

OFFICE OF THE SECRETARY OF STATE

SHEMIA FAGAN
SECRETARY OF STATE

CHERYL MYERS
DEPUTY SECRETARY OF STATE



ARCHIVES DIVISION

STEPHANIE CLARK
DIRECTOR

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NOTICE OF PROPOSED RULEMAKING
INCLUDING STATEMENT OF NEED & FISCAL IMPACT

CHAPTER 660
LAND CONSERVATION AND DEVELOPMENT DEPARTMENT

FILED

02/24/2023 1:16 PM
ARCHIVES DIVISION
SECRETARY OF STATE

FILING CAPTION: Amend employment tables to current numbers of employees for "simplified method" for UGB expansions

LAST DAY AND TIME TO OFFER COMMENT TO AGENCY: 04/20/2023 9:00 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
Salem, OR 97301

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: 04/20/2023

TIME: 8:30 AM

OFFICER: LCDC

HEARING LOCATION

ADDRESS: Oregon Department of Agriculture Building, 635 Capitol Street, Basement Hearing Room, Salem, OR 97301

REMOTE MEETING DETAILS

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

PHONE NUMBER: 301-715-8592

CONFERENCE ID: 96393

SPECIAL INSTRUCTIONS:

Individuals wishing to testify should sign-up online <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 city 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 cities 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.

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

*Typical-Single story 3 bedrooms, 1 ½ bathrooms, attached garage (calculated separately) on land with good soil conditions with no unusual geological hazards.

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 cities 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 DO NOT SHOW CHANGES. PLEASE CONTACT AGENCY REGARDING CHANGES.

Table 3: Current Employment

City	Industrial Employment	Commercial Employment	City	Industrial Employment	Commercial Employment
Adair Village	-c-	156	Condon	35	276
Adams	-c-	11	Coos Bay	1,336	8,340
Adrian	-c-	76	Coquille	577	1,335
Albany	5,281	16,993	Corvallis	4,203	25,814
Amity	84	191	Cottage Grove	682	2,718
Antelope	4	-c-	Cove	-c-	79
Arlington	5	122	Creswell	242	1,018
Ashland	1,266	7,792	Culver	107	160
Astoria	939	4,915	Dallas	737	3,759
Athena	56	130	Dayton	71	260
Aumsville	225	430	Dayville	-c-	37
Aurora	97	158	Depoe Bay	41	327
Baker City	973	3,367	Detroit	-c-	66
Bandon	224	1,260	Donald	459	36
Banks	245	317	Drain	127	235
Barlow	-c-	25	Dufur	41	132
Bay City	-c-	124	Dundee	267	238
Bend	10,634	43,308	Dunes City	20	44
Boardman	1,915	897	Eagle Point	161	1,272
Bonanza	20	91	Echo	9	62
Brookings	1,042	3,102	Elgin	-c-	214
Brownsville	141	178	Elkton	14	77
Burns	198	1,103	Enterprise	318	1,383
Butte Falls	8	89	Estacada	461	901
Canby	3,584	3,515	Eugene	18,135	73,025
Cannon Beach	89	1,359	Falls City	10	92
Canyon City	71	164	Florence	292	3,242
Canyonville	-c-	1,019	Fossil	16	129
Carlton	137	236	Garibaldi	94	208
Cascade Locks	151	134	Gaston	16	130
Cave Junction	222	724	Gates	-c-	12
Central Point	1,306	3,899	Gearhart	109	320
Chiloquin	-c-	258	Gervais	380	263
Clatskanie	180	568	Glendale	6	69
Coburg	1,016	928	Gold Beach	239	1,018
Columbia City	46	121	Gold Hill	83	253

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

Source: Oregon Employment Department, data for covered employment (2020)

Table 3: Current Employment

City	Industrial Employment	Commercial Employment	City	Industrial Employment	Commercial Employment
Granite	n/a	n/a	Lostine	33	29
Grants Pass	3,522	18,173	Lowell	84	129
Grass Valley	n/a	15	Lyons	406	120
Haines	5	64	Madras	1,328	2,580
Halfway	8	133	Malin	108	136
Halsey	113	119	Manzanita	15	366
Harrisburg	517	446	Maupin	31	187
Helix	n/a	-c-	McMinnville	3,527	11,464
Heppner	49	690	Medford	9,924	41,209
Hermiston	2,376	6,165	Merrill	108	151
Hines	164	428	Metolius	13	73
Hood River	1,265	5,843	Mill City	302	218
Hubbard	1,142	266	Millersburg	2,291	575
Huntington	-c-	92	Milton-Freewater	531	1,176
Idanha	-c-	-c-	Mitchell	-c-	23
Imbler	45	24	Molalla	1,272	1,576
Independence	1,177	1,570	Monmouth	159	2,471
lone	28	55	Monroe	35	175
Irrigon	26	172	Monument	-c-	30
Island City	238	739	Moro	-c-	107
Jacksonville	94	813	Mosier	5	62
Jefferson	123	266	Mt. Angel	431	861
John Day	458	1,019	Mt. Vernon	23	80
Jordan Valley	11	51	Myrtle Creek	409	874
Joseph	84	274	Myrtle Point	136	451
Junction City	583	2,478	Nehalem	16	208
Klamath Falls	3,124	14,374	Newberg	2,598	6,592
La Grande	852	5,159	Newport	1,182	5,951
La Pine	241	1,260	North Bend	567	4,023
Lafayette	140	181	North Plains	537	439
Lakeside	31	149	North Powder	22	75
Lakeview	450	1,265	Nyssa	382	473
Lebanon	1,909	5,027	Oakland	48	171
Lexington	-c-	-c-	Oakridge	129	434
Lincoln City	333	4,686	Ontario	1,639	6,444
Long Creek	-c-	33	Paisley	33	49

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Source: Oregon Employment Department, data for covered employment (2020)

Table 3: Current Employment

City	Industrial Employment	Commercial Employment	City	Industrial Employment	Commercial Employment
Pendleton	1,782	6,469	Stayton	853	2,051
Philomath	600	930	Sublimity	41	590
Phoenix	217	985	Summerville	-c-	12
Pilot Rock	106	124	Sumpter	-c-	24
Port Orford	130	232	Sutherlin	868	1,368
Powers	-c-	69	Sweet Home	569	1,483
Prairie City	-c-	124	Talent	378	683
Prineville	1,852	3,672	Tangent	530	361
Rainier	472	355	The Dalles	1,497	6,942
Redmond	4,397	9,793	Tillamook	928	3,063
Reedsport	126	960	Toledo	664	531
Richland	28	55	Turner	310	292
Riddle	43	133	Ukiah	-c-	18
Rockaway Beach	22	282	Umatilla	1,249	1,264
Rogue River	288	619	Union	28	182
Roseburg	2,610	17,616	Unity	-c-	22
Rufus	-c-	42	Vale	229	760
Salem/Keizer	20,705	93,229	Veneta	115	1,014
Sandy	631	2,850	Vernonia	103	293
Scappoose	587	1,543	Waldport	54	449
Scio	65	221	Wallowa	32	114
Scotts Mills	16	41	Warrenton	951	2,768
Seaside	303	3,450	Wasco	34	17
Seneca	-c-	16	Waterloo	-c-	12
Shady Cove	24	302	Westfir	-c-	-c-
Shaniko	-c-	-c-	Weston	429	62
Sheridan	142	751	Wheeler	-c-	106
Siletz	10	333	Willamina	-c-	251
Silverton	958	2,709	Winston	62	858
Sisters	550	1,382	Woodburn	4,448	6,259
Sodaville	-c-	60	Yachats	19	408
Spray	-c-	36	Yamhill	60	161
Springfield	8,150	20,375	Yoncalla	62	105
St. Helens	782	3,850			
St. Paul	58	193			
Stanfield	48	251			

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

Source: Oregon Employment Department, data for covered employment (2020)

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).

Table 4: Projected Regional Long-Term Employment Growth Rates (2020 - 2030) (OAR 660-038-0110)			
Region	Commercial		Industrial
Central Oregon	19%		17%
Columbia Basin	14%		15%
Columbia Gorge	18%		10%
Eastern Six	11%		10%
Lane	16%		12%
Mid-Valley	18%		15%
Northwestern Oregon	18%		8%
Portland Tri-County	20%		12%
Rogue Valley	15%		12%
South Central	12%		9%
Southwestern Oregon	12%		9%

Data Source: Oregon Employment Department (provided 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 cities 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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Lakeview	450	1,265	Nyssa	382	473
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Redmond	4,397	9,793	Tillamook	928	3,063
Reedsport	126	960	Toledo	664	531
Richland	28	55	Turner	310	292
Riddle	43	133	Ukiah	-c-	18
Rockaway Beach	22	282	Umatilla	1,249	1,264
Rogue River	288	619	Union	28	182
Roseburg	2,610	17,616	Unity	-c-	22
Rufus	-c-	42	Vale	229	760
Salem/Keizer	20,705	93,229	Veneta	115	1,014
Sandy	631	2,850	Vernonia	103	293
Scappoose	587	1,543	Waldport	54	449
Scio	65	221	Wallowa	32	114
Scotts Mills	16	41	Warrenton	951	2,768
Seaside	303	3,450	Wasco	34	17
Seneca	-c-	16	Waterloo	-c-	12
Shady Cove	24	302	Westfir	-c-	-c-
Shaniko	-c-	-c-	Weston	429	62
Sheridan	142	751	Wheeler	-c-	106
Siletz	10	333	Willamina	-c-	251
Silverton	958	2,709	Winston	62	858
Sisters	550	1,382	Woodburn	4,448	6,259
Sodaville	-c-	60	Yachats	19	408
Spray	-c-	36	Yamhill	60	161
Springfield	8,150	20,375	Yoncalla	62	105
St. Helens	782	3,850			
St. Paul	58	193			
Stanfield	48	251			

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

Source: Oregon Employment Department, data for covered employment (2020)

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).

Table 4: Projected Regional Long-Term Employment Growth Rates (2020 - 2030) (OAR 660-038-0110)			
Region	Commercial	Industrial	
Central Oregon	19%		17%
Columbia Basin	14%		15%
Columbia Gorge	18%		10%
Eastern Six	11%		10%
Lane	16%		12%
Mid-Valley	18%		15%
Northwestern Oregon	18%		8%
Portland Tri-County	20%		12%
Rogue Valley	15%		12%
South Central	12%		9%
Southwestern Oregon	12%		9%

Data Source: Oregon Employment Department (provided 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 cities 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 DO NOT SHOW CHANGES. PLEASE CONTACT AGENCY REGARDING CHANGES.

Table 3: Current Employment

City	Industrial Employment	Commercial Employment	City	Industrial Employment	Commercial Employment
Adair Village	-c-	156	Condon	35	276
Adams	-c-	11	Coos Bay	1,336	8,340
Adrian	-c-	76	Coquille	577	1,335
Albany	5,281	16,993	Corvallis	4,203	25,814
Amity	84	191	Cottage Grove	682	2,718
Antelope	4	-c-	Cove	-c-	79
Arlington	5	122	Creswell	242	1,018
Ashland	1,266	7,792	Culver	107	160
Astoria	939	4,915	Dallas	737	3,759
Athena	56	130	Dayton	71	260
Aumsville	225	430	Dayville	-c-	37
Aurora	97	158	Depoe Bay	41	327
Baker City	973	3,367	Detroit	-c-	66
Bandon	224	1,260	Donald	459	36
Banks	245	317	Drain	127	235
Barlow	-c-	25	Dufur	41	132
Bay City	-c-	124	Dundee	267	238
Bend	10,634	43,308	Dunes City	20	44
Boardman	1,915	897	Eagle Point	161	1,272
Bonanza	20	91	Echo	9	62
Brookings	1,042	3,102	Elgin	-c-	214
Brownsville	141	178	Elkton	14	77
Burns	198	1,103	Enterprise	318	1,383
Butte Falls	8	89	Estacada	461	901
Canby	3,584	3,515	Eugene	18,135	73,025
Cannon Beach	89	1,359	Falls City	10	92
Canyon City	71	164	Florence	292	3,242
Canyonville	-c-	1,019	Fossil	16	129
Carlton	137	236	Garibaldi	94	208
Cascade Locks	151	134	Gaston	16	130
Cave Junction	222	724	Gates	-c-	12
Central Point	1,306	3,899	Gearhart	109	320
Chiloquin	-c-	258	Gervais	380	263
Clatskanie	180	568	Glendale	6	69
Coburg	1,016	928	Gold Beach	239	1,018
Columbia City	46	121	Gold Hill	83	253

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

Source: Oregon Employment Department, data for covered employment (2020)

Table 3: Current Employment

City	Industrial Employment	Commercial Employment	City	Industrial Employment	Commercial Employment
Granite	n/a	n/a	Lostine	33	29
Grants Pass	3,522	18,173	Lowell	84	129
Grass Valley	n/a	15	Lyons	406	120
Haines	5	64	Madras	1,328	2,580
Halfway	8	133	Malin	108	136
Halsey	113	119	Manzanita	15	366
Harrisburg	517	446	Maupin	31	187
Helix	n/a	-c-	McMinnville	3,527	11,464
Heppner	49	690	Medford	9,924	41,209
Hermiston	2,376	6,165	Merrill	108	151
Hines	164	428	Metolius	13	73
Hood River	1,265	5,843	Mill City	302	218
Hubbard	1,142	266	Millersburg	2,291	575
Huntington	-c-	92	Milton-Freewater	531	1,176
Idanha	-c-	-c-	Mitchell	-c-	23
Imbler	45	24	Molalla	1,272	1,576
Independence	1,177	1,570	Monmouth	159	2,471
lone	28	55	Monroe	35	175
Irrigon	26	172	Monument	-c-	30
Island City	238	739	Moro	-c-	107
Jacksonville	94	813	Mosier	5	62
Jefferson	123	266	Mt. Angel	431	861
John Day	458	1,019	Mt. Vernon	23	80
Jordan Valley	11	51	Myrtle Creek	409	874
Joseph	84	274	Myrtle Point	136	451
Junction City	583	2,478	Nehalem	16	208
Klamath Falls	3,124	14,374	Newberg	2,598	6,592
La Grande	852	5,159	Newport	1,182	5,951
La Pine	241	1,260	North Bend	567	4,023
Lafayette	140	181	North Plains	537	439
Lakeside	31	149	North Powder	22	75
Lakeview	450	1,265	Nyssa	382	473
Lebanon	1,909	5,027	Oakland	48	171
Lexington	-c-	-c-	Oakridge	129	434
Lincoln City	333	4,686	Ontario	1,639	6,444
Long Creek	-c-	33	Paisley	33	49

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Source: Oregon Employment Department, data for covered employment (2020)

Table 3: Current Employment

City	Industrial Employment	Commercial Employment	City	Industrial Employment	Commercial Employment
Pendleton	1,782	6,469	Stayton	853	2,051
Philomath	600	930	Sublimity	41	590
Phoenix	217	985	Summerville	-c-	12
Pilot Rock	106	124	Sumpter	-c-	24
Port Orford	130	232	Sutherlin	868	1,368
Powers	-c-	69	Sweet Home	569	1,483
Prairie City	-c-	124	Talent	378	683
Prineville	1,852	3,672	Tangent	530	361
Rainier	472	355	The Dalles	1,497	6,942
Redmond	4,397	9,793	Tillamook	928	3,063
Reedsport	126	960	Toledo	664	531
Richland	28	55	Turner	310	292
Riddle	43	133	Ukiah	-c-	18
Rockaway Beach	22	282	Umatilla	1,249	1,264
Rogue River	288	619	Union	28	182
Roseburg	2,610	17,616	Unity	-c-	22
Rufus	-c-	42	Vale	229	760
Salem/Keizer	20,705	93,229	Veneta	115	1,014
Sandy	631	2,850	Vernonia	103	293
Scappoose	587	1,543	Waldport	54	449
Scio	65	221	Wallowa	32	114
Scotts Mills	16	41	Warrenton	951	2,768
Seaside	303	3,450	Wasco	34	17
Seneca	-c-	16	Waterloo	-c-	12
Shady Cove	24	302	Westfir	-c-	-c-
Shaniko	-c-	-c-	Weston	429	62
Sheridan	142	751	Wheeler	-c-	106
Siletz	10	333	Willamina	-c-	251
Silverton	958	2,709	Winston	62	858
Sisters	550	1,382	Woodburn	4,448	6,259
Sodaville	-c-	60	Yachats	19	408
Spray	-c-	36	Yamhill	60	161
Springfield	8,150	20,375	Yoncalla	62	105
St. Helens	782	3,850			
St. Paul	58	193			
Stanfield	48	251			

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

Source: Oregon Employment Department, data for covered employment (2020)

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).

Table 4: Projected Regional Long-Term Employment Growth Rates (2020 - 2030) (OAR 660-038-0110)			
Region	Commercial		Industrial
Central Oregon	19%		17%
Columbia Basin	14%		15%
Columbia Gorge	18%		10%
Eastern Six	11%		10%
Lane	16%		12%
Mid-Valley	18%		15%
Northwestern Oregon	18%		8%
Portland Tri-County	20%		12%
Rogue Valley	15%		12%
South Central	12%		9%
Southwestern Oregon	12%		9%

Data Source: Oregon Employment Department (provided 2022)