

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF PROVIDING	)	RESOLUTION NO. 25-5458
DIRECTION TO METRO STAFF FOR FOLLOW	)	
UP ACTIVITIES RELATED TO THE 2024	)	Introduced by Chief Operating Officer
URBAN GROWTH MANAGEMENT DECISION	)	Marissa Madrigal in concurrence with
	)	Council President Lynn Peterson

WHEREAS, on December 5, 2024, the Metro Council adopted Ordinance No. 24-1520, which added approximately 1,291 acres to the Metro urban growth boundary (UGB), consistent with Metro’s obligation under ORS 197A.350 to reassess the Metro region’s buildable land supply every six years; and

WHEREAS, the Metro Council made its 2024 urban growth management decision with the benefit of extensive engagement and recommendations from the Metro Technical Advisory Committee (MTAC), the Metro Policy Advisory Committee (MPAC), the Metro Committee on Racial Equity (CORE), and other interested parties; and

WHEREAS, some recommendations and input that were received specifically influenced the 2024 urban growth management decision, including finding a regional need for a UGB expansion, adding the Sherwood West urban reserve to the UGB to address that need, and applying conditions of approval for the Sherwood West UGB expansion area. Addressing other recommendations and input may require additional longer-term efforts or work programs; and

WHEREAS, having concluded its 2024 urban growth management decision, the Metro Council would now like to consider additional topics arising out of that decision, including: incorporating process improvements to address racial equity more fully in the growth management process; clarifying Metro’s requirements for concept plans for urban reserves; addressing challenges to the development readiness of industrial lands; improving future regional population and employment forecasting efforts; and taking a more active role in encouraging housing production inside the UGB; now therefore,

BE IT RESOLVED that the Metro Council directs the Metro Planning, Development, and Research Department as follows:

1. Through participation in local jurisdiction concept planning and comprehensive planning efforts, identify specific processes and/or actions to advance regional interests, including increased housing variety in type and affordability, housing density, and regulated affordable housing. Through Metro grant funding for local concept planning and comprehensive planning efforts, encourage broad-based public engagement, racial equity analyses, and Tribal consultation; and
2. Identify and develop a work plan to apply a racial equity framework that is consistent with Agency-wide direction and informs improvements to Metro’s growth management process; and
3. Develop a proposed work program that describes how Metro would lead a collaborative effort to encourage the development readiness of industrial lands currently inside the UGB. This effort should build on Metro’s Industrial Site Readiness Toolkit; and
4. When developing a work program for the 2030 Urban Growth Report, include in that work program an expert review process for the regional population and employment forecast that includes external demographers and economists to ensure forecast validity; and

5. Consult with partners from the 2024 urban growth management process to identify gaps in equitable use of data for decision-making; and
6. Develop plans to conduct a racial equity audit of the 2040 Growth Concept to learn the impacts of that approach to growth to date and inform updates as part of the Future Vision process; and
7. Develop a proposed work program and public engagement plan for how Metro will meet its requirements to adopt a Regional Housing Coordination Strategy by the end of 2025.

ADOPTED by the Metro Council this 27 day of February 2025



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Lynn Peterson, Council President

Approved as to Form:



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Carrie MacLaren, Metro Attorney

RESOLUTION NUMBER 25-5458: FOR THE PURPOSE OF PROVIDING DIRECTION TO  
METRO STAFF FOR FOLLOW UP ACTIVITIES RELATED TO THE 2024 URBAN  
GROWTH MANAGEMENT DECISION

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Date: February 10, 2025  
Department: Planning, Development, and  
Research  
Meeting Date: February 27, 2025

Prepared by: Ted Reid, Principal Regional  
Planner [ted.reid@oregonmetro.gov](mailto:ted.reid@oregonmetro.gov)  
Presenter(s): Catherine Ciarlo (she/her);  
Eryn Kehe (she, her)  
Length: 30 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, followed by a Council resolution providing direction to Metro staff.

**ACTION REQUESTED**

Consider adoption of Resolution Number 25-5458.

**IDENTIFIED POLICY OUTCOMES**

Through adoption of Resolution Number 25-5458, the Metro Council may provide direction to staff to address the topics listed below, including:

- Improve the incorporation of racial equity considerations into growth management.
- Clarify the Council's interests related to topics such as housing densities, housing mixes, housing affordability, racial equity analysis, Tribal consultation, and public engagement when local jurisdictions are planning for new urban areas.
- Convene a taskforce to discuss challenges to industrial site readiness.
- Advance regional housing production.
- Ensure that Metro population and employment forecasts are based on the best available information and methodologies.

**POLICY QUESTION(S)**

Does the Council wish to provide direction to staff as described in Resolution Number 25-5458?

**POLICY OPTIONS FOR COUNCIL TO CONSIDER**

The Council may consider adoption of Resolution 25-5458 as drafted or may choose to amend the Resolution to clarify its direction.

## **STAFF RECOMMENDATIONS**

Staff recommends that the Council consider whether Resolution Number 25-5458 reflects its intended direction to staff.

## **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. The Council had a work session on January 28, 2025 to discuss its potential interests related to improvements to growth management processes. Staff was asked to return with a proposed resolution memorializing Council's direction.

## **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