



Tigard River Terrace 2.0 urban growth boundary exchange

A proposed swap would remove land from the urban growth boundary that is unlikely to be developed in the next 20 years and add land near Tigard that could support development in the near future.

Oregon law protects farms and forests and ensures that growth happens in areas where it makes sense. In the greater Portland region, Metro manages the urban growth boundary to ensure there is enough developable land for the next 20 years of growth. That growth also requires urban services such as roads, water and sewer systems, parks, schools and fire and police protection.

Despite being inside the growth boundary, some areas have not moved toward development of new housing and businesses. Tigard has proposed a new community that can be developed to provide people in the region with much-needed housing. This development is in an area the region identified as urban reserve, land that has been designated for future boundary expansions when needed.

Metro is exploring adding Tigard's proposed River Terrace 2.0 area to the urban growth boundary, while removing a comparable amount of land from the boundary in an area that it is unlikely to provide new housing or jobs needed for the next 20 years. This process, known as an urban growth boundary exchange, has been used elsewhere in the state, but not the greater Portland region.

What is a UGB?

It's a short way of saying urban growth boundary. The boundary determines areas that are developed or are ready to grow and develop (inside the boundary) and what is likely to stay rural (outside). The urban growth boundary's location is formally reviewed every six years to determine if additional land should be brought inside to support anticipated growth.



What does it mean if my property is proposed to be removed from the urban growth boundary?

It means that the area is not currently ready for change. A city in the area is not prepared to support development like higher density housing or business and so it should remain unchanged until local plans develop a coordinated strategy for how growth might occur there.

Will the zoning on my property change if it is removed from the urban growth boundary?

The same Clackamas County zoning will apply to your property if the UGB is moved.

Will my property taxes change?

No. The urban growth boundary does not affect property tax rates.

Will there be urban development where property is removed from the urban growth boundary?

No. There will likely be less. Being outside the UGB means that your property cannot be developed at urban levels.

Could properties removed from the urban growth boundary come back inside in the future?

Yes. If there is the desire for local planning for growth in the future, the area could be brought back into the UGB during an upcoming cycle.

What land is proposed to be removed from the UGB?

Two areas in Clackamas County are proposed because they were brought into the UGB 20 years ago and yet there has been no agreement on a community plan toward urban development.

One area is in Oregon City at South Redland Road and Holly Lane. The other is in unincorporated Clackamas County east of Southeast 242nd Avenue between Hoffmeister Road and just north of Canterbury Lane.

How is land coming into the urban growth boundary selected?

Cities plan and propose UGB expansions, and the Metro Council manages boundary decisions.

In 2011, Metro and Clackamas, Multnomah and Washington counties identified areas reserved for future urban growth. These urban reserves can accommodate projected population growth.

Rural reserves are areas protected from urbanization.

When will this be decided?

The Metro Council is scheduled to hold a hearing on the proposed UGB land exchange on Jan. 19 and make a decision on Feb. 2. Find out more at oregonmetro.gov/calendar.

Learn more about the proposed exchange at oregonmetro.gov/boundaryexchange.

