

Conditions of Approval on Land Added to the UGB

A. Comprehensive planning in the area added to the UGB:

1. Within four years after the date of this ordinance, the City of Tigard (city) will complete comprehensive planning consistent with Metro code section 3.07.1120 (Planning for Areas Added to the UGB).
2. As the city conducts comprehensive planning for the expansion areas, it will address how its plans implement relevant policies adopted by Metro in the 2014 regional Climate Smart Strategy regarding: (a) concentrating mixed-use and higher density development in existing or planned centers; (b) increasing use of transit; and (c) increasing active transportation options. The city shall coordinate with the appropriate county and transit provider regarding identification and adoption of transportation strategies.
3. As the city conducts comprehensive planning for the expansion areas, it will regularly consult with Metro Planning and Development staff regarding compliance with these conditions, compliance with the Urban Growth Management Functional Plan, compliance with applicable state law, and use of best practices in planning and development, and community engagement. To those ends, the city will include Metro staff in advisory groups as appropriate.
4. At the beginning of comprehensive planning, the city will develop – in consultation with Metro – a public engagement plan that encourages broad-based, early and continuing opportunity for public involvement. Throughout the planning process, focused efforts will be made to engage historically marginalized populations, including people of color, people with limited English proficiency and people with low income, as well as people with disabilities, older adults and youth.

B. Additional requirements:

1. The city will plan for at least 3,000 homes in the River Terrace 2.0 area being added to the UGB.
2. The River Terrace 2.0 area will be designated Neighborhood on the Metro 2040 Growth Concept map.
3. The city may propose the addition of Corridors for depiction on the 2040 Growth Concept map as an outcome of comprehensive planning for the area.
4. The city will continue making progress toward the actions described in Metro Code section 3.07.620 (Actions and Investments in Centers, Corridors, Station Communities, and Main Streets).

Exhibit B to Ordinance No. 23-1488

5. The city will continue to coordinate with Clean Water Services (CWS) regarding the South Bull Mountain Regional Stormwater and Sanitary System Study; all future development in River Terrace 2.0 and other parts of the city must be consistent with construction and design standards adopted by CWS in order to reduce and mitigate erosion impacts caused by stormwater.
6. Metro will work with Oregon City, Clackamas County, and the Oregon Department of Land Conservation and Development to ensure that removal of the two areas from the UGB is reflected in future housing forecast coordination efforts.