



Oregon

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TO: Land Conservation and Development Commission

FROM: Steve Oulman, DLCD Regional Representative
Tom Hogue, DLCD Economic Development Planning Specialist

SUBJECT: **Agenda Item 1, January 20-22, 2010, LCDC Meeting**



INFORMATIONAL UPDATE FROM SALEM-KEIZER AREA OFFICIALS

I. AGENDA ITEM SUMMARY

The department will facilitate discussion between the commission and regional staff and elected officials about issues related to a regional economic opportunities analysis [EOA], a regional land analysis, and implications of these projects on urban growth management in the Salem-Keizer metropolitan area.

For additional information, contact Steve Oulman at (503) 373-0050 ext. 259, steve.oulman@state.or.us or Tom Hogue at (503) 373-0050 ext 323, thomas.hogue@state.or.us.

II. RECOMMENDED ACTION

This is an information-only discussion.

III. BACKGROUND

Keizer is in periodic review, and is required to update the employment land supply section of their comprehensive plan. Salem and Turner have joined this project to help develop the regional analysis, and for their own planning purposes. Marion and Polk counties are participating, too.

This project is designed to document key economic opportunities and estimate the future land need for commercial, industrial and other employment opportunities in the Salem-Keizer metropolitan region. The project will address relationships among demographics, employment growth, market trends, and development. Population growth, demographic shifts, and employment growth by sector will influence future economic opportunities. The forecasts will be combined with assumptions about regional development patterns, constraints on the land supply, and the ability to serve future land uses. Forecasts for future employment combined with assumptions and assessments of land available for development will translate into estimates of future land need.

The project will involve the joint efforts of local government staff, staff of the council of governments, and consultant services. The council of governments staff will be responsible for updating land inventory information and for managing ECONorthwest and advisory committees.

All work to develop the regional Economic Opportunities Analysis (EOA) will be consistent with the Goal 9 rule (OAR 660-009-0015) and methods described in the Goal 9 guidebook (*Industrial and Other Employment Lands Analysis Guidebook*, DLCD, 2005).

The department is kicking off an update to the guidebook in 2010. It is expected that the Keizer EOA project will help inform the guidebook update.

In addition to issues that the local government participants may wish to discuss, the department staff recommends that preliminary discussion take place on overarching urban growth management topics including:

- The benefits and burdens of a single UGB enclosing multiple local jurisdictions each subject to periodic review requirements;
- The complexities of applying regional employment land demand and supply analysis to individual jurisdictions;
- The impact of the historical pattern of land use changes on future urban growth planning;
- The implications of the requirement that local jurisdictions within an MPO manage the short-term supply of employment land.¹

All of these issues have arisen in other local jurisdictions and MPO's and may arise in one form or another during the Salem-Keizer-Turner regional EOA project.

¹ OAR 660-009-0020 (1) Comprehensive plans subject to this division must include policies stating the economic development objectives for the planning area. These policies must be based on the community economic opportunities analysis prepared pursuant to OAR 660-009-0015 and must provide the following:

(a) Community Economic Development Objectives. The plan must state the overall objectives for economic development in the planning area and identify categories or particular types of industrial and other employment uses desired by the community. Policy objectives may identify the level of short-term supply of land the planning area needs. Cities and counties are strongly encouraged to select a competitive short-term supply of land as a policy objective.

(b) Commitment to Provide a Competitive Short-Term Supply. Cities and counties within a Metropolitan Planning Organization must adopt a policy stating that a competitive short-term supply of land as a community economic development objective for the industrial and other employment uses selected through the economic opportunities analysis pursuant to OAR 660-009-0015.

(c) Commitment to Provide Adequate Sites and Facilities. The plan must include policies committing the city or county to designate an adequate number of sites of suitable sizes, types and locations. The plan must also include policies, through public facilities planning and transportation system planning, to provide necessary public facilities and transportation facilities for the planning area.

(2) Plans for cities and counties within a Metropolitan Planning Organization or that adopt policies relating to the short-term supply of land, must include detailed strategies for preparing the total land supply for development and for replacing the short-term supply of land as it is developed. These policies must describe dates, events or both, that trigger local review of the short-term supply of land.