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TOBIAS READ
SECRETARY OF STATE

MICHAEL KAPLAN
DEPUTY SECRETARY OF STATE

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: 07/10/2026 10:51 AM

ARCHIVES DIVISION SECRETARY OF STATE

FILING CAPTION: Employment Tables Rulemaking Update

LAST DAY AND TIME TO OFFER COMMENT TO AGENCY: 08/28/2026 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.

CONTACT:
Matthew Hampton
503-983-4092
matthew.l.hampton@dlcd.oregon.gov
635 Capitol St. NE Ste. 150
Salem, OR 97301

Filed By:
Matthew Hampton
Rules Coordinator

HEARING(S)

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

DATE: 08/28/2026
TIME: 8:00 AM
OFFICER: LCDC

IN-PERSON HEARING DETAILS
ADDRESS: DLCD Salem Office, 635 Capitol St. NE Ste. 150, Salem, OR 97301
SPECIAL INSTRUCTIONS:
To sign up to give verbal public comment, please visit: https://www.oregon.gov/LCD/Commission/Pages/Public-Comment.aspx

REMOTE HEARING DETAILS
MEETING URL: Click here to join the meeting
PHONE NUMBER: 1-669-444-9171
CONFERENCE ID: 92567623485
SPECIAL INSTRUCTIONS:
Passcode: 733129
To sign up to give verbal public comment, please visit: 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 describe the number 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:

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.

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 197.040, ORS 197.235, ORS 197A.285, ORS 197A.305
Statutes/Other Implemented: ORS 197A.300, ORS 197A.302, ORS 197A.305, ORS 197A.310, ORS 197A.312, ORS 197A.315, ORS 197A.325, ORS 197A.285

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

NOTE: Attachments referenced are attached to this document. You may view the attachment 660-038-0100.pdf from the Attachments panel. Alternately, you may view the attachments at the following link: https://secure.sos.state.or.us/oard/viewAttachment.action?ruleVrsnRsn=336676

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 197.235, ORS 197A.284, ORS 197A.305
Statutes/Other Implemented: ORS 197A.285, ORS 197A.300, ORS 197A.302, ORS 197A.305, ORS 197A.310, ORS 197A.312, ORS 197A.315, ORS 197A.325

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

NOTE: Attachments referenced are attached to this document. You may view the attachment 660-038-0110.pdf from the Attachments panel. Alternately, you may view the attachments at the following link: https://secure.sos.state.or.us/oard/viewAttachment.action?ruleVrsnRsn=336677

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 197.235, ORS 197A.285, ORS 197A.305
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.

NOTE: Attachments referenced are attached to this document. You may view the attachment 660-038-0140.pdf from the Attachments panel. Alternately, you may view the attachments at the following link: https://secure.sos.state.or.us/oard/viewAttachment.action?ruleVrsnRsn=336678