



151 Main Street W. | Monmouth, Oregon | 97361

TESTIMONY IN FAVOR OF HB2647

Thank you, Chair Marsh, Vice Chairs Breese-Iverson and Andersen, and Members for this opportunity to speak in support of HB 2647. I am Rochelle Roaden, City Manager of the City of Monmouth.

Prior to my role in Monmouth, I was the City Manager of Dayton, Oregon, where in 2022 we accomplished a significant milestone – the second UGB Land Swap in Oregon State's history. When discussing traditional UGB Swap processes, it is essential to highlight that Dayton's land swap which was considered a model example by many, faced no opposition or appeals, and still took over two years to complete.

Additionally, once the swap is completed, the annexation process can take between 6-9 months, and then development design and permitting which can take close to a year if not more. Thus, we are looking at 3-4 years at the earliest to break ground on new housing development.

The Dayton land swap incurred over \$25,000 in costs. The financial burden can be quite challenging especially for small cities and cities with limited planning staff. In today's economy cities are experiencing shortfalls in revenues compared to rapidly increases expenses. Finding such funds and staff bandwidth can be exceedingly difficult.

This situation underscores the necessity for streamlined processes and support for small municipalities to effectively manage land use and development while maintaining fiscal responsibility during a housing crisis in our state.

Thank you for your time.

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