

OFFICE OF THE SECRETARY OF STATE

LAVONNE GRIFFIN-VALADE
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AND TRIBAL LIAISON



ARCHIVES DIVISION

STEPHANIE CLARK
DIRECTOR

800 SUMMER STREET NE
SALEM, OR 97310
503-373-0701

NOTICE OF PROPOSED RULEMAKING
INCLUDING STATEMENT OF NEED & FISCAL IMPACT

CHAPTER 660
LAND CONSERVATION AND DEVELOPMENT DEPARTMENT

FILED
05/31/2024 2:14 PM
ARCHIVES DIVISION
SECRETARY OF STATE

FILING CAPTION: Employment Tables Amendment

LAST DAY AND TIME TO OFFER COMMENT TO AGENCY: 06/27/2024 8:30 AM

The Agency requests public comment on whether other options should be considered for achieving the rule's substantive goals while reducing negative economic impact of the rule on business.

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Ste. 150
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Filed By:
Casaria Taylor
Rules Coordinator

HEARING(S)

Auxiliary aids for persons with disabilities are available upon advance request. Notify the contact listed above.

DATE: 06/27/2024

TIME: 8:00 AM

OFFICER: LCDC

IN-PERSON HEARING DETAILS

ADDRESS: Deschutes County Services Building, 1300 NW Wall St., Bend, OR 97703

SPECIAL INSTRUCTIONS:

Please pre-register to testify online at <https://www.oregon.gov/lcd/Commission/Pages/Public-Comment.aspx>

REMOTE HEARING DETAILS

MEETING URL: [Click here to join the meeting](#)

PHONE NUMBER: 1-719-359-4580

CONFERENCE ID: 86996661469

SPECIAL INSTRUCTIONS:

Passcode: 533665

Please pre-register to testify online at <https://www.oregon.gov/lcd/Commission/Pages/Public-Comment.aspx>

NEED FOR THE RULE(S)

This rule change is needed to update existing Tables 3 and 4 figures with new existing employment figures so that cities can use the most recently available data when calculating employment land needs and potential expansion of the city's urban growth boundary (UGB).

DOCUMENTS RELIED UPON, AND WHERE THEY ARE AVAILABLE

Revised Table 3: Employment figures, and revised Table 4: Projected Regional Long-term Employment Growth Rates,

are received from the Oregon Employment Department and attached to the rules.

STATEMENT IDENTIFYING HOW ADOPTION OF RULE(S) WILL AFFECT RACIAL EQUITY IN THIS STATE

Amendment of the rule to include the most recently available employment figures will have neither a positive nor negative impact on racial equity in the state. Employment tables in this rule enumerate employees by industry sector and location but lack demographic characteristics of occupants of jobs in local areas. As such, we expect the amended rule to continue to support communities in their efforts to provide adequate land for economic opportunities with a minimal but equal effect on the ability of people of all races to access quality employment.

FISCAL AND ECONOMIC IMPACT:

This rule will have positive fiscal and economic impacts for cities because it will allow cities to use the most recent employment numbers to calculate land needs for a potential urban growth boundary (UGB) expansion under the "simplified" UGB method.

COST OF COMPLIANCE:

(1) Identify any state agencies, units of local government, and members of the public likely to be economically affected by the rule(s). (2) Effect on Small Businesses: (a) Estimate the number and type of small businesses subject to the rule(s); (b) Describe the expected reporting, recordkeeping and administrative activities and cost required to comply with the rule(s); (c) Estimate the cost of professional services, equipment supplies, labor and increased administration required to comply with the rule(s).

Local governments may have positive impacts from this rule in terms of calibration of employment land availability with employment land needs resulting from expected employment growth.

No small businesses are subject to this rule. Since small businesses are not subject to this rule, they will not incur any additional costs to comply with the rule.

DESCRIBE HOW SMALL BUSINESSES WERE INVOLVED IN THE DEVELOPMENT OF THESE RULE(S):

Small businesses were not involved in the development of this rule because small businesses are not subject to this rule.

WAS AN ADMINISTRATIVE RULE ADVISORY COMMITTEE CONSULTED? NO IF NOT, WHY NOT?

The department exercised no rulemaking discretion - this rule amendment updates Tables in several rules contained within OAR 660-038 to reflect more recent numbers of employees in each urban growth boundary in the state.

HOUSING IMPACT STATEMENT:

Description of proposed change: (Please attach any draft or permanent rule or ordinance)

Amend employment tables to update current numbers of employees for use with "simplified method" for UGB expansion.

Description of the need for, and objectives of the rule: OAR 660-038 provides a process for estimating employment land need under the "Simplified Urban Growth Boundary (UGB) Method." This rule change updates two tables referenced in the rule. The tables contain current numbers of employees in all urban growth boundaries within Oregon and projected regional employment growth rates for use in calculation related to local employment growth. Data contained in these tables is used to determine need for commercial and industrial land, when cities use the "simplified method" for considering an urban growth boundary expansion.

Since the rule amendments involve planning for economic development and development of commercial and industrial lands, there is no impact on housing costs associated with the amendment.

List of rules adopted or amended:

OAR 660-038-0100

OAR 660-038-0110

OAR 660-038-0140

Materials and labor costs increase or savings: \$0

Estimated administrative construction or other costs increase or savings: \$0

Land costs increase or savings: \$0

Other costs increase or savings: \$0

RULES PROPOSED:

660-038-0100, 660-038-0110, 660-038-0140

AMEND: 660-038-0100

RULE SUMMARY: This rule change updates two tables referenced in the rule. The tables contain current numbers of employees in all urban growth boundaries within Oregon and projected regional employment growth rates for use in calculations related to local employment growth. Data contained in these tables is used to determine need for commercial and industrial land when cities use the "simplified method" for considering an urban growth boundary expansion.

CHANGES TO RULE:

660-038-0100

Forecast Employment Growth Based on Population Growth ¶¶

To forecast 14-year employment growth based on the PSU long term forecast of population growth, a city must:¶¶

(1) Determine the forecast population of the city's UGB for the 14-year period from the year in which the UGB analysis was initiated based on the most recent forecast issued by the Portland State University Population Research Center.¶¶

(2) Determine the current population of the UGB using the most recent population estimate issued by the Portland State University Population Research Center.¶¶

(3) Determine the rate of population growth for the city over the 14-year period based on sections (1) and (2).¶¶

(4) Using Table 3, determine the current number of "commercial" and "industrial" jobs in the UGB, based on the definitions in OAR 660-038-0010.¶¶

(5) To forecast the number of new commercial and new industrial jobs anticipated to occur in the UGB for the 14-year planning period, the city must:¶¶

(a) Multiply the number of commercial jobs currently in the UGB determined in section (4) by the rate of population growth rate determined in section (3), and¶¶

(b) Multiply the number of industrial jobs currently in the UGB determined in section (4) by the rate of population growth determined in section (3).¶¶

(6) To account for jobs that are likely to occur on land that is zoned for uses other than commercial or industrial (and which therefore will not require buildable "employment land"), the city must reduce the forecast of new jobs determined in section (5) by 20 percent.¶¶

(7) The result is the number of new commercial and industrial jobs forecast for the 14-year planning period to be accommodated on employment lands in the UGB. The city must use this result or the result in OAR 660-038-0110 as a basis for determining land needs under OAR 660-038-0140.

Statutory/Other Authority: ORS 197A.305, ORS 197A.320, ORS 197.040, ORS 197.235

Statutes/Other Implemented: ORS 197A.300, ORS 197A.302, ORS 197A.305, ORS 197A.310, ORS 197A.312, ORS 197A.315, ORS 197A.320, ORS 197A.325

RULE ATTACHMENTS MAY NOT SHOW CHANGES. PLEASE CONTACT AGENCY REGARDING CHANGES.

Table 3: Current Employment (2022)

City	Industrial Employment	Commercial Employment	City	Industrial Employment	Commercial Employment
Adair Village	99	57	Condon	23	273
Adams	-c-	11	Coos Bay	1,234	8,444
Adrian	22	87	Coquille	575	1,349
Albany	6,256	18,059	Corvallis	4,093	26,858
Amity	102	226	Cottage Grove	698	2,959
Antelope	5	-c-	Cove	11	102
Arlington	-c-	121	Creswell	277	1,157
Ashland	1,408	8,431	Culver	73	165
Astoria	971	5,125	Dallas	771	4,201
Athena	38	163	Dayton	82	297
Aumsville	231	440	Dayville	-c-	31
Aurora	262	262	Depoe Bay	46	365
Baker City	929	3,558	Detroit	-c-	108
Bandon	257	1,437	Donald	469	32
Banks	248	334	Drain	131	240
Barlow	-c-	24	Dufur	27	145
Bay City	389	161	Dundee	338	384
Bend	11,136	47,090	Dunes City	36	50
Boardman	1,986	1,024	Eagle Point	204	1,381
Bonanza	15	109	Echo	-c-	-c-
Brookings	1,120	3,209	Elgin	-c-	212
Brownsville	130	199	Elkton	8	74
Burns	151	1,263	Enterprise	286	1,442
Butte Falls	9	85	Estacada	498	1,065
Canby	3,503	3,831	Eugene	18,960	74,849
Cannon Beach	102	1,591	Falls City	14	105
Canyon City	68	178	Florence	321	4,968
Canyonville	-c-	1,009	Fossil	-c-	144
Carlton	143	216	Garibaldi	123	234
Cascade Locks	144	180	Gaston	37	162
Cave Junction	-c-	801	Gates	-c-	12
Central Point	1,324	4,040	Gearhart	115	371
Chiloquin	-c-	265	Gervais	291	252
Clatskanie	197	605	Glendale	19	117
Coburg	1,048	1,172	Gold Beach	195	1,045
Columbia City	42	143	Gold Hill	105	252

Key: "-c-" denotes confidential data has been withheld by the Oregon Employment Department

Source: Oregon Employment Department, data for covered employment inside Urban Growth Boundaries in 2022

Table 3: Current Employment (2022)

City	Industrial Employment	Commercial Employment	City	Industrial Employment	Commercial Employment
Granite	n/a	n/a	Long Creek	-c-	32
Grants Pass	3,551	19,709	Lostine	35	39
Grass Valley	-c-	-c-	Lowell	96	144
Haines	7	71	Lyons	371	110
Halfway	-c-	158	Madras	1,477	2,657
Halsey	104	112	Malin	111	129
Harrisburg	499	466	Manzanita	16	349
Helix	-c-	-c-	Maupin	47	225
Heppner	46	689	McMinnville	3,533	12,181
Hermiston	2,505	6,434	Medford	10,392	42,224
Hines	91	369	Merrill	45	142
Hood River	1,294	6,290	Metolius	13	78
Hubbard	1,241	254	Mill City	304	463
Huntington	10	39	Millersburg	1,965	518
Idanha	14	9	Milton-Freewater	553	1,304
Imbler	-c-	17	Mitchell	-c-	27
Independence	1,262	1,901	Molalla	1,352	1,687
lone	-c-	64	Monmouth	139	2,572
Irrigon	42	177	Monroe	25	195
Island City	244	857	Monument	-c-	29
Jacksonville	122	879	Moro	-c-	92
Jefferson	133	349	Mosier	4	66
John Day	286	1,076	Mt. Angel	435	942
Jordan Valley	9	67	Mt. Vernon	31	88
Joseph	87	254	Myrtle Creek	409	927
Junction City	589	2,516	Myrtle Point	108	445
Klamath Falls	3,245	14,947	Nehalem	14	225
La Grande	933	5,276	Newberg	3,050	7,114
La Pine	219	1,317	Newport	1,152	6,380
Lafayette	163	209	North Bend	592	3,563
Lakeside	27	159	North Plains	549	514
Lakeview	353	1,168	North Powder	17	77
Lebanon	1,841	5,313	Nyssa	352	523
Lexington	5	-c-	Oakland	30	192
Lincoln City	327	5,105	Oakridge	104	462
Lonerock	-c-	-c-	Ontario	1,545	6,522

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Source: Oregon Employment Department, data for covered employment inside Urban Growth Boundaries in 2022

Table 3: Current Employment (2022)

City	Industrial Employment	Commercial Employment	City	Industrial Employment	Commercial Employment
Paisley	-c-	71	Stanfield	49	268
Pendleton	1,709	6,671	Stayton	976	2,441
Philomath	578	1,151	Sublimity	22	563
Phoenix	256	945	Summerville	-c-	13
Pilot Rock	104	142	Sumpter	-c-	26
Port Orford	107	270	Sutherlin	829	1,436
Powers	-c-	104	Sweet Home	589	1,663
Prairie City	36	134	Talent	321	649
Prineville	1,918	4,094	Tangent	565	298
Rainier	504	414	The Dalles	1,404	7,004
Redmond	4,682	10,648	Tillamook	984	3,179
Reedsport	134	1,104	Toledo	637	607
Richland	20	51	Turner	310	285
Riddle	15	180	Ukiah	-c-	13
Rockaway Beach	35	330	Umatilla	1,328	1,363
Rogue River	262	659	Union	27	183
Roseburg	2,774	18,320	Unity	-c-	20
Rufus	16	51	Vale	244	677
Salem/Keizer	22,222	98,815	Veneta	130	762
Sandy	574	3,052	Vernonia	85	333
Scappoose	728	1,554	Waldport	35	435
Scio	85	318	Wallowa	23	102
Scotts Mills	11	52	Warrenton	911	2,895
Seaside	245	3,802	Wasco	18	23
Seneca	-c-	12	Waterloo	-c-	33
Shady Cove	46	330	Westfir	-c-	-c-
Shaniko	-c-	-c-	Weston	401	52
Sheridan	147	506	Wheeler	9	138
Siletz	-c-	331	Willamina	-c-	278
Silverton	855	2,903	Winston	84	843
Sisters	530	1,595	Woodburn	4,842	6,799
Sodaville	-c-	63	Yachats	-c-	463
Spray	-c-	31	Yamhill	48	191
Springfield	8,237	21,352	Yoncalla	57	121
St. Helens	825	4,053			
St. Paul	49	208			

Key: "-c-" denotes confidential data has been withheld by the Oregon Employment Department

Source: Oregon Employment Department, data for covered employment inside Urban Growth Boundaries in 2022

Table 4: Projected Regional Long-Term Employment Growth Rates (2022 - 2032)
(OAR 660-038-0110)

Region	Commercial	Industrial
Central Oregon	11%	11%
Columbia Basin	8%	7%
Columbia Gorge	9%	10%
Eastern Six	6%	8%
Lane	10%	10%
Mid-Valley	9%	11%
Northwestern Oregon	10%	6%
Portland Tri-County	13%	11%
Rogue Valley	8%	9%
South Central	8%	9%
Southwestern Oregon	6%	5%

NOTE: This table provides the projected long-term regional growth rate for commercial and industrial jobs in each of the “regions” (Workforce Innovation and Opportunity Act Areas) for which OED forecasts long-term job growth (see OAR 660-038-0110).

Data Source: Oregon Employment Department (2022)

AMEND: 660-038-0110

RULE SUMMARY: This rule change updates two tables referenced in the rule. The tables contain current numbers of employees in all urban growth boundaries within Oregon and projected regional employment growth rates for use in calculations related to local employment growth. Data contained in these tables is used to determine need for commercial and industrial land when cities use the "simplified method" for considering an urban growth boundary expansion.

CHANGES TO RULE:

660-038-0110

Forecast Employment Growth Based on Oregon Employment Department Forecast ¶¶

As an alternative to the method provided in OAR 660-038-0100, to forecast 14-year employment growth based on the most recent long-term job forecast issued by the Oregon Employment Department (OED), a city must:¶¶

- (1) Determine the number of "commercial" and "industrial" jobs currently in the UGB as provided in Table 3.¶¶
- (2) Using Table 4, determine the long-term growth rates forecast by OED for commercial jobs and for industrial jobs in the OED region that includes the city. For purposes of this rule, "OED region" means Workforce Innovation and Opportunity Act (WIOA) Areas for which OED forecasts long-term job growth.¶¶
- (3) To forecast the number of new commercial and new industrial jobs anticipated to occur in the UGB for the 14-year planning period, the city must:¶¶
 - (a) Multiply the number of commercial jobs currently in the UGB determined in section (1) by the forecast rate of growth determined in section (2), and¶¶
 - (b) Multiply the number of industrial jobs currently in the UGB determined in section (1) by the forecast rate of growth determined in section (2).¶¶
- (4) To account for jobs that are likely to occur on land that is zoned for uses other than commercial or industrial (and which therefore will not require buildable "employment land"), the city must reduce the forecast of new commercial and industrial jobs determined in subsections (3)(a) and (3)(b) by 20 percent.¶¶
- (5) The result is the number of new commercial and industrial jobs forecast for the 14-year planning period to be accommodated on employment lands in the UGB. The city must use this result or the result in OAR 660-038-0100 as a basis for determining employment land needs under OAR 660-038-0140.

Statutory/Other Authority: ORS 197.040, ORS 197A.305, ORS 197A.320, ORS 197.235

Statutes/Other Implemented: ORS 197A.300, ORS 197A.302, ORS 197A.305, ORS 197A.310, ORS 197A.312, ORS 197A.315, ORS 197A.320, ORS 197A.325

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Phoenix	256	945	Summerville	-c-	13
Pilot Rock	104	142	Sumpter	-c-	26
Port Orford	107	270	Sutherlin	829	1,436
Powers	-c-	104	Sweet Home	589	1,663
Prairie City	36	134	Talent	321	649
Prineville	1,918	4,094	Tangent	565	298
Rainier	504	414	The Dalles	1,404	7,004
Redmond	4,682	10,648	Tillamook	984	3,179
Reedsport	134	1,104	Toledo	637	607
Richland	20	51	Turner	310	285
Riddle	15	180	Ukiah	-c-	13
Rockaway Beach	35	330	Umatilla	1,328	1,363
Rogue River	262	659	Union	27	183
Roseburg	2,774	18,320	Unity	-c-	20
Rufus	16	51	Vale	244	677
Salem/Keizer	22,222	98,815	Veneta	130	762
Sandy	574	3,052	Vernonia	85	333
Scappoose	728	1,554	Waldport	35	435
Scio	85	318	Wallowa	23	102
Scotts Mills	11	52	Warrenton	911	2,895
Seaside	245	3,802	Wasco	18	23
Seneca	-c-	12	Waterloo	-c-	33
Shady Cove	46	330	Westfir	-c-	-c-
Shaniko	-c-	-c-	Weston	401	52
Sheridan	147	506	Wheeler	9	138
Siletz	-c-	331	Willamina	-c-	278
Silverton	855	2,903	Winston	84	843
Sisters	530	1,595	Woodburn	4,842	6,799
Sodaville	-c-	63	Yachats	-c-	463
Spray	-c-	31	Yamhill	48	191
Springfield	8,237	21,352	Yoncalla	57	121
St. Helens	825	4,053			
St. Paul	49	208			

Key: "-c-" denotes confidential data has been withheld by the Oregon Employment Department

Source: Oregon Employment Department, data for covered employment inside Urban Growth Boundaries in 2022

Table 4: Projected Regional Long-Term Employment Growth Rates (2022 - 2032)
(OAR 660-038-0110)

Region	Commercial	Industrial
Central Oregon	11%	11%
Columbia Basin	8%	7%
Columbia Gorge	9%	10%
Eastern Six	6%	8%
Lane	10%	10%
Mid-Valley	9%	11%
Northwestern Oregon	10%	6%
Portland Tri-County	13%	11%
Rogue Valley	8%	9%
South Central	8%	9%
Southwestern Oregon	6%	5%

NOTE: This table provides the projected long-term regional growth rate for commercial and industrial jobs in each of the “regions” (Workforce Innovation and Opportunity Act Areas) for which OED forecasts long-term job growth (see OAR 660-038-0110).

Data Source: Oregon Employment Department (2022)

AMEND: 660-038-0140

RULE SUMMARY: This rule change updates two tables referenced in the rule. The tables contain current numbers of employees in all urban growth boundaries within Oregon and projected regional employment growth rates for use in calculations related to local employment growth. Data contained in these tables is used to determine need for commercial and industrial land when cities use the "simplified method" for considering an urban growth boundary expansion.

CHANGES TO RULE:

660-038-0140

Translate Job Forecast to Employment Land Need ¶¶

(1) Determine the current density (jobs per acre) of developed commercial land, as follows:¶¶

(a) Based on the determination from OAR 660-038-0120, for all lots and parcels zoned for commercial uses, identify the area (acreage) of "developed" lots and parcels, and the developed portion (acreage) of "partially vacant" lots and parcels. The sum of these equals the total area of "developed commercial land" for purposes of this rule.¶¶

(b) Determine current number of commercial jobs in the UGB from Table 3.¶¶

(c) Subtract 20 percent from (b) to account for current commercial jobs that occur on land not zoned commercial or industrial.¶¶

(d) Divide the number of jobs determined in subsection (c) by the amount of developed commercial land determined in subsection (a). The result is the current density of commercial uses (jobs per acre) on commercial land in the UGB.¶¶

(2) Determine the current density (jobs per acre) for developed industrial land in the UGB, as follows:¶¶

(a) Based on the determination in OAR 660-038-0120, for all lots and parcels zoned for industrial uses, identify the area (acreage) of "developed" lots and parcels, and the developed portion (acreage) of "partially vacant" lots and parcels. The sum of these equals the total area of "developed industrial land" for purposes of this rule.¶¶

(b) Determine current number of industrial jobs in the UGB from Table 3.¶¶

(c) Subtract 20 percent from the determination in subsection (b) to account for current industrial jobs that occur on land not zoned commercial or industrial.¶¶

(d) Divide the number of jobs determined in subsection (c) by the amount of developed industrial land determined in subsection (a). The result is the current density of industrial uses (jobs per acre) on industrial land in the UGB.¶¶

(3) To account for redevelopment and the anticipated long term increase in efficiency of employment land, the city must:¶¶

(a) Multiply the result of section (1) for commercial uses, and section (2) for industrial uses, by the applicable factors in paragraphs (A) or (B) of this subsection:¶¶

(A) For cities with a UGB population less than 10,000, the factor shall be a range from one to three percent for commercial, and one-half of a percent for industrial.¶¶

(B) For cities with a UGB population equal to or greater than 10,000 the factor shall be a range of three to five percent for commercial and one percent for industrial.¶¶

(b) Add the result from subsection (a) to the result in section (1) for commercial uses, and to the result in section (2) for industrial uses. This is the anticipated density of commercial and industrial land (jobs per acre) in the UGB.¶¶

(4) Divide the number of commercial and industrial jobs forecast in OAR 660-038-0100 and 660-038-0110 by the applicable results in section (3) to determine the net new land need for commercial and industrial uses over the planning period.¶¶

(5) The city must increase the results of section (4) by 15 percent to convert net land need to gross land need in consideration of land need for streets, roads and other public facilities due to employment land growth over the planning period.

Statutory/Other Authority: ORS 197.040, ORS 197A.305, ORS 197A.320, ORS 197.235

Statutes/Other Implemented: ORS 197A.315, ORS 197A.320, ORS 197A.325, ORS 197A.300, ORS 197A.302, ORS 197A.305, ORS 197A.310, ORS 197A.312

RULE ATTACHMENTS MAY NOT SHOW CHANGES. PLEASE CONTACT AGENCY REGARDING CHANGES.

Table 3: Current Employment (2022)

City	Industrial Employment	Commercial Employment	City	Industrial Employment	Commercial Employment
Adair Village	99	57	Condon	23	273
Adams	-c-	11	Coos Bay	1,234	8,444
Adrian	22	87	Coquille	575	1,349
Albany	6,256	18,059	Corvallis	4,093	26,858
Amity	102	226	Cottage Grove	698	2,959
Antelope	5	-c-	Cove	11	102
Arlington	-c-	121	Creswell	277	1,157
Ashland	1,408	8,431	Culver	73	165
Astoria	971	5,125	Dallas	771	4,201
Athena	38	163	Dayton	82	297
Aumsville	231	440	Dayville	-c-	31
Aurora	262	262	Depoe Bay	46	365
Baker City	929	3,558	Detroit	-c-	108
Bandon	257	1,437	Donald	469	32
Banks	248	334	Drain	131	240
Barlow	-c-	24	Dufur	27	145
Bay City	389	161	Dundee	338	384
Bend	11,136	47,090	Dunes City	36	50
Boardman	1,986	1,024	Eagle Point	204	1,381
Bonanza	15	109	Echo	-c-	-c-
Brookings	1,120	3,209	Elgin	-c-	212
Brownsville	130	199	Elkton	8	74
Burns	151	1,263	Enterprise	286	1,442
Butte Falls	9	85	Estacada	498	1,065
Canby	3,503	3,831	Eugene	18,960	74,849
Cannon Beach	102	1,591	Falls City	14	105
Canyon City	68	178	Florence	321	4,968
Canyonville	-c-	1,009	Fossil	-c-	144
Carlton	143	216	Garibaldi	123	234
Cascade Locks	144	180	Gaston	37	162
Cave Junction	-c-	801	Gates	-c-	12
Central Point	1,324	4,040	Gearhart	115	371
Chiloquin	-c-	265	Gervais	291	252
Clatskanie	197	605	Glendale	19	117
Coburg	1,048	1,172	Gold Beach	195	1,045
Columbia City	42	143	Gold Hill	105	252

Key: "-c-" denotes confidential data has been withheld by the Oregon Employment Department

Source: Oregon Employment Department, data for covered employment inside Urban Growth Boundaries in 2022

Table 3: Current Employment (2022)

City	Industrial Employment	Commercial Employment	City	Industrial Employment	Commercial Employment
Granite	n/a	n/a	Long Creek	-c-	32
Grants Pass	3,551	19,709	Lostine	35	39
Grass Valley	-c-	-c-	Lowell	96	144
Haines	7	71	Lyons	371	110
Halfway	-c-	158	Madras	1,477	2,657
Halsey	104	112	Malin	111	129
Harrisburg	499	466	Manzanita	16	349
Helix	-c-	-c-	Maupin	47	225
Heppner	46	689	McMinnville	3,533	12,181
Hermiston	2,505	6,434	Medford	10,392	42,224
Hines	91	369	Merrill	45	142
Hood River	1,294	6,290	Metolius	13	78
Hubbard	1,241	254	Mill City	304	463
Huntington	10	39	Millersburg	1,965	518
Idanha	14	9	Milton-Freewater	553	1,304
Imbler	-c-	17	Mitchell	-c-	27
Independence	1,262	1,901	Molalla	1,352	1,687
lone	-c-	64	Monmouth	139	2,572
Irrigon	42	177	Monroe	25	195
Island City	244	857	Monument	-c-	29
Jacksonville	122	879	Moro	-c-	92
Jefferson	133	349	Mosier	4	66
John Day	286	1,076	Mt. Angel	435	942
Jordan Valley	9	67	Mt. Vernon	31	88
Joseph	87	254	Myrtle Creek	409	927
Junction City	589	2,516	Myrtle Point	108	445
Klamath Falls	3,245	14,947	Nehalem	14	225
La Grande	933	5,276	Newberg	3,050	7,114
La Pine	219	1,317	Newport	1,152	6,380
Lafayette	163	209	North Bend	592	3,563
Lakeside	27	159	North Plains	549	514
Lakeview	353	1,168	North Powder	17	77
Lebanon	1,841	5,313	Nyssa	352	523
Lexington	5	-c-	Oakland	30	192
Lincoln City	327	5,105	Oakridge	104	462
Lonerock	-c-	-c-	Ontario	1,545	6,522

Key: "-c-" denotes confidential data has been withheld by the Oregon Employment Department

Source: Oregon Employment Department, data for covered employment inside Urban Growth Boundaries in 2022

Table 3: Current Employment (2022)

City	Industrial Employment	Commercial Employment	City	Industrial Employment	Commercial Employment
Paisley	-c-	71	Stanfield	49	268
Pendleton	1,709	6,671	Stayton	976	2,441
Philomath	578	1,151	Sublimity	22	563
Phoenix	256	945	Summerville	-c-	13
Pilot Rock	104	142	Sumpter	-c-	26
Port Orford	107	270	Sutherlin	829	1,436
Powers	-c-	104	Sweet Home	589	1,663
Prairie City	36	134	Talent	321	649
Prineville	1,918	4,094	Tangent	565	298
Rainier	504	414	The Dalles	1,404	7,004
Redmond	4,682	10,648	Tillamook	984	3,179
Reedsport	134	1,104	Toledo	637	607
Richland	20	51	Turner	310	285
Riddle	15	180	Ukiah	-c-	13
Rockaway Beach	35	330	Umatilla	1,328	1,363
Rogue River	262	659	Union	27	183
Roseburg	2,774	18,320	Unity	-c-	20
Rufus	16	51	Vale	244	677
Salem/Keizer	22,222	98,815	Veneta	130	762
Sandy	574	3,052	Vernonia	85	333
Scappoose	728	1,554	Waldport	35	435
Scio	85	318	Wallowa	23	102
Scotts Mills	11	52	Warrenton	911	2,895
Seaside	245	3,802	Wasco	18	23
Seneca	-c-	12	Waterloo	-c-	33
Shady Cove	46	330	Westfir	-c-	-c-
Shaniko	-c-	-c-	Weston	401	52
Sheridan	147	506	Wheeler	9	138
Siletz	-c-	331	Willamina	-c-	278
Silverton	855	2,903	Winston	84	843
Sisters	530	1,595	Woodburn	4,842	6,799
Sodaville	-c-	63	Yachats	-c-	463
Spray	-c-	31	Yamhill	48	191
Springfield	8,237	21,352	Yoncalla	57	121
St. Helens	825	4,053			
St. Paul	49	208			

Key: "-c-" denotes confidential data has been withheld by the Oregon Employment Department

Source: Oregon Employment Department, data for covered employment inside Urban Growth Boundaries in 2022

Table 4: Projected Regional Long-Term Employment Growth Rates (2022 - 2032)
(OAR 660-038-0110)

Region	Commercial	Industrial
Central Oregon	11%	11%
Columbia Basin	8%	7%
Columbia Gorge	9%	10%
Eastern Six	6%	8%
Lane	10%	10%
Mid-Valley	9%	11%
Northwestern Oregon	10%	6%
Portland Tri-County	13%	11%
Rogue Valley	8%	9%
South Central	8%	9%
Southwestern Oregon	6%	5%

NOTE: This table provides the projected long-term regional growth rate for commercial and industrial jobs in each of the “regions” (Workforce Innovation and Opportunity Act Areas) for which OED forecasts long-term job growth (see OAR 660-038-0110).

Data Source: Oregon Employment Department (2022)