

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF EXPANDING THE) ORDINANCE NO. 24-1520
URBAN GROWTH BOUNDARY TO)
PROVIDE CAPACITY FOR HOUSING AND) Introduced by Marissa Madrigal, Chief
EMPLOYMENT TO THE YEAR 2044 AND) Operating Officer, with the concurrence of
AMENDING THE METRO CODE TO) Lynn Peterson, Council President
CONFORM)

WHEREAS, state law requires Metro to assess the capacity of the urban growth boundary (UGB) at least every six years and, if necessary, to increase the region’s capacity for housing and employment for the next 20 years; and

WHEREAS, Metro’s previous growth management analysis was made in 2018 when Metro adopted the 2018 Urban Growth Report (UGR) via Ordinance No. 18-1427, which forecasted population and employment growth in the region to the year 2038, inventoried the supply of buildable land inside the UGB, and concluded there was a need to add land to the UGB to address housing needs; and

WHEREAS, Ordinance No. 18-1427 added approximately 2,181 acres of urban reserve land to the UGB in four locations in order to provide approximately 6,100 single-family housing units and approximately 3,100 multifamily units, for a total of approximately 9,200 homes; and

WHEREAS, in advance of the 2024 growth management decision, Metro convened the Urban Growth Report Roundtable, which was comprised of public and private sector representatives with the goal of lending more transparency to Metro’s growth management analyses and processes. The Roundtable met eleven times from September 2023 through July 2024. Metro staff incorporated feedback received from the Roundtable into the 2024 UGR; and

WHEREAS, Metro also convened a Youth Cohort to provide Metro staff with youth perspectives on urban planning and growth management in the context of the 2024 growth management decision. The Youth Cohort met eight times from September 2023 through July 2024; and

WHEREAS, consistent with Metro’s approach to regional growth management decisions focusing on city readiness for development, on April 3, 2024, the City of Sherwood submitted a proposal to Metro to add approximately 1,291 acres of land to the UGB in its Sherwood West planning area for housing and employment purposes; and

WHEREAS, the city’s proposal was reviewed by Metro staff and by the Metro Technical Advisory Committee (MTAC), the Metro Policy Advisory Committee (MPAC), the Metro Committee on Racial Equity (CORE), and the Urban Growth Roundtable, and city staff made a presentation to the Metro Council regarding its concept plan for Sherwood West at a work session on May 28, 2024; and

WHEREAS, Metro also convened a Land Use Technical Advisory Group, comprised of public and private sector experts, which met regularly with Metro staff from July 2023 through June 2024 to provide advice on Metro’s methods for identifying buildable lands and estimating growth capacity; and

WHEREAS, Metro provided its draft buildable land inventory and growth capacity estimates to all cities and counties in the region for review and comment; and

WHEREAS, Metro convened an expert panel of demographers and economists to review the draft regional population, household, and employment forecast; and

WHEREAS, on July 9, 2024, Metro staff published the draft 2024 UGR, which provides a range forecast for future population, household, and employment growth in the region, an inventory of buildable residential and employment land in the region, and an analysis of multiple growth scenarios involving different assumptions and permutations regarding population, redevelopment potential, and different mixes of potential housing demand by housing type; and

WHEREAS, the 2024 UGR estimates that approximately 60 percent of the region's new renter households and 33 percent of new owner households will have incomes below \$60,000 and, depending on household size, households in this income bracket are classified by the U.S. Department of Housing and Urban Development as low income or very low income; and

WHEREAS, the UGR finds that meeting the housing needs of many low income households will require public subsidies; and

WHEREAS, Metro held a 45-day public comment period on the draft 2024 UGR from July 9, 2024 through August 22, 2024; and

WHEREAS, the 2024 UGR concludes that the Metro Council has latitude to determine whether there is a regional need for the City of Sherwood's proposed UGB expansion; and

WHEREAS, on August 26, 2024, Metro's Chief Operating Officer (COO) issued her recommendation to the Metro Council to expand the UGB to include Sherwood West with conditions of approval, and

WHEREAS, on September 19, 2024, CORE provided its recommendations to the Metro Council; and

WHEREAS, on September 25, 2024, MPAC endorsed the COO Recommendation for approval by the Metro Council with three additional recommendations for consideration; and

WHEREAS, on September 26, 2024, the Metro Council held a public hearing on the COO recommendation regarding the Sherwood West proposal, and that hearing was continued to October 3, 2024 for further testimony; and

WHEREAS, on October 8, 2024, the Metro Council held a work session and directed Metro staff to prepare an ordinance to expand the UGB to include the Sherwood West area and to prepare conditions of approval that address the topics included in the COO Recommendation; and

WHEREAS, the Sherwood West expansion area will add approximately 1,291 acres of urban reserve land to the UGB and provide approximately 3,120 housing units or an average density of 9.2 units per net acre, and employment land sufficient to support approximately 4,500 new jobs; and

WHEREAS, Metro staff evaluated all land in the region designated as urban reserves for possible addition to the UGB based upon their relative suitability under the Goal 14 locational factors; and

WHEREAS, the Metro Council held a public hearing on this ordinance on November 21, 2024; now therefore

THE METRO COUNCIL ORDAINS AS FOLLOWS:

1. The UGB is amended to add the Sherwood West area shown on Exhibit A, attached and incorporated into this ordinance, to provide capacity for housing and employment growth.
2. The conditions of approval set forth in Exhibit B, attached and incorporated into this ordinance, are applied to the City of Sherwood as part of this UGB expansion decision.
3. The Urban Growth Boundary and Urban and Rural Reserves Map in Title 14 of Metro's Urban Growth Management Functional Plan is amended to reflect the UGB amendment as shown on Exhibit C, attached and incorporated into this ordinance.
4. The Industrial and other Employment Areas Map in Title 4 of Metro's Urban Growth Management Functional Plan is amended to place an Industrial designation on the northern portion of the Sherwood West expansion area as shown on Exhibit D, attached and incorporated into this ordinance.
5. The 2024 Urban Growth Report attached as Exhibit E to this ordinance is hereby adopted as support for the Metro Council's decision to amend the Metro UGB to provide capacity for housing and employment growth.
6. The Findings of Fact and Conclusions of Law attached as Exhibit F to this ordinance are hereby adopted to explain how this ordinance is consistent with state law and applicable Metro policies, and to provide evidentiary support for this decision.
7. The areas being added into the Metro UGB by this ordinance are also annexed into the Metro jurisdictional boundary as provided by ORS 268.390(3)(b).

ADOPTED by the Metro Council this 5th day of December 2024.

Lynn Peterson, Council President

Attest:

Approved as to Form:

Georgia Langer, Recording Secretary

Carrie MacLaren, Metro Attorney