

Monmouth Housing Needs Open House
Wednesday, March 20, 2019
Meeting Summary

Meeting attendees: Approximately 25 people attended the meeting, including several members of the Monmouth Planning Commission and City Council

Staff present:

Suzanne Dufner, Community Development Director

Consultants present:

Matt Hastie, Angelo Planning Group

Brendan Buckley, Johnson Economics

Suzanne Dufner greeted the meeting attendees, provided an overview of the meeting format and introduced the project consultants, Matt Hastie and Brendan Buckley.

Matt Hastie noted after the presentation there is an opportunity for individuals to provide comments about the types of housing needed in Monmouth and what strategies the City should explore to ensure Monmouth is able to meet its projected housing needs in the future.

Matt explained how the buildable land inventory was completed and how much land is available for future housing. He noted the types of constrained land that were excluded from the inventory (e.g. wetlands, floodways, land with conservation easements, etc.).

Brendan Buckley provided an overview of the draft Housing Needs Analysis and explained current housing trends and future needs. Next this information was compared to the amount of available buildable land. The analysis shows an overall surplus in the Low Density and Medium Density categories and a slight deficit in the High Density Residential category within the entire UGB. There is a projected shortage of available residential land within the city limits.

Matt reviewed the types of housing strategies that can be used to address the future housing needs and opened the meeting to questions.

Brian Sparks asked whether or not a UGB expansion is an option? Matt noted under the state land use requirements you need to demonstrate a need to expand the UGB and currently there is a projected surplus. Unwillingness of current property owners to annex and develop their properties does not allow the city to deduct these lands from the buildable land inventory because this is a 20 year plan and the owner may sell the property or change their mind in the future. A UGB swap could be a possible option to address unwilling property owners that do not want to annex over the 20 year planning horizon.

Brian asked whether the city had to maintain a 20 year supply of all types of land. Matt replied yes, the city is required to maintain a 20 year supply of residential, commercial and industrial land.

Councilor Christopher Lopez asked several clarification questions about the Buildable Land Inventory map and whether the growth expectations were taken into account. Brendan replied

the student population was taken into consideration in terms of the group quarters/dormitory population and age/income demographics, as well as the population projections prepared by Portland State University.

Question about small UGB adjustment/amendment for a sliver of land that is not large enough to be developed. Matt noted he would check the requirements for making minor changes/adjustments to the UGB and include the information in the summary notes for the meeting.

Additional Information About UGB Land Exchanges and Minor UGB Amendments

The city's consultant provided the following information on this topic as a follow-up to this meeting.

UGB land exchanges or swaps are possible through a process of simultaneously removing and adding land to the UGB to make up for capacity lost by removing land. This process is guided by Oregon Revised Statutes (ORS) 197.764. This ORS section provides specific eligibility requirements and standards for land removed; subsection (3)(b) of this section states that "A local government that approves an application under this section shall either expand the urban growth boundary to compensate for any resulting reduction in available buildable lands or increase the development capacity of the remaining supply of buildable lands."

ORS provisions do not in fact provide separate criteria for approval of small or minor expansions of a UGB. It appears that all expansions for land to support long-term housing needs are subject to the same criteria and standards related to establishing the long-term (20-year) need for residential land. However, ORS 197.626, the section that governs submission of land use decisions to expand UGBs applies to "amendments of more than 50 acres of land for cities with a population of 2,500 or more." This implies that there is a different process for submission and approval of UGBs of less than 50 acres. Additional consultation with Department of Land Conservation and Development staff will be undertaken to help clarify this issue.