

**Forecast Analysis for
Aumsville, Aurora, Hubbard, St. Paul, Silverton and Sublimity**

Aumsville

In a letter to Marion County dated January 28, 2009, the City of Aumsville presented a higher forecast than provided for in the Portland State University Population Research Center study. The city based its forecast on the following information:

- The 2000 census population was revised for Aumsville to 3,003 persons. This is higher than the 2,989 population for 2000 used in the PSU study.
- Aumsville grew quickly during the 1990s (5.9%) and has continued to grow strong in the 2000s. The 2000 census estimates Aumsville's population at 3,003 and the 2008 PSU annual estimate for Aumsville is 3,535. This represents an average annual growth rate of 2.1% during that time period.
- Aumsville has continued to grow strongly recently. Portland State University's annual estimate for Aumsville for 2008, 3,535, is significantly higher than the estimate for 2007 used in the study, 3,300. This constitutes a 7.1% increase in population in one year.
- Aumsville is close to employment centers in Salem and Keizer and expects that people will live in Aumsville and work in nearby employment areas as well as in Aumsville.
- The city has adopted a long range forecast to 2050 into its comprehensive plan using an annual growth rate of 2.2%. While recent growth in the city has been strong, the growth rate in Aumsville's comprehensive plan reflects a long-term growth estimate for the city, which tends to decline as the city grows in size.

In its study, PSU forecasted the population for Aumsville from 2010 to 2030:

Year	Population	Average Annual Population Growth
2005	3,130	
2010	3,448	1.9%
2015	3,837	2.1%
2020	4,238	2.0%
2025	4,636	1.8%
2030	5,063	1.8%

The city applied a 2.2% growth rate from the 2000 census estimate to forecast a 2030 population of 5,769:

Year	Population	Average Annual Population Growth
2000	3,003	
2005	3,348	2.2%
2010	3,733	2.2%
2015	4,162	2.2%
2020	4,641	2.2%
2025	5,174	2.2%
2030	5,769	2.2%

Since the county’s forecast is based on the most recent information available, staff suggested to Aumsville to apply a 2.2% AAGR from the most recent PSU estimate for the city for 2008 (3,535 persons) to generate a forecast for 2030 of 5,706 persons, 63 persons less than the forecast developed by the city:

Year	Population	Average Annual Population Growth
2008	3,535	
2010	3,692	2.2%
2015	4,117	2.2%
2020	4,590	2.2%
2025	5,117	2.2%
2030	5,706	2.2%

Aumsville sent a copy of a resolution in support of that forecast on May 13, 2009.

Based on the information provided, it seems reasonable that Aumsville’s population would grow more rapidly than the information contained in the Portland State University Population Research Center study would indicate. Therefore, it is appropriate to adopt a forecast for Aumsville with a higher growth rate and a 2030 population of 5,706.

Aurora

In a letter to Marion County dated December 24, 2008, the City of Aurora presented a higher forecast than provided for in the Portland State University Population Research Center study. The city based its forecast on the following information:

- The recent construction of a wastewater system for the city, which came online in 2001, has increased the demand for residential development in the city.
- The reduction in the minimum lot size for residential parcels has increased the amount of land available for in-fill development in the city.

- Aurora’s proximity to the employment areas of Portland, north Marion County and south Clackamas County, create a continuing demand for residential development in Aurora.

In its study, PSU forecasted the population for Aurora from 2010 to 2030:

Year	Population	Average Annual Population Growth
2005	785	
2010	1,008	5.0%
2015	1,083	1.4%
2020	1,233	2.6%
2025	1,306	1.2%
2030	1,382	1.1%

The City of Aurora developed a forecast with the same periods of higher and lower growth, but continued the existing higher growth for an additional period of time to account for continuing higher growth in the city, demand for residential parcels due to the recent construction of a waterwater system, reduction in minimum lot size, and the city’s proximity to nearby employment areas. The City of Aurora estimate applied a 5.5% growth rate to the 2007 PSU annual estimate of 955 to develop a forecast for 2010 taking into account continuing strong growth in the city and the applied periods of higher and lower growth rates to forecast the 2030 population:

Year	Population	Average Annual Population Growth
2007	955	
2010	1,106	5.0%
2015	1,411	5.0%
2020	1,513	1.4%
2025	1,720	2.6%
2030	1,825	1.2%

The average annual growth rate from 2010 to 2030 is 2.5%

Based on the information provided, it seems reasonable that Aurora’s population would grow more rapidly as described in the table above than the information contained in the Portland State University Population Research Center study would indicate. Therefore, it is appropriate to adopt a forecast for Aurora with a 2030 population of 1,825.

Hubbard

In a letter to Marion County dated December 23, 2008, the City of Hubbard presented a lower forecast than provided for in the Portland State University Population Research Center study. The city based its forecast on the following information:

- The City’s Water Master Plan indicates the city can serve a population of approximately 3,700 people.
- The city anticipates higher growth during the first 10 years of the forecast period followed by slower growth during the following 10 years as limitations in the city’s water and sewer system limit growth. Overall, this constitutes a lower growth rate than developed with the PSU study.

In its study, PSU forecasted the population for Hubbard from 2010 to 2030:

Year	Population	Average Annual Population Growth
2005	2,855	
2010	3,185	2.2%
2015	3,570	2.3%
2020	4,004	2.3%
2025	4,486	2.3%
2030	4,919	1.8%

Hubbard forecasted its population from the 2007 PSU annual estimate of 3,095 to grow more quickly for the first 10 years and then more slowly the following 10 years as facilities limitations reduced development in the city, yielding an average annual growth rate from 2010 to 2030 is 1.85%.

Year	Population	Average Annual Population Growth
2007	3,095	
2010	3,270	1.85%
2015	3,584	1.85%
2020	3,928	1.85%
2025	4,305	1.85%
2029	4,632	1.85%

The 2030 population estimate would be 4,718.

Based on the information provided, it seems reasonable that Hubbard’s population will be limited by constraints during the 20-year planning period and grow more slowly over time than the information contained in the Portland State University Population Research Center study would indicate. Therefore, it is appropriate to adopt a forecast for Hubbard with a lower growth rate and a 2030 population of 4,718.

St. Paul

In a letter to Marion County dated March 4, 2009, the City of St. Paul presented a lower forecast than provided for in the Portland State University Population Research Center study. The city based its forecast on the following information:

- St. Paul experienced an usually high level of building activity when a subdivision was developed in the northwest area of the city. Major developments like this one can have a large impact on the apparent growth of the city, but may not reflect ongoing or future trends.
- The water, sewer and storm drainage facilities in St. Paul significantly limit growth.
- The city has adopted into its comprehensive plan the need to limit urban development in order to protect the farming industry surrounding St. Paul. The adopted growth rate is 1.34%.
- The PSU annual estimate for 2008 is 415 persons, the same as the 2005 estimate used in the PSU report. St. Paul has not experienced very much growth in recent years aside from the large subdivision development.

In its study, PSU forecasted the population for St. Paul from 2010 to 2030:

Year	Population	Average Annual Population Growth
2005	415	
2010	441	1.2%
2015	510	2.9%
2020	586	2.8%
2025	663	2.5%
2030	747	2.4%

St. Paul forecasted its population to grow at a 1.34% average annual growth rate. Applying that growth rate to the 2008 PSU annual estimate of 415 persons, generates a forecast for 2030:

Year	Population	Average Annual Population Growth
2008	415	
2010	426	1.34%
2015	456	1.34%
2020	487	1.34%
2025	520	1.34%
2030	556	1.34%

Based on the information provided, it seems reasonable that St. Paul's population will be limited by constraints during the 20-year planning period and grow more slowly than the information contained in the Portland State University Population Research Center study would indicate. Therefore, it is appropriate to adopt a forecast for St. Paul with a lower growth rate and a 2030 population of 556.

Silverton

In a letter to Marion County dated December 1, 2008, the City of Silverton presented information regarding a higher medium growth forecast for the city than provided for in the Portland State University Population Research Center study. The city based its forecast on the following information:

- The city has a number of unique residential and employment attributes that would contribute to a higher population estimate for Silverton. Among them, Silverton Hospital is a major employer in the city and continues to attract a residential population; continuing new attractions, including a hotel planned for development, at the Oregon Gardens, attracts tourists and contributes to increased economic activity in Silverton and the area; and, Silverton has strengthened the economic base of its downtown, attracting businesses and residential development downtown.
- The city is currently in Periodic Review using a population estimate of 14,400 for 2030 which was previously discussed with Marion County in 2007. The city is basing the Transportation System Plan, Wastewater System Facility Master Plan, and the Downtown Master Plan and Economic Opportunity Analysis on this population estimate.
- The city has continued to experience higher growth recently. In 2002, Silverton's population was estimated at 7,680. In 2008, the population was estimated at 9,540. This is an average annual population growth rate during those six years of 3.68%.

In its study, PSU forecasted the population for Silverton from 2010 to 2030:

Year	Population	Average Annual Population Growth
2005	8,230	
2010	9,552	3.0%
2015	10,484	1.9%
2020	11,507	1.9%
2025	12,255	1.3%
2030	13,052	1.3%

The city applied an annual growth rate of 2.9% to earlier periods of the forecast period through 2015 and 1.5% to later periods of the forecast period, reflecting a trend toward slower growth as water facilities limit development. This would create a forecast of 14,418 persons in 2030 for the city with an average annual growth rate from 2010 to 2030 of 1.92%:

Year	Population	Average Annual Population Growth
2005	8,230	
2010	9,860	3.7%
2015	11,375	2.9%
2020	12,423	1.5%

2025	13,383	1.5%
2030	14,418	1.5%

Based on the information provided, it seems reasonable that Silverton’s population would grow more rapidly than the information contained in the Portland State University Population Research Center study would indicate. Therefore, it is appropriate to adopt a forecast for Aumsville for a 2030 population of 14,418.

Sublimity

In a letter to Marion County dated January 26, 2009, the City of Sublimity presented a lower forecast than provided for in the Portland State University Population Research Center study. The city based its forecast on the following information:

- The city’s water system has been determined to have the capacity to serve a population of 3,500. As the city grows, development will slow unless other provisions for water are made.
- A forecast that uses a declining growth rate for the city and takes into account the water system capacity would reflect the likely impact of facilities limitation on future development.

In its study, PSU forecasted the population for Sublimity from 2010 to 2030:

Year	Population	Average Annual Population Growth
2005	2225	
2010	2677	3.7%
2015	2963	2.0%
2020	3304	2.2%
2025	3633	1.9%
2030	4004	1.9%

The city applied an annual growth rate of 2.5% to earlier periods of the forecast period and 0.8% to later periods of the forecast period, reflecting a trend toward slower growth as water facilities limit development. This would create a forecast of 3,200 persons in 2030 for the city with an average annual growth rate from 2010 to 2030 of 1.5%:

Year	Population	Average Annual Population Growth
2007	2,255	
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%

Based on the information provided, it seems reasonable that Sublimity's population will be limited by constraints during the 20-year planning period and grow more slowly over time than the information contained in the Portland State University Population Research Center study would indicate. Therefore, it is appropriate to adopt a forecast for Sublimity with a lower growth rate and a 2030 population of 3,200.