

Guidance Document for CORE UGB Recommendations

This year for the first time, Metro’s Committee on Racial Equity has a formal role to provide recommendations to Metro Council regarding a proposed expansion of the Urban Growth Boundary. Below are ideas and background information to assist CORE in this process.

A reminder of CORE’s scope in the decision making:

Within CORE’s scope...	Outside of CORE’s scope...
<ul style="list-style-type: none"> ✓ Recommending concepts (or values) to help Council shape conditions of approval for the area brought into the UGB ✓ Sharing feedback and recommendations about the Urban Growth Management Decision process, which could include: <ul style="list-style-type: none"> ○ community engagement practices, ○ elements that Metro should require from future expansion proposals, ○ data collection and presentation practices used to create the Urban Growth Report ✓ Sharing feedback and observations about CORE’s experience in the process 	<ul style="list-style-type: none"> ✗ Approving/denying expansion of the Growth Boundary ✗ Deciding conditions of approval

Types of issues potentially within Metro’s scope...	Types of issues beyond Metro’s scope...
<ul style="list-style-type: none"> ✓ Requiring an equity analysis in future concept planning ✓ Requiring for a certain number of housing units, protection of natural resources or protection of certain industrial land in the comprehensive plan development in Sherwood ✓ Requiring certain approaches to community engagement during the comprehensive plan development in Sherwood ✓ Requiring affordable housing in an expansion area like Sherwood ✓ Requiring planning for access to amenities such as parks and open spaces in the comprehensive plan development in Sherwood 	<ul style="list-style-type: none"> ✗ Requiring specific developers or contractors if expansion is approved ✗ Requiring services that the City of Sherwood doesn't provide like transit, schools, health care, etc. ✗ Dictating the specific location of roads, parks, housing, etc. ✗ Environmental protection beyond Title 13 of Metro’s Urban Growth Management Functional Plan

<ul style="list-style-type: none"> ✓ Seeking pedestrian and bike connectivity in neighborhoods during the comprehensive plan development to connect people to future bus stops in an expansion area ✓ Require Tribal consultation during the comprehensive plan development ✓ Require completion of the comprehensive planning process within a certain timeframe (four years is typical) ✓ Require annual reporting to Metro on compliance with conditions (typically we require this for up to six years) ✓ Recommend utilization and implementation of contracting and workforce equity policies and best practices. 	
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What is a condition of approval?

If Metro Council decides to expand the Urban Growth Boundary, they can also ask the City where the boundary is expanded to meet certain requirements as part of future planning for the development of the area. These conditions generally help achieve the purpose of the expansion or help achieve regional goals.

What is the process to develop and adopt conditions of approval?

Metro Council can propose conditions that staff then authors into ordinance language. Council votes on the entire expansion decision, including adoption of conditions of approval.

What types of conditions have been applied to past expansions?

See Conditions of Approval from 2018 Decision.

How are other advisory groups weighing in?

In the 2018 Decision, MPAC (Metropolitan Policy Advisory Council)'s recommendation showed up in the Staff Report attached to the Council Ordinance. Their recommendation was as follows:

"MPAC recommendation: On September 12, 2018 MPAC unanimously endorsed the Chief Operating Officer recommendations."

For the 2024 Decision, MPAC will determine its recommendation at its September meeting, and their recommendation will be similarly captured in the Staff Report.

What are the options for CORE to deliver its recommendations?

Metro's website "[How To Give Testimony](#)" provides detailed instructions, including these options:

Submit written feedback:

- Written testimony for the September 26 Council hearing
- Letter to Council
- Submit comments online
- Include CORE's recommendation into the Staff Report to Council

Testify during the meeting:

- Testify in-person at the Council meeting. Comments limited to 3 minutes per person.
- Testify over Zoom or phone during the hybrid Council meeting. Comments limited to 3 minutes per person.

What could recommendations look like?

CORE can make recommendations that are as specific or as high level as they like. There is no prescribed format to provide recommendations. Just as there is no "one way" to write a professional resume, CORE has flexibility to explain its recommendations in whatever format is true to its voice.