-

20 low and acknowledge amendments by the city under this section as

21 described in ORS 197.625.

22       “(5) Land may be removed from an urban growth boundary under

23 this section without landowner consent. ORS 195.305 to 195.336 do not

24 apply to the removal of land from the urban growth boundary under

25 this section.

26       “(6) Review of an exchange of lands made under this section may

27 only be made by the county as provided in section 50 (2), chapter 110,

28 Oregon Laws 2024, and by the Department of Land Conservation and

29 Development, subject to judicial review, as provided in section 57,

30 chapter 110, Oregon Laws 2024.

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

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

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

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

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

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

19       “(2) Within 60 days after receiving a submittal under subsection (1) of this  
20 section, the department shall:

21       “(a) Review the submittal for compliance with the provisions of sections  
22 49 to 59, **chapter 110, Oregon Laws 2024** [*of this 2024 Act*].

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

26       “(B) If the submittal does not substantially comply with the provisions  
27 of sections 49 to 59, **chapter 110, Oregon Laws 2024** [*of this 2024 Act*], issue  
28 an order remanding the submittal to the city or to Metro with a specific  
29 determination of deficiencies in the submittal and with sufficient detail to  
30 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  
2 this section:

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

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

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

7 “(a) Must be as a review of orders other than a contested case under ORS  
8 183.484; and

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

10 “(5) Following the approval of a submittal under this section, a local  
11 government must include the added lands in any future inventory of  
12 buildable lands or determination of housing capacity under ORS 197A.270,  
13 197A.280, 197A.335 or 197A.350.

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

16 “**Sec. 60.** (1) Sections 49 to [*59 of this 2024 Act*] **56, 58 and 59, chapter**  
17 **110, Oregon Laws 2024**, are repealed on January 2, 2033.

18 “(2) **Section 57, chapter 110, Oregon Laws 2024, as amended by sec-**  
19 **tion 3 of this 2025 Act, is repealed on January 2, 2033.**

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

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