

2024 URBAN GROWTH MANAGEMENT:
PUBLIC HEARING ON CHIEF OPERATING OFFICER/STAFF RECOMMENDATIONS

Date: September 9, 2024
Department: Planning, Development, and
Research
Meeting Date: September 26, 2024

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Presenter(s): Marissa Madrigal, COO; Ted
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Length: 60 minutes

ISSUE STATEMENT

The region's urban growth boundary (UGB) delineates urban and rural uses and is a tool for ensuring thoughtful and efficient growth patterns. The Metro Council is required by state law to – at least every six years – determine whether the UGB has adequate land for expected housing and job growth. The Metro Council last made this determination in December 2018 and is scheduled to do so again by the end of 2024. The Metro Council has directed staff to proceed with an approved work program and requested periodic updates.

Over the course of the year, staff has presented preliminary results for the demographic and economic regional forecast and the capacity analysis. These elements of the Urban Growth Report estimate how many people may live or work in the region over the next 20 years and if the land inside the existing UGB is sufficient to accommodate their homes and places of employment. The draft 2024 Urban Growth Report (UGR), released for discussion at the Metro Council's July 9, 2024 work session, is the analysis that supports the Metro Council as it determines if there is a demonstrated regional need for a UGB expansion.

For the 2024 urban growth management decision cycle, Metro received one proposal from the City of Sherwood to expand the UGB to include the 1,300-acre Sherwood West urban reserve area. If Metro Council determines more land is needed in the UGB to support the next 20 years of growth, they will also determine how Sherwood's proposed expansion will accommodate the needs described in the Urban Growth Report.

A public comment survey was available from July 9 – August 22 to collect feedback on the draft UGR and the Sherwood West expansion proposal. The public comment summary report and the final UGB Youth Cohort report were available for Council review before this public hearing.

A key part of the Council's decision-making process is consideration and discussion of the Chief Operating Officer/Staff recommendations. These recommendations include a point of view about where to fall in the housing and employment capacity gap ranges provided within the Urban Growth Report and a recommendation about the proposed expansion area.

At the September 12 work session, the Metro Chief Operating Officer (COO) and staff summarized the key elements of the recommendations and answered questions about the next steps for the Council's growth management decision. MTAC, MPAC, and CORE have provided their recommendations in response to the COO/Staff Recommendations, and those statements will be presented for consideration during this public hearing.

ACTION REQUESTED

Metro Council considers the 2024 COO/Staff recommendations, public testimony, the public comments received during the public comment period, and the recommendations from MPAC and CORE.

Staff requests that the Metro Council provide it with direction on its intended growth management decision and conditions of approval at its October 8, 2024 work session.

IDENTIFIED POLICY OUTCOMES

State law and regional policies lay out an intention to make efficient use of land inside the UGB and to only expand the UGB if there is a demonstrable regional need to accommodate expected housing or job growth. The Metro Council makes this growth management decision for the region after significant engagement. To ensure that areas added to the UGB are ready for growth, it is the Metro Council's policy to only expand the UGB in urban reserves that have been concept planned by a city or a county. Metro provides grant funding for local jurisdictions to complete concept planning. Metro Council will decide if there is a regional need for land to support demand for housing and jobs and if the UGB will be expanded to include the proposed Sherwood West urban reserve area. If so, the Council will determine conditions of approval to be placed on the expansion area.

POLICY QUESTION(S)

- What is the Council's determination regarding the COO/Staff Recommendations?
- Does the Council have any direction for staff regarding next steps for its decision process, including guidance on potential conditions of approval?

POLICY OPTIONS FOR COUNCIL TO CONSIDER

The Council may respond to the 2024 COO/Staff Recommendations with direction on:

- The identified regional need, shown through housing and employment land capacity gap ranges
- The topic areas for potential conditions of approval, and more specific details on possible conditions

STAFF RECOMMENDATIONS

- Staff recommends Metro Council consider the COO/Staff Recommendations and provide guidance on the next steps of the decision-making process at its October 8, 2024 meeting.

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.

The UGB is just one policy tool, however, and must be accompanied by other policies, partnerships, and investments to make good on the 2040 Growth Concept and to address challenges like housing affordability, displacement, houselessness, and economic development. Often, growth management processes provide a venue for identifying the need for new initiatives.

Metro strives for transparency in its growth management work, which can be challenging given its highly technical aspects. The 2024 decision will provide opportunities for interested parties to inform and understand the many technical and policy aspects of this work. Those opportunities include, not only standing advisory committees, but also groups formed for this decision process such as the UGR Roundtable, the Land Use Technical Advisory Group, the regional forecast expert review panel, and the Youth Cohort.

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. Staff have returned periodically to update the Council on the progress of key components of the work program.

ATTACHMENTS

- Is legislation required for Council action? ☒ Yes ☐ No
- If yes, is draft legislation attached? ☐ Yes ☒ No
- What other materials are you presenting today?
 - 2024 Urban Growth Management: Metro Chief Operating Officer/Staff Recommendations
 - 2024 Urban Growth Management Decision: Public comment report
 - 2024 Urban Growth Management: Youth Cohort final report