

# MPAC Worksheet

**Agenda Item Title:** 2024 UGM Decision: Metro Chief Operating Officer/Staff recommendation and public comment feedback

**Presenters:** Eryn Kehe, she/her; Ted Reid, he/him; Laura Combs, she/her

**Contact for this worksheet/presentation:** Laura Combs, she/her

## **Purpose/Objective**

The purpose of this item is to continue MPAC's engagement in growth management topics so that it is prepared to advise the Metro Council on its regional growth management decision in late 2024.

Under state law, Metro must assess – at least every six years – whether there is a regional need to expand the urban growth boundary (UGB) to ensure adequate room for 20 years of expected housing and job growth. UGB expansions are only allowed if there is a demonstrated regional need for more land.

To assess the growth capacity of the existing UGB, Metro worked with cities and counties to inventory buildable land and used a financial feasibility model to estimate how much housing or job development may occur on already developed lands over the next two decades. To assess future demand, Metro staff prepared the regional population, household, and employment forecast and discussed how those forecasts are used for a regional housing needs analysis and the employment land demand analysis. Additionally, Metro staff completed a supplemental employment analysis specific to the Sherwood West expansion proposal to understand if the proposed expansion area offers specific site characteristics to meet regional needs for large, flat industrial sites that cannot reasonably be met with other lands inside the UGB.

This collection of technical analyses presented to MPAC throughout the year formed the draft 2024 Urban Growth Report (UGR), which was released to the public on July 9, 2024. Additionally, a public comment survey was available from July 9 – August 22 to gather feedback about the draft UGR and the Sherwood West expansion proposal. A public comment summary report will be available for MPAC's review and consideration as a part of this meeting.

Part of MPAC's decision-making process is consideration and discussion of the Metro 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 draft Urban Growth Report and a recommendation about the proposed Sherwood West expansion area. At the September 11 meeting, staff will review the key elements of the recommendations and answer questions about the next steps for MPAC's growth management decision.

## **Outcome**

MPAC members ask questions regarding the Metro COO/Staff Recommendations and potential topics for conditions of approval and their role in the next steps of the decision-making process.

MPAC may begin discussions about their thoughts on potential conditions of approval and the choice around the proposed expansion area. At an additional meeting on September 25, MPAC will hear recommendations from MTAC regarding the expansion and potential conditions of approval. By the end of that meeting, MPAC will finalize their own recommendations to Metro Council ahead of the public hearing on the COO/Staff Recommendation at the end of September.

**What has changed since MPAC last considered this issue/item?**

At the July 24, 2024 meeting, MPAC discussed the draft UGR. Since this meeting, Metro staff held a public comment period on the draft UGR and compiled the Metro COO/Staff Recommendations on the Sherwood West expansion proposal and the potential topic areas for conditions of approval.

**What packet material do you plan to include?**

- 2024 Urban Growth Management Decision: Metro COO/Staff Recommendation
- Public comment summary report will be made available by September 5