

2024 URBAN GROWTH MANAGEMENT DECISION:  
NEXT STEPS

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Date: January 7, 2025  
Department: Planning, Development, and  
Research  
Meeting Date: January 28, 2025

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Presenter(s): Catherine Ciarlo (she/her);  
Eryn Kehe (she, her); Ted Reid (he, him)  
Length: 60 minutes

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**ISSUE STATEMENT**

Under state law, the Metro Council is required – at least every six years – to determine whether the urban growth boundary (UGB) has adequate land for expected housing and job growth. The Metro Council last made this determination in December 2024. At the time, the Metro Council also indicated its desire to have a follow up discussion of several topics that arose during the decision process.

**ACTION REQUESTED**

Initiate a Metro Council discussion of potential work programs for growth management topics, including:

- Improving the incorporation of racial equity considerations into growth management.
- Clarifying concept planning requirements related to topics such as housing densities, housing mixes, housing affordability, racial equity analysis, Tribal consultation, and public engagement.
- Convening a taskforce to discuss challenges to industrial site readiness.
- Advancing regional housing production.
- Ensuring that Metro population and employment forecasts are based on the best available information and methodologies.

**IDENTIFIED POLICY OUTCOMES**

The Metro Council may provide direction to staff to develop work programs to address the topics listed above.

**POLICY QUESTION(S)**

- Does the Council wish to clarify any of its interests in the topics listed above?
- Does the Council wish to add any topics of interest for future consideration?
- Does the Council have any initial direction on possible work programs to address the topics above?

**POLICY OPTIONS FOR COUNCIL TO CONSIDER**

The Council may provide staff with direction on:

- The topics to be addressed in work programs.

- Timelines for potential work programs.
- Engagement expectations for potential work programs.

### **STAFF RECOMMENDATIONS**

Staff recommends that the Council direct it to draft work programs to address the aforementioned topics. Staff would return to future Council work sessions for further discussion of these work programs.

### **STRATEGIC CONTEXT & FRAMING COUNCIL DISCUSSION**

Regional urban growth management decisions have long been one of the Metro Council's core responsibilities. The Metro UGB – first adopted in 1979 – is one of Metro's tools for achieving the 2040 Growth Concept's vision for compact growth, thereby protecting farms and forests outside the UGB and focusing public and private investment in existing communities. These are all key to reducing greenhouse gas emissions and expanding housing options.

Metro strives to improve its engagement practices, analyses, and decision outcomes with every growth management cycle. These efforts are in that vein.

### **BACKGROUND**

At its March 7, 2023 work session, the Council directed staff to begin implementing the work program for the 2024 urban growth management decision. The Council finalized its decision in December 2024.

### **ATTACHMENTS**

- Is legislation required for Council action?  Yes  No
- If yes, is draft legislation attached?  Yes  No
- What other materials are you presenting today?  
None