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CHAPTER 660

LAND CONSERVATION AND DEVELOPMENT DEPARTMENT

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RULES:

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

AMEND: 660-038-0100

NOTICE FILED DATE: 07/10/2026

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=339214>

AMEND: 660-038-0110

NOTICE FILED DATE: 07/10/2026

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=339215>

NOTICE FILED DATE: 07/10/2026

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

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the Attachments panel. Alternately, you may view the attachments at the following link:
<https://secure.sos.state.or.us/oard/viewAttachment.action?ruleVrsnRsn=339216>