

North Clackamas Chamber Public Policy/Government Affairs Meeting June 6, 2022

Report by: Susan Keil

RE: Metro UGB expansion and mid cycle review process

Metro Councilor Christine Lewis and members of the Metro Policy Team talked about Tigard's application for UGB expansion and the exchange process being used to consider this expansion instead of the usual mid-cycle process. In essence the land exchange process allows expansion to be granted by Metro by removing land, currently in the urban reserves anywhere within the UGB. While not quite an even trade in acreage, Metro is looking for about 350 acres to offset the 500 acres being requested by Tigard. The 500 acres requested by Tigard is called River Terrace 2.0, of which about 200 acres is buildable. The land which would be targeted for the exchange is land classified as urban reserve and which has not developed as quickly as expected. To initiate this process, cities submit concept plans which include the cost of service for utilities.

There were some significant issues raised: the assertion that Metro has low regard for the Sunrise Corridor development, which has been poorly funded by Metro and has been slower to develop; that Metro may have target areas identified which are not being divulged; if property is removed from urban reserves, it is not expected to be returned to it; that if an area has infrastructure in place, it is deemed to be ready to develop; and the approval of the Oregon City outfall indicates that the area surrounding and served by it is ready for development and that even if an area is removed from urban reserves, it is still included in the Metro jurisdiction and regulations.

A request was made to have a report from Metro about the areas they are targeting. There is strong suspicion that Damascus and Sunrise Corridor are on that list.