



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2524

Phone: (503) 373-0050

First Floor/Coastal Fax: (503) 378-6033

Second Floor/Director's Office Fax: (503) 378-5518

Third Floor/Measure 37 Fax: (503) 378-5318

Web Address: <http://www.oregon.gov/LCD>

June 12, 2009

Brandon Reich
Marion County Planning Division
P.O. Box 14500
Salem, Oregon 97309

SUBJECT: Population Forecast Coordination comments

Dear Brandon:

Thank you for the opportunity to comment on the county's ongoing population forecast and allocation project. Please enter these comments into the record of all hearings on the proposal.

Population Forecast – Number v. Range

Since the 1980's, the Land Conservation and Development Commission (LCDC) has interpreted state law such that counties must adopt a single coordinated population forecast for the entire county and for each of the urban areas in the county, not a range of population forecasts. This holding derives from statutes, goals (especially Goal 2) and rules regarding population forecasting. LCDC has held this interpretation in numerous cases going back 30+ years. A 'range' is a problem for urban areas because UGB's must be based on a single forecast in order for cities to determine a 20-year land supply, as well as plan for public facilities and transportation. The forecast for the county must represent the total of the 20-year forecasts for all the urban areas and those areas of the county outside UGB's.

Thank you once again for the opportunity to comment on the county's population forecast effort. If you have any questions or concerns, please don't hesitate to contact me at (503) 373-0050, extension 254, or by e-mail at gary.fish@state.or.us.

Yours truly,

Gary Fish

Willamette Valley Regional Representative

c: Les Sasaki, Marion County Planning (e-mail)
Gloria Gardiner, DLCD (e-mail), Steve Oulman, DLCD (e-mail), Bob Rindy, DLCD (e-mail), Central Files

RECEIVED
JUN 10 2009
MARION COUNTY PLANNING





City of Aumsville

595 Main Street • Aumsville, Oregon 97325

website: www.aumsville.us

Phone 503-749-2030 • Fax 503-749-1852

MAY 15 2009

MARION COUNTY PLANNING

May 13, 2009

Brandon Reich, Associate Planner
Marion County Planning
P. O. Box 14500
Salem, OR 97309-5036

RE: Population Coordination – Developing 2030 Projections for Cities

Hello Brandon:

At the May 11, 2009 Aumsville City Council meeting, they considered the revised 2030 forecast you presented in your letter dated May 4, 2009. Council consensus was that they can live with the decision to forecast 5,706 persons for 2030; based on the information provided by the city, and Aumsville's most recent PSU certified estimate of 3,535. Therefore, the revised 5706 forecast is acceptable and the city has no objections.

Sincerely,

Maryann M. Hills
City Administrator

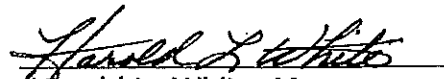
RESOLUTION NO. 02-09

A RESOLUTION RE-AUTHORIZING THE MAYOR AND CITY ADMINISTRATOR'S SIGNATURE.

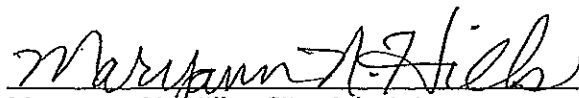
BE IT RESOLVED that all documents that pertain to city business that require an official signature may be signed by the Mayor or City Administrator, the Aumsville City Council authorizes their signature.

EFFECTIVE DATE: This resolution shall be in force and effect from and after passage by the Aumsville City Council; until such time as the city administrator position changes, and after each change of council after election.

CONSIDERED AND PASSED BY THE AUMSVILLE CITY COUNCIL ON THE 12TH DAY OF JANUARY 2009.


Harold L. White, Mayor

ATTEST:


Maryann N. Hills, City Administrator



City of Aumsville

595 Main Street • Aumsville, Oregon 97325
website: www.aumsville.us
Phone 503-749-2030 • Fax 503-749-1852

January 28, 2009

JAN 29 2009
MARION COUNTY CLERK

Les Sasaki and Brandon Reich
Marion County Planning Division
P. O. Box 14500
Salem, OR 97309-5036

RE: Population Coordination – Developing 2030 Projections for Cities

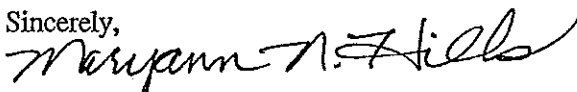
Hello Les and Brandon:

Let this confirm that the City of Aumsville is not in agreement with the "Population Forecasts for Marion County, its Cities and Unincorporated Area 2010-2030", prepared by the population research center. The fact is that Aumsville's current population estimate of 3535 has already exceeded the 2010 population forecast of 3448 in Table 11 of the report. We have appreciated the opportunity to be involved in the county's growth management projects and have worked with the county through the years on coordinated population projections for Aumsville. During past population projection coordination, we brought to the county's attention that growth in Aumsville had exceeded our 3% comprehensive plan projection. This remains true, Aumsville's 2000 US Census population estimate of 3,003 compared to the plans 2,649 projection and the current 3535 estimate compared to the Year 2010 projection of 3560 in our comprehensive plan. We collaborated and concurred with the work done on the Growth Management Framework 2050 Population Forecast and Land Need Estimate in Table 1 of the Marion County Ordinance No. 1166. It has an 8,000 Coordinated Long-Range 2050 Forecast population for Aumsville. Therefore, we respectfully request that you coordinate the 2.2% annual growth rate for Aumsville that is used in the attached City of Aumsville population spreadsheet. This spreadsheet begins with the 2000 Census population for Aumsville and using the 2.2% growth rate brings Aumsville's projections in line with the current population estimate and the following realistic forecasts.

2000	2008	2010	2020	2030	2050
3003	3574	3733	4641	5769	8915

In fact, these figures may be low, because we cannot forecast the rate of development on the east side of Salem. They are pursuing the Mill Creek Industrial Park and Gaffin Road project development, and it is going to attract more population to the east of Salem. Aumsville and Turner are the closest cities outside of Salem to these the major develop areas that Salem is attempting to promote.

We need a growth rate viable for our community. Our city infrastructure development and expansion of our Urban Growth Boundary are dependent on it; thank you for your continued collaboration!

Sincerely,

Maryann N. Hills
City Administrator

CITY OF AUMSVILLE

Population projection based on a 2.2% Annual Growth Rate
Beginning with the 2000 Census Figure:

YEAR	POP. PROJ.	YEAR	POP. PROJ.
2000	3003	2034	6293
2001	3069	2035	6432
2002	3137	2036	6573
2003	3206	2037	6718
2004	3276	2038	6866
2005	3348	2039	7017
2006	3422	2040	7171
2007	3497	2041	7329
2008	3574	2042	7490
2009	3653	2043	7655
2010	3733	2044	7823
2011	3815	2045	7996
2012	3899	2046	8171
2013	3985	2047	8351
2014	4073	2048	8535
2015	4162	2049	8723
2016	4254	2050	8915
2017	4347		
2018	4443		
2019	4541		
2020	4641		
2021	4743		
2022	4847		
2023	4954		
2024	5063		
2025	5174		
2026	5288		
2027	5404		
2028	5523		
2029	5645		
2030	5769		
2031	5896		
2032	6025		
2033	6158		



Old Aurora Colony Ox Barn, Aurora, Oregon. Built 1966

City of Aurora

FOUNDED 1856

"National Historic Site"

REC'D DEC 26 2008

December 24, 2008

Les Sasaki, Principal Planner
Marion County Planning Division
PO Box 14500
Salem, OR 97309

RE: Marion County Population Study

Dear Mr. Sasaki,

The City of Aurora has obtained a Technical Assistance Grant from the Department of Land Conservation and Development (DLCD) to update the city's buildable lands inventory and Urbanization, Housing, and Economics sections of the Aurora Comprehensive Plan. The City needs to adopt the revisions to the Comprehensive Plan by June 30, 2009, so we hope to expedite the process for a coordinated population projection for Aurora with Marion County in order to complete that work per the terms of our grant contract.

The City of Aurora is requesting acknowledgement from your department that a proposed 2030 population projection for an Average Annual Growth Rate (AAGR) of 2.8 percent for Aurora is acceptable for use in the City's Comprehensive Plan update process.

We have reviewed the Portland State University (PSU) Marion County Population Study and, based upon discussions among the Aurora Planning Commission, city staff, and your staff, we feel the revised number will be more in line with the city's future growth. Please review the attached staff memo to the Aurora City Council dated December 3, 2008, as it should provide additional explanation and justification for the requested revision. Specifically, Table 2 of the memo explains how extending PSU's projected growth for 2010 out to 2015 will result in a 2030 AAGR of 2.8 percent.

Based upon the planning commission's recommendation, the Aurora City Council approved the proposed AAGR of 2.8 percent and asked that I submit a letter to Marion County requesting concurrence on the revised forecast.

If you have additional questions or concerns, please do not hesitate to contact our staff planner, Renata Wakeley, at the Mid-Willamette Valley Council of Governments. Thank you for your assistance.

Sincerely,

A handwritten signature in cursive script that reads "Charles Donald".

Charles Donald, Mayor

Cc: Brandon Reich, Marion County Planning Division
Steve Oulman, Department of Land Conservation and Development
Renata Wakeley, Mid-Willamette Valley Council of Governments

Memorandum

MID-WILLAMETTE VALLEY COUNCIL OF GOVERNMENTS

105 HIGH STREET S. E. SALEM, OREGON 97301-3667

TELEPHONE: (503)588-6177

FAX: (503)588-6094

TO: Aurora City Council
FROM: Renata Wakeley, City Planner
RE: Proposed 2030 population projection for Aurora
DATE: December 3, 2008

The Mid-Willamette Council of Governments (MWVCOG), on behalf of the City of Aurora, has obtained a Technical Assistance Grant from the Department of Land Conservation and Development (DLCD) to update the city's buildable lands inventory and Urbanization, Housing, and Economics, sections of the Aurora Comprehensive Plan. The City needs to adopt the revisions to the Comprehensive Plan by June 30, 2009, so I would like to expedite the process for a coordinated population projection for Aurora in order to complete that work per the terms of the grant contract.

After reviewing the Marion County Population Study prepared by Portland State University (PSU) and discussing the information with County staff and the Aurora Planning Commission, the Planning Commission made a motion to recommend a revised proposal for the 2030 population projection for the City of Aurora of an estimated annual population growth rate of 2.8 percent.

In developing the projection, the Planning Commission and staff first looked at historic growth trends for the city dating back to 1970, as compared to the historic growth trends used by PSU which date back to 1990. The planning commission is concerned that the time period and historic trends used by PSU do not go far back enough or account for specific city data to be used to project an Average Annual Growth Rate (AAGR) out to 2030. In addition, there are numerous factors in the case of the City of Aurora that further skew a larger part of the PSU analysis including:

- Construction of a wastewater system that came online in 2001,
- Reduction in the minimum lot size from 15,000 square feet prior to 2000 to a range between 5,000, 7,500 and 10,000 square feet based on zoning.
- Proximity to Portland and location within north Marion County.

As such, the planning commission does not believe the methodology used by PSU provides an adequate trending for a future Average Annual Growth Rate (AAGR). The City believes that a rate of high growth, similar to the 5.5% seen between the years 2000 and 2007, will continue until approximately 2015. After this, the planning commission believes the city will enter a cycle of reduced growth which is more in line with that proposed by Portland State University. This would result in an overall AAGR of 2.8% and a population of approx. 1,825 persons by 2030.

I am requesting acknowledgement from the Aurora City Council that the proposed 2030 population projection for Aurora of 2.8% is acceptable for use in the City's Comprehensive Plan update process and for submission to Marion County Planning Department. Thanks for your assistance.

The following tables show recent population trends and projections.

Table 1 shows historic population trends for Marion County and Aurora for the period from 1970 through 2007. The population growth rate for Aurora has been significantly higher than that of the County through this period.

Table 1
Population Trends, Marion County and Aurora
1970 – 2007

	Population					1970-80	1980-90	1990-00	2000-07	AAGR 1970 - 2006
	1970	1980	1990	2000	2007 ¹					
Marion County	151,309	204,692	228,483	284,834	311,070	3.1%	1.1%	2.2%	1.2%	2.0%
Aurora	306	523	567	655	955	5.51%	0.82%	1.46%	5.52%	3.12%

Source: US Census and Portland State University Center for Population Studies

¹ 2007 population estimate from Portland State University

Table 2 shows a revised forecast summary table similar to one provided by Portland State University on page 58 and 61 (attached). The revised table shows the extension of a 5.0% growth rate to 2015 and continues the AAGR as recommended by Portland State University after 2015.

Table 2
Forecast Summary Table
2007- 2030

Aurora	Population	# Average Annual Population Growth	% Average Annual Population Growth
2000	655		
2007	955	43	5.52%
2010	1,106	50	5.0%
2015	1,411	61	5.0%
2020	1,513	20	1.4%
2025	1,720	41	2.6%
2030	1,825	21	1.2%

Table 3 shows the proposed population projection for the city through 2030. The 2000 Census figure is used in the table as well as the 2007 population estimate for the city developed by Portland State University. The 2.8 percent AAGR growth rate is applied to the 2007 population estimate to derive the population projection through 2030.

Table 3
Aurora Population Projection
2007 – 2030

Year	Population
2000	655
2007 ¹	955
2010	1,106
2015	1,411
2020	1,513
2025	1,720
2030	1,825
Population change 2007 - 2030	870
AAGR 2007-2030	2.8%

Source: U.S. Census and Portland State University

¹ 2007 Population estimate from Portland State University



P.O. Box 589 Detroit, Oregon 97342 • (503) 854-3496

JAN 27 2009

January 23, 2009

Marion County Public Works
Brandon Reich, Associate Planner
PO Box 14500
Salem, OR 97309

RE: 2030 Population Forecast

Dear Mr. Reich,

During its December 9, 2009 meeting, the Council of the City of Detroit has reviewed the PSU forecast of 371 for the year 2030. After discussion, Council decided that the City of Detroit has no objections to the county adopting it as part of the 2030 coordinated forecast.

If you need additional information, please don't hesitate to call during regular business hours Monday, Tuesday and Friday 8:30 AM to 5:00 PM, and Wednesday and Thursday 8:30 AM to 1:30 PM.

Thank you,

City of Detroit

By

A handwritten signature in black ink that reads "Christine Pavoni". The signature is written in a cursive style and is positioned above a horizontal line.

Christine Pavoni, City Recorder

RESOLUTION 08-19

A RESOLUTION APPROVING THE PORTLAND STATE UNIVERSITY POPULATION FORECAST FOR THE CITY OF GATES.

Whereas, The City of Gates, reviewed the population forecast set by PSA. Gates population as of 2009 is 505. The forecasted population for Gates in 2030 is 551.

BE IT HEREBY RESOLVED that the Gates City Council does accept the attached population growth chart and its forecast population numbers.

Passed by unanimous vote on December 11, 2008.

Signed this December 11, 2008 by: Kathy Sherman
Mayor Sherman

Attest: Judy Downer
Judy Downer City recorder

Post-it® Fax Note 7671		Date	# of pages ▶
To	Marjorie M	From	Judy
Co./Dept.		Co.	Gates
Phone #		Phone #	
Fax #		Fax #	

Post-it® Fax Note 7671		Date	# of pages ▶ 1
To	Brandon	From	Marjorie
Co./Dept.		Co.	MWVCOG
Phone #		Phone #	
Fax #		Fax #	

Received Time May. 12. 7:28AM

City of Gervais
PO Box 329
524 Fourth Street, Gervais, OR 97026
503-792-4222

June 22, 2009

Brandon Reich, Associate Planner
Marion County Public Works Department
PO Box 14500
Salem, OR 97309

Dear Brandon,

Mayor Platt asked me to respond to your letter of May 4th regarding the projected population forecast for the City of Gervais.

As I had indicated to you on the phone, the number that you have provided from the PSU estimates are acceptable to the City and we have no objections to the County adopting it as part of the 030 coordinated forecast.

If you have any questions, please feel free to contact me.

Sincerely,


Sam Sasaki, City Manager

RECEIVED
JUN 24 2009
MARION COUNTY PLANNING

Memorandum

MID-WILLAMETTE VALLEY COUNCIL OF GOVERNMENTS
105 HIGH STREET S. E. SALEM, OREGON 97301-3667
TELEPHONE: (503) 588-6177 FAX: (503) 588-6094

TO: Brandon Reich, Marion County Planning
FROM: Suzanne Dufner, Hubbard City Planner
RE: Proposed 2029 population projection for Hubbard
DATE: December 23, 2008

Over the last several years, the Mid-Willamette Council of Governments (MWVCOG), has been working on updates to the City of Hubbard Comprehensive Plan, including updates to the City's buildable lands inventory, Housing, and Land Use sections. The proposed Hubbard Comprehensive Plan amendments also include an updated 20- year population projection for the City through the year 2029.

To develop the updated population projection the City considered both "safe harbor" provisions for updating local population forecasts found in Oregon Administrative Rules (OAR) 660-024-0030.

The first safe harbor method allows for an extension of the adopted 20-year forecast using the previously adopted growth rate. The previously adopted growth rate used for the City of Hubbard in 1998 was 1.5 percent. Based upon a review of historic population trends, the annual rate of population growth in Hubbard from 1970 through 2006 was 3.13 percent, or more than double the 1.5 percent growth rate adopted by Marion County in 1998.

The second "safe harbor" provision allows for a 20-year forecast developed by assuming that the City's share of the forecasted county population will be the same as the city's current share of county population. Based on recent population trends, it is not accurate to forecast Hubbard's population as a constant percentage of the Marion County population since historic city and county population trends over the last 36 years show the City of Hubbard's portion of the County population has risen over time (see Population Section of the Hubbard Comprehensive Plan amendments).

Given neither safe harbor method provide an accurate 20-year population forecast for the City of Hubbard, the City is proposing a 2029 population projection of 4,632 persons based upon an annual population growth rate of 1.85 percent. The population forecast results in an increase of 1,537 persons from the 2007 Portland State University projection for Hubbard of 3,095 persons.

The 1.85 percent average annual growth rate proposed by the City of Hubbard accounts for a higher growth rate anticipated over the first ten (10) years of the forecast period, followed by a slower growth rate anticipated over the last ten (10) years of the forecast period due to capacity constraints associated with the City's water and sanitary sewer systems. Based upon a 2006 wastewater facility plan prepared by Kennedy Jenks Consultants, the City of Hubbard's current wastewater facility can serve a population of approximately 3,826 persons. The City's Water Master Plan prepared by KPFF Consulting Engineers in 1996, indicates the City can serve a population of approximately 3,700 people. The 1.85 percent average annual population growth rate reflects a delay in population growth during the middle portion of the planning period due to significant improvements required to expand the capacity of the City's water and sewer services.

Thank you for assisting the City of Hubbard develop an updated coordinated population projection. If you have any questions or concerns regarding this information, please contact me at your earliest convenience at (503) 540-1616 or sdufner@mwvcog.org.

Table 6
Hubbard Population as a Percentage of Marion County Population
1970 – 2006

Year	Population		Hubbard Portion of County Population
	Hubbard	Marion County	
1970	975	151,309	0.64%
1980	1,640	204,692	0.80%
1990	1,881	228,483	0.82%
2000	2,483	284,838	0.87%
2006	2,960 ²	306,665	0.97%

Source: US Census, Portland State University, and MWVCOG, 2007

While Hubbard has been able to sustain a growth rate of more than three (3) percent over the past 36 years, the City's water and sewer systems will require major expansions over the next 10-20 years that will likely slow the rate of growth experienced in the past. Given these trends, Hubbard adopted a 2029 population projection using an average annual growth rate of 1.85 percent, or 0.35 percent higher than the 1.50 percent annual growth rate adopted by Marion County for Hubbard in 1998. The 1.85 percent average annual growth rate adopted by the City of Hubbard accounts for a higher growth rate anticipated over the first ten (10) years of the forecast period, followed by a slower growth rate anticipated over the last ten (10) years of the forecast period due to capacity constraints associated with the City's water and sanitary sewer systems.

Table 7 shows the population projection for the City of Hubbard through 2029. The 1.85 percent growth rate is applied to the 2007 population estimate developed by Portland State University to derive the population projection through 2029. The projected 2029 population for Hubbard is 4,632 persons. The projection shows that Hubbard will add an additional 1,537 residents between 2007 and 2029.

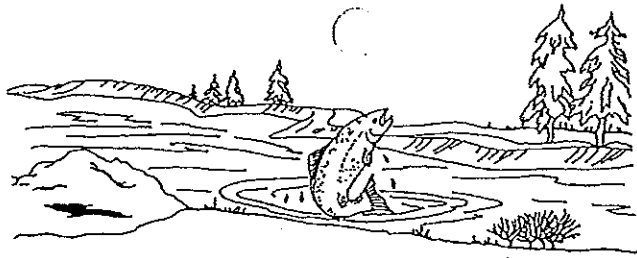
Table 7
Hubbard Population Projection
2007 - 2029

Year	Population
2007 ¹	3,095
2010	3,270
2015	3,584
2020	3,928
2025	4,305
2029	4,632
Population change 2007 - 2029	1,537
AAGR 2007-2029	1.85%

Source: U.S. Census and Portland State University Center for Population Research, MWVCOG

¹ 2007 Population estimate from Portland State University

City of Idanha



Idanha City Water~PO Box 430/111 Highway 22 NW~Idanha, Oregon 97350~Telephone: 503-854-3313~Fax: 503-854-3114

December 9, 2008

Marion County Public Works
Attn: Brandon Reich
555 Court Street NE
P.O. Box 14500
Salem, OR 97309

RECEIVED
DEC 12 2008
MARION COUNTY PLANNING

RE: 2030 Population Forecast Idanha

This letter is to inform you that the City of Idanha has no objection with the county adopting Portland State University's forecasted population projection. The City of Idanha City Council at the December 8, 2008 regular council session has reviewed the forecasted numbers and mutually decided by motion of the council to adopt Marion County's population forecast for 2030.

Thank you,

Wenonah Blanchette
City Recorder
City of Idanha



PO Box 83
163 N Main St
Jefferson, OR 97352
(541) 327-2768 Ext. 111
Fax (541) 327-3120

January 23, 2009

Attn: Brandon Reich
Marion County

Dear Mr. Reich,

The Jefferson City Council held their regular Council meeting last night and reviewed the 30 year population forecast from PSU. Please accept this letter to confirm the County's ability to use the PSU numbers. The City Council had no issues or concerns with the forecast.

Please feel free to contact me if you have any questions or need further information.

Thank you,

Sarah Cook
City Recorder



City of Keizer

Phone: (503) 856-3442 • Fax: (503) 390-8288
930 Chemawa Rd. N.E. • P.O. Box 21000 • Keizer, OR 97307-1000

June 15, 2009

Brandon Reich
Associate Planner
Marion County Planning
555 Court Street NE
P.O. Box 14500
Salem, OR 97309

Dear Mr. Reich:

The City of Keizer appreciates the opportunity to comment on the planning document, "Population Forecasts for Marion County, its Cities and Unincorporated Area 2010 – 2030". We recognize the time and energy the County has put into this document and support the county's efforts to coordinate population projections for the various cities, including Keizer, within Marion County.

We strongly support the use of a range of population forecasts—Low, Medium, and High, for each city. We believe that this is a realistic approach which will allow flexibility in planning for future growth and help avoid the potential for individual parties to debate specific number allocations when specific factors such as growth boundary adjustments are as yet unknown.

We recommend that the County modify its range of population projection for Keizer. We believe that a High Growth projection which utilizes a rate based on the City's documented percentage of this region's growth—before the limitations of the current growth boundary were experienced—would be a more appropriate high range. A 1.6% annual rate, as is outlined in the proposed document, does not accurately reflect an upper range of potential growth which could occur should an adjustment to the growth boundary take place. We believe this increase is justified by the fact that when Keizer was unconstrained by the growth boundary in the 1990's it experienced 22.8% of the total growth of the shared boundary. Therefore if a high range projected a 22.8% of the total Salem Keizer population increase, it would reflect what has been shown to be an historical high rate while still reflecting the variations in growth rates experienced by the region as a whole. This would represent an increase of the projected high forecast to 57,481 as shown in the attached "Alternate Forecast for Keizer for 2030 (Attachment A).

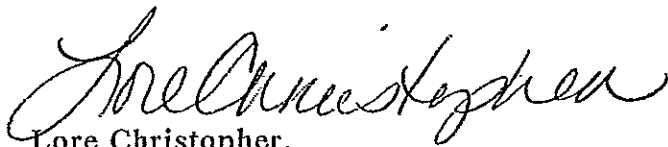
06/16/2005 10:25 AM 5035500200

With an increase in the upper projection, the City of Keizer would simply preserve future options in its deliberations regarding future growth boundary discussions. This is not intended to be construed as a decision about what growth scenario the City may pursue at a future time, but rather simply indicates a more realistic scenario of a high growth rate which has been demonstrated in the past.

At the same time, we recognize that a low range reflecting the kinds of growth experienced in the recent years would also be a reasonable option to look at as a realistic number. The mid range would therefore simply split the difference between the two numbers.

Thank you for your consideration in this matter. Should you have any questions please do not hesitate to contact either myself or city staff.

Respectfully,



Lore Christopher,
Mayor, for Keizer City Council

Exhibit 1
Comparison between population projections

	PSU projection	M.C. alternative	City alternative #1	City alternative #2
Low	41,491	46,295	41,491	41,491
Med.	46,955	51,967	46,955	51,888
High	50,769	57,481	53,522	57,481

PSU projection

The original population projection from Marion County was developed by PSU. It has the smallest range (9,278) of the three alternatives and the lowest population increase in all three ranges. The low range number is the closest to the SKATS projection of 39,994.

Marion County alternative

This projection is provided by Marion County after a meeting with city staff and is technically not an official revision of Marion County's original projection developed by PSU. This alternate projection increases the population in all ranges. It has the highest population increase (57,481). It is built on Keizer's share of Salem-Keizer metropolitan population growth in the 1990's (22.8%). This projects a future growth rate based on a decade in which Keizer experienced its highest growth rate.

Staff alternative #1

Utilizes Marion County's projections for Low and Medium and only increase the high projection. This alternative has the greatest range (12,031). The Low range number is the closest to the SKATS projection of 39,994. Revision to the High is based on the overall average annual growth rate of 1.8% in Keizer from 1983 to 2008. This reflects a bell curve of historical population increase and illustrates growth trends through two economic recessions and a period of economic high growth.

Staff alternative #2

This is a hybrid alternative that utilizes Marion County's original projection for Low growth (41,491) and the County staff's revised projection for High growth (57,481). The Medium growth projection is the mid-point of the two. This alternative provides the greatest range.



City of St. Paul

RECEIVED
MAR 05 2009
MARION COUNTY PLANNING

March 4, 2009

Marion County Public Works
Planning Department
555 Court Street NE
P.O. Box 14500
Salem, Oregon 97309

Attention: Brandon Reich

The City of St. Paul has reviewed the 2007 PSU population forecast for 2030 and average annual growth rate for St. Paul and has the following objections to the County adopting such.

1. Per our 1999 Comprehensive Plan, the City of St. Paul adopted 1.34% for our average annual growth rate. With a 2007 estimate population of 410, this rate would forecast the population for St. Paul in 2030 as 536.
2. Though the PSU population estimate for St. Paul in 2030 may have involved other parameters besides the simple percentage; at an average annual growth rate of 2.6%, St. Paul's population in 2030 would be 656 versus 747 as reported.
3. Part of PSU's findings were based upon "(t)he housing trends from 1990 to 2007". From approximately 1999 to 2007, St. Paul experienced a unique increase in home construction with 16 homes from two developments. We believe this skewed PSU's assumption that St. Paul's "housing trends from 1990 to 2007 would have a bearing on the growth rates for the forecast period".
4. St. Paul's Public Facilities for water, sewer and storm drainage continue to inhibit any significant growth within the city limits. The City continues to address this lack of capacity. Master Plans have been developed. Funding for the Master Plans remains to be found.
5. Again per our Comprehensive Plan, since "the primary industry of St. Paul is farming", we plan to "preserve the existing farmland and remain compatible with the surrounding agricultural lands". To accomplish this, the city needs to "ensure new residential development does not extend to the edges of the agricultural

uses" thereby "avoiding possible agriculture/urban conflict" seen in so many other communities.

Therefore, a 1.34% average annual growth rate with a forecast population of 536 in 2030 is more appropriate for St. Paul rather than a 2.6% average annual growth rate with a forecast population of 747.

Thank you for taking the time to review our comments and concerns.

If you have any additional questions or concerns please contact the City of St. Paul Office at (503) 633-4971.

Sincerely,

CITY OF ST. PAUL



June 16, 2009

Marion County Planning Commission

RE: PROPOSED 2030 POPULATION FORECAST PROJECT

The City of Salem appreciates the opportunity to review the "Population Forecasts for Marion County, its Cities and Unincorporated Area 2010 - 2030" which was prepared by PSU Population Research Center. On March 23, 2009, the Salem City Council and Planning Commission held a joint Work Session for this topic. The presentation by Marion County Planning staff and PSU representative at that Work Session provided the City with excellent information describing the 2030 population forecast.

At the June 8, 2009 meeting, the Salem City Council agreed that they had no objections to Marion County's 2030 Population Forecast and the proposed legislative amendments. If there are any revisions to the proposed population forecast and the legislative amendments, City of Salem requests an opportunity for additional time to review those revisions prior to the hearing by the Marion County Commissioners.

Thank you again for the opportunity to coordinate with Marion County. If you have any questions you may contact me at 503-588-6173, ext. 7508 or curbani@cityofsalem.net


Cecilia DeSantis Urbani
Principal Planner

G:\CD\PLANNING\LRP\POPULATION\2008-09 Marion County Population Study\Marion Co letter.doc

COMMUNITY DEVELOPMENT

Planning Division • 555 Liberty St. SE / Room 305 • Salem, OR 97301-3513 • (503).588-6173 FAX (503) 588-6005

Received Time Jun. 16. 10:23AM

RECEIVED

City of Silverton
Community Development Department
306 South Water Street
Silverton, OR 97381
(503) 874-2207
skay@silverton.or.us

DEC 01 2008
MARION COUNTY PLANNING



MEMO

DATE: December 1, 2008
TO: Brandon Reich, Marion County Planning Division
FROM: Steve Kay, Community Development Director
RE: Population Projections for Silverton

Brandon,

Thank you for your recent letter regarding population forecasting for Marion County's largest cities. While we agree with PSU's 2007 population forecast of 9,205, the 2030 forecast numbers of 11,723 – 14,502 cause us some concern. The City of Silverton has experienced higher than anticipated growth over the last six years. PSU's estimate in 2002 was 7,680 and the preliminary estimate for 2008 indicates that the City has now reached a population of 9,540.

The City has recently undertaken several large planning projects that rely on population forecasts. This necessitated taking a fresh look at our adopted coordinated population estimate. In 2008, the City completed an update to the Transportation System Plan (TSP) and Wastewater System Facility Master Plan, and completed a Downtown Master Plan and Economic Opportunity Analysis (EOA). In each of these plans we reviewed growth trends and re-evaluated the issue of population growth. All four of the plans determined that revised population estimates need to be considered. All four of the efforts concluded a 2030 population of 14,000 – 14,400. We believe these numbers represent an accurate and appropriate forecast of population. Our May 1, 2007 letter to Les Sasaki included excerpts from the plans and described the process that the City used to arrive at the projected population for the year 2030.

We look to you to help us with the process of coordinating our City's population projections with Marion County. It is our desire to use a consistent and realistic population projection for our long-range planning projects. Please let us know how we can help you in this effort.

Steve Kay, AICP
Community Development Director

cc: Bryan Cosgrove, City Manager

From: "Dan Fleishman" <DFleishman@ci.stayton.or.us>
To: <breich@co.marion.or.us>
Date: 11/18/2008 2:46:11 PM
Subject: 2030 population forecasts

Brandon,

I received a copy of the Nov 14 letter to the City Administrator regarding the County's Population forecasts. For your information, I have enclosed a copy of the staff report and attachment that was sent to the Stayton City Council outlining the findings in the PSU report. It was delivered to the Council the evening the County Commissions and County Planning Commission held the workshop two weeks ago. There were no concerns expressed by the Council at that time.

In response to your letter, I will work with the City Administrator to get a letter to you regarding Stayton's reaction to the forecast.

Dan Fleishman
City Planner
362 N Third Avenue
Stayton, OR 97383
ph (503) 769-2998
fax (503) 767-2134

This message has been scanned for virus content by Symantec Anti-Virus, and is believed to be clean. Viruses are often contained in attachments - Email with specific attachment types are automatically deleted.

If you need to receive one of these attachments contact Marion County IT for assistance.

Memorandum

MID-WILLAMETTE VALLEY COUNCIL OF GOVERNMENTS
105 HIGH STREET S. E. SALEM, OREGON 97301-3667
TELEPHONE: (503) 588-6177 FAX: (503) 588-6094

TO: Brandon Reich, Marion County Associate Planner
FROM: Suzanne Dufner, Sublimity City Planner
RE: Proposed 2030 population projection for Sublimity
DATE: January 26, 2009

In response to your letter to the Sublimity Mayor dated November 14, 2008, the City of Sublimity has reviewed the Marion County Population Study prepared by Portland State University (PSU), which shows a 2030 population forecast of 4,004 for the City of Sublimity using an average annual growth rate of 2.5 percent. The information used to generate this forecast included: vital statistics; population, land use, building permit and employment data; along with school enrollments for districts within Marion County.

Upon reviewing the proposed 2030 population forecast, City staff and members of the City Council expressed concerns that the forecast does not appear to take into account the capacity of the City's current water system. Based upon recent updates to the City's Water Master Plan and information provided by the Oregon Water Resources Department, the City's current ground water supply is estimated to be able to serve a population of 3,500. This estimate does not take into account potential needs of a water intensive industrial use or additional water needed to serve water intensive agricultural crops, which would further diminish the amount of water available to serve future growth.

The City's water supply may be expanded to serve a larger population in the future upon purchasing water rights as they become available from agricultural users, or upon constructing major infrastructure improvements to access water from the North Santiam River. Given the uncertainty in the availability of additional ground water rights and the significant costs associated with constructing new infrastructure to access water from the North Santiam River, the City is likely to experience a slowing in growth until additional water resources are obtained.

In light of anticipated limitations on the City's water supply over the next 20 years, city staff developed a revised population forecast based upon a lower average annual rate of growth. To develop this forecast, City staff reviewed historic population trends back to the year 1980 as shown in Table 1 below. Table 1 shows Sublimity experienced strong growth from the period 1980 to 2000 at an average annual growth rate of 2.8 percent. Recent population trends have slowed to an average annual growth rate less than one (1) percent in response to slower economic growth over the last eight (8) years.

Table 1
Population Trends, Marion County and Sublimity
1980 – 2007

	1980	1990	2000	2007 ¹	1980-90	1990-00	2000-07	AAGR 1980 - 2007
Marion County	204,692	228,483	284,834	311,070	1.1%	2.2%	1.2%	2.0%
Sublimity	1,077	1,487	2,139	2,255	3.3%	3.7%	0.8%	2.8%

Source: U.S. Census, Portland State University Center for Population Studies and MWVCOG 2009.

¹ 2007 population estimate from Portland State University

Table 2 shows a revised population forecast for the City of Sublimity that reflects an overall slowing in the City's population growth rate based upon capacity constraints associated with the City's water supply. The 2030 population forecast also reflects high and low economic growth cycles that are likely to continue to impact Sublimity's population growth over the forecast period. The first three (3) years of the forecast continue to reflect a lower growth rate in response to slow economic growth experienced this decade. This slower growth period is followed by an anticipated cycle of higher growth based upon a 2.5 percent average annual growth rate. The last ten (10) years of the forecast reflect another slower growth period that also relates to the City's anticipated water supply constraints. These periods of lower and higher growth rates result in an average annual growth rate of 1.5 percent over the forecast period.

Table 2
Forecast Summary Table
2007- 2030

Year	Population	% Average Annual Population Growth
2007 ¹	2,255	0.8%
2010	2,360	2.5%
2015	2,547	2.5%
2020	2,749	2.5%
2025	2,966	0.8%
2030	3,200	0.8%

Source: MWVCOG, 2009.

¹ 2007 Population estimate from PSU

Table 3 shows the proposed population projection for the City of Sublimity using the 1.5 percent average annual growth rate (AAGR) through the year 2030. The 1.5 percent AAGR growth rate is applied to the 2007 population estimate to derive the population projection of 3,200 persons by the year 2030.

Table 3
Sublimity Population Projection
2007 – 2030

Year	Population
2007 ¹	2,255
2010	2,360
2015	2,547
2020	2,749
2025	2,966
2030	3,200
Population change 2007 - 2030	945
AAGR 2007-2030	1.5%

Source: MWVCOG, 2009.

¹ 2007 Population estimate from Portland State University

Thank you for the opportunity to review and comment on the 2030 Marion County Population Study and for your consideration of a 2030 population forecast of 3,200 for the City of Sublimity (based upon an average annual growth rate of 1.5 percent). If you have any questions regarding this information, please feel free to contact me at: (503) 540-1616 or sdufner@mwvcog.org.

Post Office Box 456
7250 Third Street SE
Turner, Oregon 97392-0456



(503) 743-2155
Fax (503) 743-4011
www.cityofturner.or

December 3, 2008

RECEIVED

DEC 03 2008

MARION COUNTY PLANNING

Brandon Reich
Marion County Planning
555 Court St NE, 2nd Floor
PO Box 14500
Salem, OR 97309

Dear Brandon:

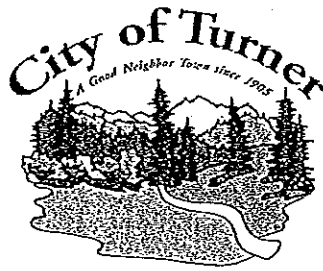
Please find enclosed Resolution 08-16 passed by the Turner City Council. We hope that this provides sufficient evidence of our willingness to accept the proposed population growth forecast for Turner.

For sometime we have been looking at an Urban Growth Boundary Expansion for residential land needs. We have completed a detailed land inventory and are looking at hiring the Mid-Valley COG to draft the application. We can not move forward, however, without some assurance that the proposed growth figure would be accepted by both the County and DLCD. Any conversations you could initiate to assist in this would be appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "DS", with a stylized flourish at the end.

David Sawyer
City Administrator



RESOLUTION NO. 08-16

MARION COUNTY POPULATION FORECAST CONCURENCE

WHEREAS, Marion County as received a population forecast study from Portland State University which concludes that Turner will grow at an annual rate of 3.4% over the next 20 years, and

WHEREAS, The population forecast figure adopted by the County provides the growth framework for the possible inclusion of new lands into the City to meet those needs, and

WHEREAS, The City of Turner is interested in pursuing a Urban Growth Boundary Expansion that would allow for new lands to be annexed into the City in the decades to come,

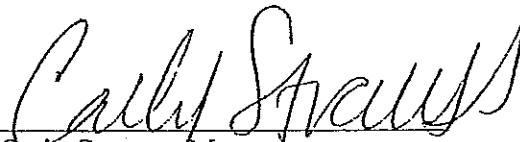
WHEREAS, The City of Turner believes that the 3.4% figure is a fair representation of how the City will grow;

NOW THEREFORE BE IT RESOLVED by the City Council that:

The City of Turner concurs with the population forecast growth rate of 3.4% and requests that Marion County to adopt this figure for Turner as part of its population allocation process.

ADOPTED by the City Council of the City of Turner this November 23rd, 2008.

APPROVED:



Carly Strauss, Mayor

ATTEST:



David Sawyer, City Administrator



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FEB 17 2009
MARION COUNTY PLANNING

February 13, 2009

Brandon Reich, Associate Planner
Marion County
555 Court Street NE
PO Box 14500
Salem, Oregon 97309

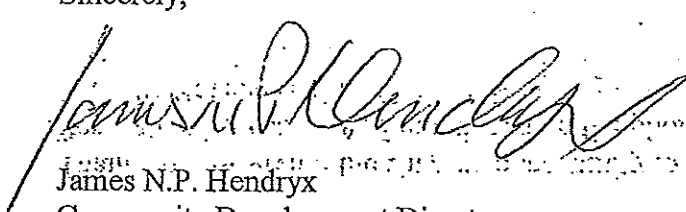
Re: 2030 Population Forecast (Woodburn)

Thank you for giving the City the opportunity to comment on the 2030 Marion County Population Forecast. As I mentioned on the phone, the City recently went through the Periodic Review (Urban Growth Boundary) process, accommodating a 2020 population of 34,919. This figure assumed a 2.8% annual growth rate for over twenty years. The City's Comprehensive Plan, which includes the Transportation and Public Facilities Plans, are also based upon this population growth rate.

The coordinated population range of 1.8% - 2.6% average annual growth is acceptable to the City. Particularly, since it extends through the year 2030 and is subject to Periodic Review (five years). As you can understand, the City anticipates a higher range of growth to occur over this period given our recently completed efforts on the UGB, etc.

Should you have any questions please feel free to contact me.

Sincerely,


James N.P. Hendryx
Community Development Director
Office: 503 980-2445
Jim.hendryx@ci.woodburn.or.us

Community Development Department
270 Montgomery Street • Woodburn, Oregon 97074
Ph. 503-982-5246 • Fax 503-982-5244