
Monmouth UGB Land Exchange - HB 2647-A



May 2025

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-A allow?

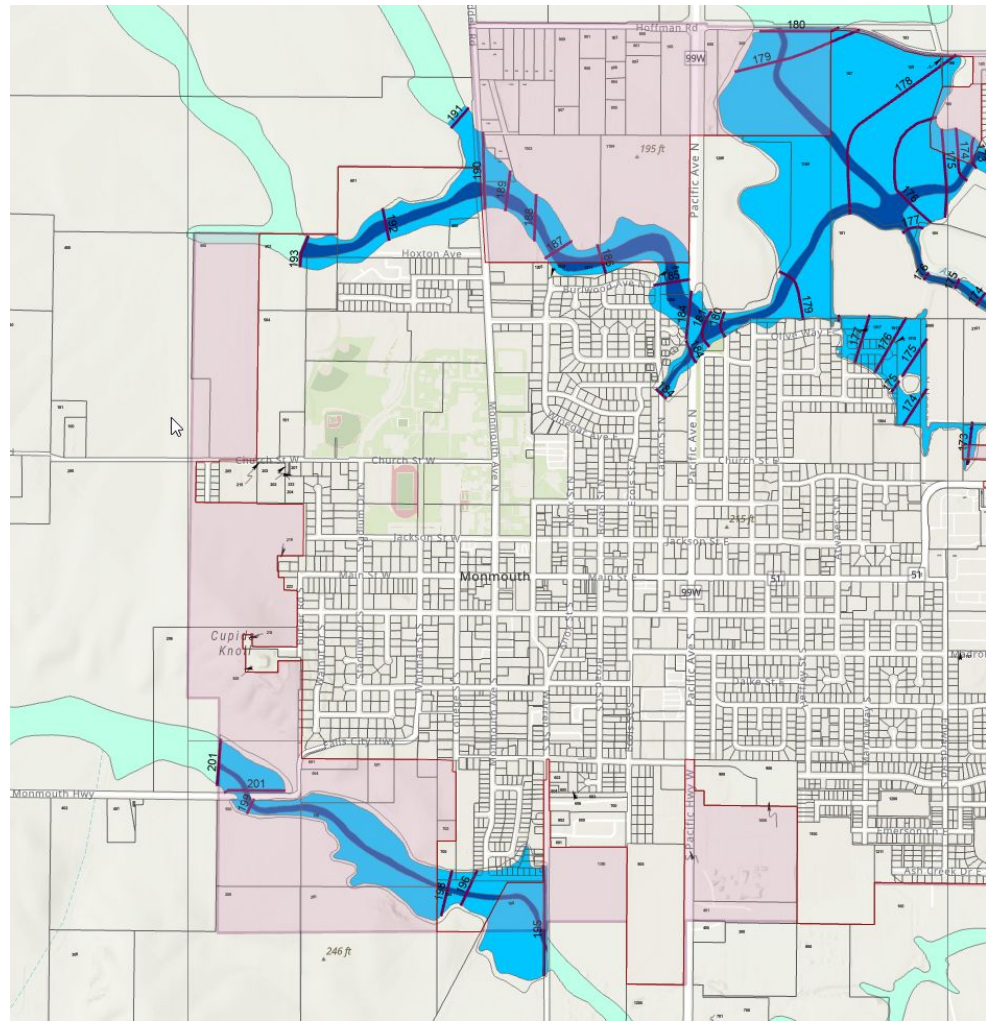
Remove 90 acres

- 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-A 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

- Reduces development impacts to fish-bearing creek, wetlands, flood hazard areas, and wildlife corridors
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