

2015 growth management decision
Summary of Metro's Chief Operating Officer recommendations to the Metro Council
July 2015

Unique considerations that inform my recommendation:

Economic Changes

The loss of middle-income jobs and changes in the housing market are identified by the draft Urban Growth Report and are happening in cities around the country. I recommend that the Council view these trends as a call to action. The Metro Council already has initiatives around housing and economic development, and your leadership is essential.

Legal and Political Factors

Urban and rural reserves in Clackamas and Multnomah County are not legally acknowledged for expansion of the urban growth boundary. One of the key jurisdictions that is completing concept planning – a requirement of the Metro Code for including land in the urban growth boundary – is in an area of Clackamas County adjacent to the City of Wilsonville that has been designated as an urban reserve. In addition to urban and rural reserves, the unsettled status of the City of Damascus has also been debated in the context of the draft Urban Growth Report. A joint meeting between the Damascus City Council and the Metro Council has shaped this recommendation.

Regional Policies

The draft Urban Growth Report reveals that the region is making progress toward achieving its six desired regional outcomes. Additionally, the Urban Growth Report reveals that the plans adopted by cities and counties in the region are being implemented by private and public sector investment.

Summary of recommendations

2015 Urban Growth Management Decision

1. Decide not to expand the urban growth boundary. Neither the population growth forecast nor the employment forecast of the draft Urban Growth Report warrant adding new land supply. As directed by the Council, I discuss options for choosing a point in the range forecast for population, considering the issues identified at June 25 work session.
2. Begin the next urban growth management cycle sooner than required by Oregon law, but not until urban and rural reserves have been acknowledged in all three counties in the region. Assuming urban and rural reserves are acknowledged in a timely fashion, I recommend we issue the next draft Urban Growth Report in the summer of 2017 with Council consideration of the report by the end of 2017 and a growth management decision by the end of 2018.
3. Work with Multnomah and Clackamas County to complete our work on the remand of urban and rural reserves so that LCDC can legally acknowledge these reserves prior to the next urban growth management cycle.

Continue Metro's Leadership in Growth Management Policy

4. Explore ways to evolve the urban growth management process to provide additional certainty to the region, counties, cities, and stakeholders. This discussion should not take place until urban and rural reserves are acknowledged, but it should occur before Metro begins the next Urban Growth Report.

Address the Public Policy and Program Issues Raised by the Draft Urban Growth Report

5. Shift the region's episodic focus on housing, job growth, and transportation to an ongoing effort.
6. Continue to implement the Council's strategic goals for middle and upper income job growth.
7. Continue to invest in implementing regional and local plans.

Proposed schedule for Council consideration

These recommendations are intended to provide a framework for decision-making this fall. Following are some key dates for those discussions and decisions:

- July 28: Metro Council work session – discussion of Chief Operating Officer recommendation
- August 5: MTAC – discussion of Chief Operating Officer recommendation
- August 26: MPAC – discussion of Chief Operating Officer recommendation
- September 2: MTAC – discussion
- September 9: MPAC – recommendation to Metro Council
- September 15: Metro Council work session (provide direction to staff on point in range forecast and direction to finalize the Urban Growth Report and housing needs analysis based on that point forecast)
- September 24: First reading of ordinance and public hearing
- October 27: Proposed final Urban Growth Report available for review (reflecting point forecast)
- October 29: Public hearing
- November 12: Public hearing
- November 19: Metro Council adoption of final Urban Growth Report and legal findings

Schedule revised 8/6/2015