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Rules of Conduct for Public Meetings

No person shall be disorderly, abusive, or disruptive of the orderly conduct of the meeting. Microphones will be muted, and webcams will be turned off for remote participants unless called upon to speak or during public comment period.

Persons shall not comment or testify without first receiving recognition from the presiding officer and stating their full name and city of residence.

During public hearings no person shall present irrelevant, immaterial, or repetitious testimony or evidence.

There shall be no audience demonstrations such as applause, cheering, display of signs, or other conduct disruptive of the meeting. If online participant(s) disrupt the meeting, the participant(s) microphone and webcam will be turned off. If disruption continues, the participant(s) will be removed from the meeting.

PLANNING COMMISSION PUBLIC HEARING

Millersburg City Hall
4222 NE Old Salem Road, Millersburg, OR 97321
February 7, 2023 @ 6:00 p.m.

Planning Commission meetings are in-person. Remote access continues to be available. Instructions for joining are at <https://www.cityofmillersburg.org/planning/page/planning-commission-work-session>. If you need additional support, please contact City Hall prior to 5:00 p.m. on Monday, December 5, 2022.

Meeting link to join via computer:
<https://aspencu.accessionmeeting.com/j/1167491335>
Phone number to join meeting: 503-212-9900
Meeting ID: 116 749 1335

- A. CALL TO ORDER
- B. ROLL CALL
- C. MEETING MINUTE APPROVAL
 - 1) Approval of December 6, 2022, Planning Commission Minutes
Action: _____
- D. COMPREHENSIVE PLAN WORKSHOP-ECONOMIC CHAPTER
- E. PLANNING UPDATE
 - 1) Parking Update
 - 2) UGB Swap update
 - 3) Code Change Update
 - 4) Westwood Estates
 - 5) UGMA update
- F. ADJOURNMENT

Upcoming Meeting(s):
<https://www.cityofmillersburg.org/calendar>

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PLANNING COMMISSION PUBLIC HEARING MINUTES

4222 NE Old Salem Road

Millersburg OR 97321

December 6, 2022

6:00 p.m.

A. CALL TO ORDER: Commission Chair Anne Peltier called the meeting to order at 6:01 p.m.

B. ROLL CALL:

Members Present: Chair Anne Peltier, Commissioners Monte Ayers, Wil Canate, Ryan Penning, Caryl Thomas and Jason Young

Members Absent: Vacant position

Staff Present: Matt Straite, Community Development Director; Sheena Dickerman, City Recorder; Kevin Kreitman, City Manager; and Janelle Booth, Assistant City Manager/City Engineer

C. MEETING MINUTE APPROVAL

6:02 p.m.

ACTION: Motion to Approve the November 1, 2022, minutes as written, made by Commissioner Monte Ayers; seconded by Commissioner Ryan Penning.

Chair Peltier: Aye
Commissioner Ayers: Aye
Commissioner Canate: Aye
Commissioner Penning: Aye
Commissioner Thomas: Aye
Commissioner Young: Aye

Motion Passed: 6/0

D. PUBLIC HEARING

6:03 p.m.

File No: DC 22-05 Adoption of a new Housing Chapter for the Comprehensive Plan. Comprehensive Plan Amendment DC 22-05 proposes to revise and replace the Comprehensive Plan Housing Chapter. Grant funding was provided by the DLCD for this effort. This is intended to be the first step in a full revision of the City's Comprehensive Plan. This is a legislative item.

Commission Chair Peltier opened the public hearing at 6:03 p.m.

City Recorder Sheena Dickerman read the disclosure statement for the public hearing.

Community Development Director Matt Straite gave a brief review of the process of updating the Comprehensive Plan. Due to the cost of updating the Comprehensive Plan the City is doing one chapter at a time, the Housing Chapter is the first. The Department of Land Conservation and Development (DLCD) provided a grant, which allowed the City to work with 3J Consulting.

Straite stated that the new chapter would align with the new Development Code. There would be no map changes. The process included public outreach, conducted March through June, and reached 175 community members. There was an online survey, open house, and a few community events. There were two Advisory Committee meetings, that were open to the public. He added that a housing needs assessment that was finished in early 2022 was used in considering the chapter.

There were three different themes that were identified. One was to meet State minimum requirements, but nothing beyond. Second, the new housing chapter needed to protect the existing communities from density. Third, the policy should allow for increased density, with transit but outside existing areas the City currently has.

A draft was created and distributed to the public and Advisory Committee (Planning Commissioners) for review. The second draft, presented at the meeting, has minimal changes. The draft includes a short overview, 24 policies, with three categories: plans for new neighborhoods, retain the quality and character of existing neighborhoods, and housing for all.

Straite highlighted some of the updates. Policy 2 requires housing types to be in appropriate locations. Policy 3 requires that the design be compatible with the neighborhood in which it is to be located. Policy 7 acknowledges the importance of industry by expressing a ratio of jobs to housing balance. Policy 9 explains that new density should be serviceable with transit and but not be within existing areas.

Straite pointed out new Policies 10 and 11. Policy 10 requires that single-family housing matches the character of that community. He emphasized that Policy 11 was a direct response of public input.

Straite commented that the criteria was outlined in great detail within the staff report.* The new chapter meets all the criteria outlined in the Development Code 5.11.030. The staff report identifies how it meets the state goals and requirements.

Testimony in Favor or Against: None

Commission Chair Peltier closed the public hearing at 6:10 p.m.

ACTION: Motion to that the Planning Commission recommend approval of DC 22-05 to the City Council made by Commissioner Monte Ayers; seconded by Commissioner Caryl Thomas.

Chair Peltier:	Aye
Commissioner Ayers:	Aye
Commissioner Canate:	Aye
Commissioner Penning:	Aye
Commissioner Thomas:	Aye
Commissioner Young:	Aye

Motion Passed: 6/0

E. PLANNING UPDATE

6:12 p.m.

Straite shared the Planning Commission will be the advisory committee for the other Comprehensive Plan Chapters, Economy Chapter will be next. He said that the City should see some industrial applications soon.

Peltier asked the reason the City believes it will see more industrial applications.

1. Straite replied industry has expressed interest but have not yet submitted applications. The interested parties have been doing their due diligence to meet all state and other regulations requirements. Also, the City has received letters of intent for property that the City owns.

Straite shared that the Planning Commission would have a new member soon.

Penning asked if Intermodal had an opening date. Kreitman replied that the grand opening would be December 15, 2022, at 10 a.m. The community should see activity in January or February.

Kreitman added that the project Straite was referring to was Aymium. Aymium will produce a product that is carbon, CO2 free, for operations of power plants in Japan and steel operation.

Peltier asked if with the development the unsightly parts of Old Salem would be taken care of. Straite said that Aymium would be required to have a screening and a landscaping buffer. Peltier asked if any of it was the City's responsibility. Straite replied, no. Kreitman stated that Old Salem Road is within Linn County's right-of-way. He added that with Aymium and Intermodal coming into the City, the City should see it maintained.

ADJOURNMENT: Meeting adjourned by Commission Chair Peltier at 6:19 p.m.

Respectfully submitted:

Reviewed by:

Sheena Dickerman
City Recorder

Matt Straite
Community Development Director

SECTION 9.300 POPULATION & ECONOMY

The primary Statewide Planning Goals (Goals) related to this Section of the Plan are **Goals 2 and 9**, although other Goals are also impacted by the Population and Economy element of the Plan.

Goal 2 reads, "To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions." Population trending and projections are a means of identifying potential land use needs for future growth and development.

Goal 9 reads, "To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens." Comprehensive Plans should contribute to a stable and healthful economy and should provide areas for suitable for increased growth and development of the area's economic base."

Population data and projections provide a basis for determining land use, housing, transportation and public facility needs. Projections of population and economic activities also indicate potential impacts on the environment resulting from population and economic growth.

Section 9.300 contains background data on existing population and employment levels and projections of future population and employment trends. The population and economic projections are based on regional projections for the entire Linn-Benton area but it is stressed that local developments in Millersburg could significantly alter projected regional outlooks.

Population and economic data for Millersburg cannot be viewed in isolation. Millersburg is an integral part of the larger Albany/Millersburg urban area. Millersburg provides an employment base for a much larger population than actually resides in the City. The health of this employment base is therefore important to the entire area.

Data Sources include:

1. **The 1990 Census and available updates from Portland State University Center for Population Research and Census.**
2. **The Analysis of the Regional Economic and Housing for Linn and Benton Counties by ECONorthwest for the Cascades West Council of Governments, November 1999.**

3. Local Community Surveys 1999-2001.

SECTION 9.310 POPULATION

A projection of population growth is an essential step in the comprehensive planning process. Projections serve as a tool in assessing future land use needs. **Section 9.310** contains background data on existing population, trends and future population projections. A projection is an estimate based on assumed growth factors. Therefore, the projected population for any target date may occur before or after the projected period based upon changes in local growth conditions.

The 1980 U.S. Census provided the first detailed profile of Millersburg's population since the City's incorporation in 1974. The 1990 U.S. Census provides the last detailed profile of Millersburg's population. The 2000 Census is currently being compiled and will provide a more up to date population profile of the community.

Existing Population

The Portland State University Center for Population Research and Census (PSU-CPRC) estimated the 1974 Millersburg incorporation population at 571. **Table 9.300 A-1** and **Table 9.300 A-2** summarize the 1900-1999 population estimates for Millersburg, Albany, Linn County and the State of Oregon and their growth rates from 1940 to 1997.

**TABLE 9.300 A-1
1900-1999 POPULATION ESTIMATES**

Year	Millersburg Oregon	Albany	Linn County
1900	NA 413,536	3,149	18,603
1940	NA 1,089,684	5,654	30,485
1950	NA 1,521,341	10,115	54,317
1960	NA 1,768,687	12,926	58,867
1970	NA 2,091,385	18,181	71,914
1971	NA 2,143,000	19,300	73,960

1972	NA 2,183,270	20,400	75,540
1973	NA 2,224,900	21,440	78,100
1974	571 2,266,000	21,930	79,900
1975	570 2,299,000	22,025	80,800
1976	590 2,341,750	22,800	83,400
1977	605 2,395,100	24,030	85,000
1978	590 2,472,000	26,150	88,300
1979	590 2,544,000	26,200	89,500
1980	562 2,639,915	26,850	89,750
1981	560 2,660,735	27,100	90,300
1982	545 2,656,185	27,450	88,850
1983	545 2,635,000	27,500	89,350
1984	555 2,660,000	27,900	89,900
1985	550 2,675,800	27,900	89,000
1986	545 2,661,500	27,950	86,050
1987	550 2,690,000	28,060	87,000
1988	565 2,741,000	28,020	88,800
1989	575 2,791,000	28,030	90,000

1990	715 2,842,321	29,460	91,227
1994	730 3,082,000	35,020	96,300
1997	739 3,217,000	37,830	100,700
1999	730 3,300,800	40,010	103,000

Source: Portland State University Center for Population Research and Census.

**TABLE 9.300 A-2
POPULATION GROWTH RATES**

Years	Millersburg	Albany	Linn County	Oregon
1940-80		370% (3.90)	194% (2.74)	141% (2.28)
1960-70		40.7% (3.42)	22.2% (2.02)	18.2% (1.69)
1970-80		46% (3.85)	24% (2.21)	26% (2.52)
1980-90	2.3%	4.4%	0.28%	5.7%
1990-97	3.4%	28.4%	10.4%	13.2%

(Annual rates are in parenthesis)

Source: Portland State University Center for Population Research and Census.

Millersburg's 1999 population was 730, however with the new housing developments in the community these numbers will increase in year 2001.

Population Characteristics

At the time of the City's incorporation in 1974, Portland State University's Center for Population Research and Census did a partial census. **Table 9.300 B** summarizes the number of households by size and **Table 9.300 C** summarizes the age-sex characteristics from that survey. The 1990 Census has provided the latest updated information on population for the City of Millersburg.

In 1974 there were 209 households in Millersburg, with a total population of 571 people. The average household size was 2.73 people. There were 58 pre-school children, 73 elementary school children, 68 junior and senior high school children, and 51 senior citizens. The working age population (18-64) totaled 282 people and there were 39 people whose age was unknown.

In 1980 there were 245 households, 220 occupied and 25 vacant in Millersburg with a total population of 562 people. The average household size was 2.55 people. There were 45 pre-school children, 79 elementary school children, 51 junior and senior high school children, and 40 senior citizens. The working age population (18-64) totaled 347 people.

In 1990 there were 287 households, 271 occupied and 16 vacant in Millersburg with a total population of 715 people. The average household size was 2.58 people. There were 75 pre-school children, 47 elementary school children, 41 junior and senior high school children, and 95 senior citizens. The working age population (18-64) totaled 456 people.

**TABLE 9.300 B
MILLERSBURG NUMBER OF HOUSEHOLDS BY SIZE**

Persons Per Household	No. of Households			Total No. of Persons		
	1974	1980	1990	1974	1980	1990
1	55	64	62	55	64	62
2	62	64	93	124	128	186
3	27	33	55	81	99	165
4	33	33	36	132	132	144
5	19	21	15	95	105	75
6+	13	5	10	54	34	83
Totals	209	220	271	541	562	715

Source: Portland State University Center for Population Research & Census

**TABLE 9.300 C
MILLERSBURG AGE-SEX POPULATION CHARACTERISTICS**

Age	Males			Females		
	1974	1980	1990	1974	1980	1990
0-5	28	25	45	30	20	30
6-11	34	42	26	39	37	21
12-17	43	27	25	25	24	17
18-29	55	64	79	49	61	64
30-34	56	64	85	46	59	68
45-64	35	42	81	41	57	79
65+	23	21	42	28	19	53
Unknown	22			17		
Totals	296	285	383	275	277	332

Age	Total Persons			Total Percentage		
	1974	1980	1990	1974	1980	1990
0-5	58	45	75	10.2	8.0	10.5
6-11	73	79	47	12.8	14.1	6.5
12-17	68	51	42	11.9	9.1	5.9
18-29	104	125	143	18.2	22.2	20.0
30-34	102	123	153	17.9	21.9	21.4
45-64	76	99	160	13.3	17.6	22.4
65+	51	40	95	8.9	7.1	13.3
Unknown	39			6.8		
Totals	571	562	715	100	100	100

Source: Portland State University Center for Population Research & Census

Table 9.300 D presents Millersburg's 1990 racial mix. The Mexican/Spanish population has remained relatively constant from 1980 to 1990 while the American Indian population has been reduced by 42%. The White population expectedly had the largest gain percentage gain at 28%.

**TABLE 9.300 D
MILLERSBURG POPULATION BY RACE**

Race	1980 Population	1990 Population
White	509	651
Mexican	30	31
Other Spanish	2	2
American Indian	12	5
Asian	2	3
Other	7	23
Total	562	715

Population Trends

While no population data prior to 1974 is available for Millersburg, it is useful to note the past population trends of the City of Albany. Between 1940 and 1970 Albany grew by 220 percent, compared to 135 percent for Linn County and 91.9 percent for the State. Albany's population increased from 5,654 people in 1940 to 18,181 in 1970. Between 1965 and 1978 the City of Albany has been growing at an annual growth rate of 3.69 percent, while Millersburg has experienced little population growth.

The 1980's was a decade of limited growth for the State of Oregon. Rural areas experienced little growth and some areas had an actual decline in population.

The Albany/Millersburg Area maintained a rate somewhat similar to that of the State, but it was minimal as evidenced by **Table 9.300 B**. The City of Millersburg was more fortunate than many jurisdictions. Although the City sustained mill closures, it has rebounded with substantial commercial and industrial growth, together with some residential growth as well. The City had a total of 28 new residential building permits issued from 1980 to 1990. Between 1990 and 1997 the City added 8 new single-family homes and 37 manufactured homes. In addition, the City has attracted over 20 new industrial and commercial developments to the City, in conformance with the objectives and policies of the Millersburg Comprehensive Plan and the State of Oregon Economic Development Program.

Millersburg's early growth was limited in part by the absence of public facilities, particularly municipal sewer and water facilities. Now, with the provision of municipal facilities in place, residential development in Millersburg could increase at a more substantial rate.

Comparatively, between 1970 and 1985 the City of Albany's population increased 53.5%, at an annual growth rate of 3.1%, while Millersburg experienced a 22% increase between incorporation in 1974 to 1990, at an annual growth rate of 1.29%.

Between incorporation in 1974 and 1980, Millersburg experienced a population decline from 571 to 560 (-1.9%). Between 1980 and 1990, Millersburg experienced a gain from 560 to 699 (+24.8%). However, this growth was primarily due to annexation of adjacent UGB areas in 1988 that added 118 people to the City.

Building permits for 1980 to 1990 reveal another trend. The City added 2 houses and 26 manufactured homes. At the 1980 population per occupied household of 2.55, the City gained 72 people for a total of 634. Adding the annexed population of 118 would indicate a 1990 population of 752, only 48 short of the 1978 projection of 800 for 1990. The difference between the 1990 population of 715 and the 752 arrived at by added growth may be attributed to declines in other areas of the City. Removal of nonconforming housing in the industrial areas of the City and relocated manufactured homes may account for the numerical difference.

Population Projections

In Oregon, there are state requirements for coordinated forecasts of population at the county level. This means that:

- Counties must adopt state forecasts for the county or present compelling information for diverging from those forecasts and;
- The combined local forecasts for incorporated and unincorporated areas in the County must be equal to a county's coordinated forecast.

Similar requirements do not exist for forecasting employment.

In Executive Order 97-22, signed December 16, 1997, Governor Kitzhaber directed key state agencies such as DLCD and ODOT to "use the population and employment forecasts developed or approved by the Department of Administrative Service's Office of Economic Analysis (OEA) in coordination with Oregon's 36 counties to plan and implement programs and activities." That means the OEA projections are the standard for the coordination of local population projections required by ORS 195.036.

There are, however, problems associated with forecasting small community growth. The following conditions are why forecasts for small cities are highly uncertain:

- Projections for population in most cities and counties are not based on deterministic models of growth; they are simple projections of past growth rates into the future. They have no quantitative connection to the underlying factors that explain why and how much growth will occur.
- Even if small cities had a sophisticated model that linked all these important variables together (which they do not), they would still face the problem of having to forecast the future of the variables that they are using to forecast population or employment growth. In the final analysis, all forecasting requires making assumptions about the future and conditions affecting those assumptions are subject to change.
- Comparisons of past population projections to subsequent population counts have revealed that even much more sophisticated methods than the ones used in planning studies are often inaccurate for extended periods of time, even for relatively large populations. **The smaller the area and the longer the period of time covered, the more unreliable the results for any statistical method.**
- Small cities start from a small base. A new subdivision of 100 homes inside the Portland UGB has an effect on total population that may be too small to measure. That same subdivision in Millersburg could increase the City's population by about 34%. If phased in over five years, for example, the City's **average** annual growth rate during that period would be over 6.1%.
- Small cities can have rapid growth for many reasons including:
 1. The availability of urban services particularly water and sewer.
 2. The introduction of a major employer.
 3. Because they are located near larger service centers.

4. Because they have high quality of life values for homesteads, retirement and proximity to recreational activity areas.

There is ample evidence of very high growth rates in the short-term and there are also some cases of high growth rates sustained over many years for small communities like Millersburg.

Although not necessarily accurate, forecasts of population and employment do drive everything else in the planning process. Population and employment growth means more households; more households need more houses; more households also need more services; and housing and services both require more buildable land.

Table 9.300 E summarizes population growth projections for Oregon, Linn County, Albany and Millersburg. Projections for the City of Millersburg reflect a rate of 2.3% per year, somewhat higher than the City of Albany's rate of 1.6% per year, and substantially higher than Linn County's rate of 1.3% and the State's rate of 1.2%.

**TABLE 9.300 E
POPULATION PROJECTIONS**

Year	Oregon	Linn County	Albany	Millersburg
	at 1.2% yr	at 1.3% yr	at 1.6% yr	at 2.3% yr
1990	2,842,321	91,227	29,462	715
1997	3,217,000	100,700	37,830	735
2000	3,406,000	104,894	39,558	740
2005	3,631,000	110,573	42,615	833
2010	3,857,000	116,053	45,909	938
2015	4,091,000	121,593	49,457	1056
2020	4,326,000	127,158	53,200	1,200

Source Oregon State Office of Economic Analysis

Trending for a developing community like Millersburg is not very reliable. There is no relevant trending to build upon. With a generally rural population of only 730 people, a substantial economic base, and an expanding utility infrastructure; the City could exceed even optimistic expectations for growth as urban public facilities and services are expanded.

In general, long range growth should occur relative to that of Albany. However, with the availability of sewer and water, it is expected that Millersburg's growth will exceed that of Albany due to cost and tax advantages.

The forecasts contained in **Table 9.300 F** rely on the coordinated forecasts prepared by Linn County and the Office of Economic Analysis that allocated

population growth to cities. Millersburg is projected to have a population of 1,200 by the year 2020 and although constrained by these forecasts, they do provide the most logical place from which to begin an examination of alternative futures for Millersburg.

The population projections in **Table 9.300 F** are based on an approximate annual growth rate of 2.3%. Compared to past trends this may be an optimistic projection, but with operational municipal sewer and water systems and an approved urban subdivision The City could expect even higher rates of growth, particularly in the short-term.

**TABLE 9.300 F
PROJECTED MILLERSBURG POPULATION GROWTH
(2000-2020)**

YEAR	POPULATION	CHANGE
1990	715	
2000	740	3.5%
2005	833	12.6%
2010	938	12.6%
2015	1056	12.6%
2020	1200	13.6%

However, planning is a long range endeavor and it is the long range trends that have stability, not short term fluctuations.

In the past, Millersburg's growth has been limited in part by the absence of public facilities, particularly sewerage facilities. In the future, with the provision of adequate public facilities, Millersburg could grow at a rate similar to Albany or possibly higher. Once water and sewer facilities are available for residential development in Millersburg, growth could be rapid.

The revised population projections for Millersburg summarized in **Table 9.300 F** are extended to the year 2020 and reflect consideration of the following conditions:

1. Short-term and long-term local trends.
2. Statewide projections.
3. City of Albany forecasts.
4. Recent regional trends.
5. Land use planning conditions.
6. Millersburg preparedness.

1. Long-term trending has the advantage of equalizing short-term fluctuations. Recent short-term population trends reflect past conditions that may not adequately address changing conditions that will influence future growth. Recent indicators from "Oregon Labor Trends" indicate "The state's continuing prosperity and its accompanying immigration have spurred the need for more commercial, industrial, and residential building."
2. Statewide population projections predict an annual compound rate of growth of approximately 1.3% to 1.1% per year. Trends indicate that most of the state's growth will occur west of the Cascade Range within urban growth boundaries.
3. Albany is projected to grow at a marginally increasing percentage of the overall Statewide anticipated growth. That percentage increase is estimate to be an average compound rate of growth of 1.6% per year.
4. The Northwest has been selected as an area of substantial growth in the 2000's. Oregon, and in particular the urban centers, will benefit from this expected immigration.
5. Oregon's land use planning laws have significantly altered growth and development patterns within the State. With limited growth available in the rural and resource lands, urban centers will provide the primary opportunities for increased growth.
6. Millersburg's growth to 1990 has been limited to a rural level of development. However, the City has initiated public facility improvements that will soon support an urban level of development. In compliance with their Comprehensive Plan, the City of Millersburg has completed the following civic improvements:
 - Street Lighting.
 - Road Improvements.
 - Drainage Improvements.
 - Construction of an eleven acre City Park.
 - Construction of a City Hall with a planned Commercial Town Center.
 - Millersburg Master Sanitary Sewer Plan.
Ten Phases - Sanitary Sewerage Collection System.
 - Millersburg Water System Master Plan.
Five Phases - City Water Transmission Pipeline and a new Water Treatment and Reservoir System.

Once water and sewer services are completed in the residential growth areas, the projected residential growth factors suggested in the Plan become

more realizable and a population of 1,200 people projected for the year 2020 is highly probable and may be exceeded.

SECTION 9.320 ECONOMY

Over four times as many people work in Millersburg as reside there. Southern Millersburg contains the largest of three major industrial concentrations within the Albany-Millersburg Urban Growth Boundary.

Forty percent of all industrial, transportation and utility employment within the Albany/Millersburg Urban Growth Boundary is located in Millersburg. Of a total employment of 7,544 for the entire area, 3,000 are estimated to work in Millersburg.

The Albany-Millersburg area dominates the Linn County non-agricultural economy. With 40 percent of the county's total population, the Albany-Millersburg area accounts for 57 percent of the total non-agricultural wage and salary employment in Linn County. Almost one-third of this employment (31.4 percent) is in manufacturing, compared to 21.8 percent for the state as a whole. Thus, the Albany-Millersburg area is more dependent on manufacturing employment than most urban areas. 46 percent of this employment occurs within the City of Millersburg.

The industrial development of Millersburg began in the mid 1950's. At that time, Simpson Timber Company acquired the existing M & M Woodworking Company (1956). Around the same time, Boise Cascade, Western Kraft (1955), and Teledyne Wah Chang (1956), all built plants in Millersburg. Duraflake was added in 1960. The next major addition came in 1972 with the Georgia Pacific plant. In 1974 Plywood Components, Inc. took over the Oregon Timber Sawmill which had been built 7 years previous. Finally, in 1978 SRC, Inc. began operation in Millersburg. Millersburg's industrial growth began with sudden growth in the 1950's and has gradually expanded ever since. The size and significance of the Millersburg industrial concentration has major implications for the environmental, urbanization, land use, transportation and public facilities elements of the City's plan.

This concentration of industrial development in Millersburg is due to a number of factors, both natural and man-made. The most important single factor is the outstanding transportation advantages Millersburg offers. It is immediately adjacent to two major railroads and Interstate 5, the major west coast freeway. Other important factors contributing to Millersburg's economic development potential are: the availability of large, predominantly flat sites suitable for industrial development; the availability of water and sewerage facilities; and the fact that

the City levies no property taxes at this time although a Tax Base was approved by the voters on November 7, 2000.

These advantages continue to attract industrial development. The most recent development is the Palm Harbor Homes, Inc. facility that acquired a site in 1994 for the fabrication of manufactured homes. This facility is protected to employ 250 people in the first phase development and eventually may employ 400 to 500 workers.

Economic Structure and Existing Employment

Millersburg's employment base is dominated by industrial employment. There is very little commercial, educational, governmental, or service employment within the City. Commercial employment is limited to a dozen or so small commercial operations.

There is an estimated round number of 3,000 jobs within Millersburg, or 12% of all the jobs in the entire Albany/Millersburg area and 40% of all manufacturing, transportation and utility jobs. **Table 9.300 G** lists the major industrial employers in the City. In addition to the 2,663 jobs listed in the table, there are an estimated 337 jobs with various small companies in the community. Industrial employment in Millersburg is composed largely of three industrial groups: primary metals, lumber and wood products, and paper manufacture. These industries account for 87 percent of Millersburg's employment base.

**TABLE 9.300 G
MILLERSBURG PRIMARY EMPLOYERS**

<u>Industry/Firm</u>	<u>Product/Activity</u>	<u>Employees</u>
Primary Metals		
Wah Chang	Rare Metals	1,082
SRC	Rare Metals	5
Zirconium Research	Rare Metals	6
Fabricated Metals		
Industrial Rebuilders	Metal Shop	10
T-Plus Steel	Steel Fabricators	18-30
Lumber and Wood Products		
Willamate Ind, Duraflake	Particleboard	240
Willamatte Ind. LVL	Laminates	90
Plywood Components, Inc.	Remanufacture	30
Georgia Pacific	Resins- Formaldehyde	50
A.C.E. International	Glue Extender	4
Paper and Allied Products		
Willamatte Inc., Albany Paper	Paper Products	330
Transportation		
Burlington Northern	Railroad Yard	34
Willamate Trucking	Trucking	70
Cascade Express	Trucking	62
Morgan Transport	Trucking	35
Mckay Truck & RV	Truck & RV Repair	23
State Transport	Trucking	20
Truax Oil	Petroleum Transport	20
Manufactured Homes		
Palm Harbor Homes	Manufactured Housing	250

Magic Living Homes	Manufactured Housing Sales	10
Oakwood Homes	Manufactured Housing Sales	3
Park View Estates	Manufactured Home Park	
Village Estates	RV Park	1
Utilities		
Pacific Power	Electrical Utility	65
Plastic Manufacture		
Discovery Plastics	Plastic Fabrication	100
Wholesale/Warehousing		
North Coast Electric	Electrical Distribution	21
Wesco	Electrical Distribution	11
IP Callison & Sons	Mint Oil Distribution	2
WM Leman	Mint Oil Distribution	2
Jacklin Seed	Grass Seed Distribution	10
Mill-Rite Farms	Grass Seed & Feed Products	8
Retail		
Millerburg Store	Retail Grocery	2
Humpty's Dump	Bar & Restaurant	14
United Rentals	Tool & Equipment Rental	12
CB World	CB Sales	1
Nichol's Nursery	Herb & Rare Plant Sales	10
Services		
Younger Oil	Gas & Truck Services	10
Craig Oil	Petroleum	4
Barlow RV Repair	RV Repair	2
Hanson Tire	Tire Services	10
Professional Mechanical	Industrial Pipe Fitters	50

Mountain View Realtor	Property management	4
Progressive Software	Engineering	19
Solt	Software	
Sullivan & AJ Crushing	General Construction	35
Applied Ind.	Power Transm.	6
Technology	Distribution	
WB Company	Engineering	9
LIM	General Contractors	15
SWS Manufacturing	Material Handling	20
Elstor Sales	Transformer Repair	5
Willamette Memorial	Cemetery	4

The following discussion outlines the major segments of the City's economy.

Manufacturing

Primary Metals. The dominant industry in Millersburg is the primary metals industry which accounts for 38 percent of the total industrial employment with approximately

1,100 jobs. Almost all of this employment is with Wah Chang. The plant produces a number of rare metals including Zirconium, Columbium, and Hafnium. Zirconium is utilized in nearly all nuclear reactors and, for a long time, has had a virtual monopoly on its production. Hafnium is also used in nuclear plants. Most photo flash cubes also use zirconium hafnium roll, and zirconium is being designed into equipment used by the chemical process industry because of its excellent resistance to corrosion. Columbium is used in the engines of space rockets and missiles and in power transmission lines.

SRC, Inc. which located in Millersburg in 1978, utilizes magnesium chloride, a by-product of zirconium and titanium production, to produce a magnesium flux. The flux is utilized in the production of molten magnesium metal.

Production of rare metals originally emerged in the Albany/Millersburg area as a result of the work by the U.S. Bureau of Mines research facility located in Albany.

Employment in primary metals grew rapidly during the late 1960's and early 1970's and has been relatively constant since 1974. Wah Chang, the largest employer in this sector, has experienced some cutbacks in the 1980's but is showing increased strength in the 1990's. Approximately 10.3 percent of the Albany-Millersburg area employment is in this sector and it provides almost one quarter of the non-agricultural payroll in the state.

Lumber and Wood Products, with 744 employees, is the second major segment of Millersburg's economy. This is the largest component of manufacturing within Linn County, accounting for 34.86 percent of employment. Lumber and Wood Products account for 26 percent of total employment in Millersburg, compared to 6 percent for the entire Albany/Millersburg urban area.

Major employers within the City in this group that ceased operations in the 1980's include Simpson Timber Company and Boise Cascade. The Simpson Timber Company plant was acquired in 1956 and was the oldest plywood plant in the Albany- Millersburg area. The plant specialized in overlay plywood panels. The Boise Cascade plant was one of three plywood mills operated by Boise Cascade in Linn and Benton Counties that are now closed.

Duraflake, a division of Willamette Industries, was formed in 1960 to produce particleboard from sawmill planer shavings. The plant is the second largest particleboard plant in the world.

Plywood Components, Inc., located in the northeast part of Millersburg, is engaged in the re-manufacture of plywood, particleboard and lumber components for industrial use. The Georgia-Pacific Millersburg plant, developed in 1972, manufactures plywood and particleboard resins. Formaldehyde is also produced for use in the manufacture of the resins.

Employment in lumber and wood products throughout Linn County has been declining and is partially responsible for the County's high unemployment rate in the 1980's. Little growth is expected in this sector of the economy according to area projections although some component manufacturing is experiencing growth.

Paper and Allied Products. With 330 employees, this sector accounts for 11 percent of Millersburg's employment. All of this employment is provided by Willamette Industries' Albany Paper Division. The Western Kraft mill was originally built in 1955 and has been remodeled and expanded several times. It manufactures brown Kraft linerboard and grocery bag paper.

Expansion is expected in this segment of the economy in the foreseeable future.

Palm Harbor Homes located in Millersburg in 1994. The plant produces manufactured homes and is the fourth largest producer of sectional manufactured homes in the United States. They employ 250 people and have plans for a second facility immediately adjacent to the new plant. This is an expanding market for the Albany/Millersburg area.

Transportation, Communications and Utilities

This sector contributes over 9% percent of the Millersburg employment base due to the presence of the Burlington Northern railroad yard, several trucking operations and the Pacific Power operation facilities.

Growth in transportation will depend somewhat on the availability of fossil fuels. As gasoline becomes more expensive, transportation of goods and even people by rail can become more cost effective. Communications and public utilities are expected to grow with the population in the area. This sector has grown at 3 percent annually in Linn County and is expected to continue to increase.

Other Non-manufacturing Employment

Employment in other segments of the economy in the Albany-Millersburg area is nearly all located in Albany. This includes employment in construction, trade, finance, services, government, education, and health care.

In the County as a whole, employment in construction over the past nine years has had the highest growth rate at approximately 7.4 percent annually. This rate slowed in the 1980's but has rebounded strongly in the early 1990's.

Wholesale and Retail Trade is also one of the fastest growing sectors of the economy. Growth in Linn County has been at almost 7 percent per year since 1970. In The Albany-Millersburg area 21.73 percent (5,550 people) of the non-agricultural employment are in wholesale and retail trade. Very few of these jobs, however, are in Millersburg.

Occupations and Incomes

Oregon's per capita income in 1970 was \$14,548 and in 1996 it was \$23,111. A 59% increase over 26 years.

Linn County's average payroll per employee in 1997 was \$ 26,616.

Income data for Millersburg households is contained in the 1990 Census data as follows:

1990 population was 715

271hHouseholds, 206 with earnings and 65 with no earnings, and 201 families.

Estimated Population:	715
Below Poverty Level:	103
Per Capital Income:	\$13,177
Percent below Poverty Level:	13.7%

Households:	271
Median Household Income:	\$25,250
Households with Public Assistance:	22
Households with Social Security Income:	98
Families:	201
Below Poverty Level:	28
Median Family Income:	\$29,931
Percent below Poverty Level	14.5%

Manufacturing jobs are usually higher paying than average so the median family income of people working in Millersburg is likely to be higher than the County.

The 1990 Census identifies the following work force by Employment Sector. Sectors are groups of related industries, as defined by the Standard Industrial Classification (SIC) system. These are the same categories utilized by the Oregon Employment Department.

The 1990 Census found that only 45 workers or 14% worked in Millersburg and 263 commuted outside of the City. 246 worked in Linn County while 59 worked outside of Linn County and 3 worked outside of the State.

Table 9.300 H identifies the employment sectors for workers living in Millersburg.

Commuting Patterns

Most of the people who live in Millersburg work elsewhere. Primary transportation was by vehicle. 226 drove alone and 32 carpooled. Four, 32 walked and 14 worked at home.

Unemployment

Table 9.300 I summarize the Linn County, Oregon, and U.S. unemployment rates for 1970-2000. It is readily apparent that unemployment in Linn County has consistently exceeded that of Oregon and the nation in recent years. Unemployment has continued to decrease with an improved economy, but will likely remain higher than the State or National rate due to heavy dependence on wood and metal products industries that have not been growing.

Historically, the unemployment rate in Linn County has tended to be higher than the State and National average because of the seasonal nature of the forest products industry, which dominates the manufacturing sector of the County's economy. The metallurgical industry, in recent years, has also not been a growth segment of the economy.

TABLE 9.300 I
ANNUAL UNEMPLOYMENT RATES 1970-1995

Year	Linn County	Oregon	U.S.
1970	8.6	7.1	4.9
1975	11.8	10.6	8.5
1980	7.4	6.0	6.0
1990	7.8	5.5	5.5
1995	6.4	5.0	5.7
2000	5.4	4.0	3.8

Source: Oregon Employment Department.

City of Millersburg 1990 Census Unemployment was 40 people out of 359 in the labor force, for an unemployment rate of 11.1 percent.

Projected Employment

Projected employment levels are used as a basis for determining industrial and commercial land use needs and population levels.

Millersburg

Economic statistics combine employment in Millersburg and Albany. They are contiguous cities with the same Zip Code and essentially operate as a single economic unit. However, Millersburg is clearly dominated by the Manufacturing sector while Albany supports most of the other economic sectors. Large manufacturing firms located in Millersburg include Willamette Industries (which operates three mills), Wah Chang, and Palm Harbor Homes. One firm, Palm Harbor Homes, indicated they may expand in the near future while the other companies expect relatively stable levels of employment. Millersburg has adopted policies supportive of large manufacturing firms and has reserved large industrially zoned sites for that use. Millersburg has a substantial inventory of buildable industrial lands and cooperates with existing firms to provide necessary urban services. The existing concentration of heavy industry, the supportive industrial policies, available land, and access to transportation contribute to Millersburg's attractive location for manufacturers. While there is a chance that another large manufacturer may choose to locate in Millersburg, there is strong competition for the few firms looking for a site. Employment growth from smaller firms is more certain, and some of these firms will probably be in the same industry or related to existing manufacturers in Millersburg.

Albany/Millersburg

The Albany zip code area includes Millersburg as well as Albany and surrounding rural areas. The Albany/Millersburg area had 26,001 jobs in 1997, which was 61% of total employment in Linn County. Employment in Albany/Millersburg is dominated by Services, Manufacturing, Government, and Retail Trade, which

together compose 84% of the area's total employment. The largest single employment sector in Albany/Millersburg is the Manufacturing Sector with 6,713 jobs. Next is the Service Sector with 5,563 jobs followed the Government Sector with 4,887 jobs comprised mostly of Local Government with 4,358 employees. This Sector includes public and private K-12 schools as well as employment at Linn-Benton Community College, most all are located in Albany. Other large Sectors are Primary Metal (2,472), Business Services (1,910 jobs), Health Services (1,594), Eating & Drinking Places (1,562), and Lumber & Wood Products (1,538).

About 60% of Manufacturing employment in Albany/Millersburg is in the Primary Metal, Lumber & Wood Products Sector. Primary Metals includes employment at the Wah Chang plants in Millersburg. Lumber & Wood Products includes employment at several manufactured home plants as well as sawmills, veneer, and plywood manufacturers located in the Albany/Millersburg area..

Total employment in Albany/Millersburg grew by 6,982 or 37% between 1990 and 1997, and accounted for 75% of employment growth in Linn County. Employment growth was led by Albany/Millersburg's largest sectors and industries: Local Government, Business Services, Primary Metals, and Health Services. Together these industries accounted for almost 53% of employment growth in Albany between 1990 and 1997.

Table 9.300 J summarizes the Albany/Millersburg growth by Sector between 1990 and 1997.

TABLE 9.300 J
Albany/Millersburg Zip Code Area 97321 Employment
1990 & 1997

Sector/ Industry	1990			1997			Pay./Emp
	Estab.	Av9. Eme.	Ann. Pa.:roll	Estab.	Av9. Eme.	Ann. Pa.:roll	
Agriculture, Forestry, Fishing	35	240	\$4,096,473	52	462	\$8,135,537	\$17,609
Agricultural Production - Crops	15	140	\$2,314,315	21	203	\$4,332,097	\$21,340
Agricultural Production - Livestock	2	27	\$391,184	1	21	\$464,564	\$22,122
Agricultural Services	14	50	\$825,756	24	197	\$2,573,394	\$13,063
Forestry	4	23	\$565,218	5	36	\$678,762	\$18,855
Mining	2	2	\$36,616	3	15	\$708,410	\$47,227
Construction	129	657	\$14,975,137	184	1,086	\$32,597,661	\$30,016
General Building Contractors	40	137	\$2,356,873	74	250	\$6,924,587	\$27,698
Heavy Construction	5	62	\$1,829,423	3	43	\$1,809,286	\$42,076
Special Trade Contractors	84	458	\$10,788,841	107	793	\$23,863,788	\$30,093
Manufacturing	100	5,578	\$174,316,792	113	6,713	\$265,664,143	\$39,575
Food & Kindred Products	10	998	\$23,418,816	11	956	\$23,995,271	\$25,100
Apparel	4	31	\$439,941	6	37	\$675,361	\$18,253
Lumber & Wood Products	17	1,269	\$36,932,459	20	1,538	\$58,784,446	\$38,221
Furniture	4	126	\$2,694,567	3	157	\$3,877,240	\$24,696
Printing & Publishing	12	181	\$2,644,981	7	172	\$3,235,892	\$18,813
Chemicals	4	67	\$2,425,243	7	130	\$6,240,458	\$48,004
Stone, Clay, & Glass	3	33	\$675,891	3	13	\$403,386	\$31,030
Primary Metal	6	1,955	\$74,539,934	7	2,472	\$122,719,753	\$49,644
Fabricated Metal	7	111	\$2,708,592	15	203	\$5,758,330	\$28,366
Industrial Machinery & Equipment	18	270	\$7,244,315	14	209	\$6,649,278	\$31,815
Electronic & Electric Equipment	3	73	\$1,690,268	5	220	\$4,881,146	\$22,187
Transportation Equipment	3	55	\$796,078	3	90	\$2,676,315	\$29,737
Instruments				6	113	\$3,255,778	\$28,812
Misc. & Other Manufacturing	9	409	18,105,707	6	403	22,511,489	\$55,860
Transportation & Utilities	43	638	\$17,472,445	50	831	\$27,561,733	\$33,167
Trucking & Warehousing	24	322	\$7,632,496	22	272	\$6,683,075	\$24,570
Air Transportation	5	16	\$286,424	4	122	\$3,025,392	\$24,798
Transportation Services				6	35	\$587,150	\$16,776
Communications	4	73	\$1,609,092	8	154	\$5,485,894	\$35,623
Electric, Gas, Sanitary	4	195	\$7,461,672	8	240	\$11,705,027	\$48,771
Wholesale Trade	86	738	\$16,987,359	104	985	\$28,203,924	\$28,633
Durable Goods	47	343	\$8,113,591	62	493	\$14,766,336	\$29,952
Nondurable Goods	39	395	\$8,873,768	42	492	\$13,437,588	\$27,312
Retail Trade	246	3,572	\$41,472,033	311	4,565	\$68,191,190	\$14,938
Building Materials	13	125	\$2,204,320	14	139	\$4,022,901	\$28,942
General Merchandise	11	817	\$10,496,269	11	1,098	\$18,965,877	\$17,273
Food Stores	31	416	\$5,642,905	33	530	\$7,966,373	\$15,031
Automotive Dealers & Service	47	439	\$7,886,899	45	563	\$12,914,408	\$22,939
Apparel	12	81	\$744,940	19	210	\$2,381,534	\$11,341
Furniture	17	130	\$2,165,392	29	157	\$2,893,142	\$18,428
Eating & Drinking	77	1,348	\$10,043,238	97	1,562	\$14,804,511	\$9,478
Miscellaneous Retail	38	216	\$2,288,070	63	306	\$4,242,444	\$13,864
Finance, Insurance, & Real Estate	99	642	\$11,518,106	126	884	\$23,620,359	\$26,720
Depository Institutions	19	276	\$5,135,023	15	292	\$6,545,272	\$22,415
Nondepository Institutions	3	5	\$135,468	10	41	\$1,557,576	\$37,990
Security & Commodity Brokers				6	15	\$903,840	\$60,256
Insurance Carriers	7	33	\$825,902	11	32	\$1,025,837	\$32,057
Insurance Agents	22	148	\$3,603,959	30	306	\$10,231,486	\$33,436
Real Estate	42	167	\$1,596,455	51	196	\$3,350,048	\$17,092
Services	424	3,524	\$56,633,472	471	5,563	\$112,985,893	\$20,310
Hotels & Lodging Places	10	83	\$561,841	10	100	\$943,187	\$9,432
Personal Services	30	136	\$1,524,120	40	230	\$2,981,928	\$12,965
Business Services	42	652	\$6,683,645	67	1,910	\$29,692,345	\$15,546
Auto Repair & Services	43	165	\$2,846,276	44	272	\$6,131,684	\$22,543
Miscellaneous Repair	19	115	\$2,420,825	16	76	\$1,877,337	\$24,702
Motion Pictures	5	44	\$300,820	5	61	\$493,915	\$8,097
Amusement Recreation	16	125	\$1,247,204	24	169	\$1,720,009	\$10,178
Health Services	106	1,168	\$24,904,634	86	1,594	\$45,110,438	\$28,300
Legal Services	26	89	\$2,865,438	22	110	\$3,885,791	\$35,325
Educational Services	5	52	\$479,760	4	85	\$1,082,437	\$12,735
Social Services	35	327	\$3,324,992	42	327	\$4,452,493	\$13,616
Membership Organizations	35	270	\$1,782,554	50	378	\$4,337,536	\$11,475
Engineering & Management	35	279	\$7,535,947	47	239	\$10,125,030	\$42,364
Private Households	15	17	\$144,680	13	11	\$130,650	\$11,877
Nonclassifiable	3	2	\$48,550	5	10	\$163,041	\$16,304
Government	37	3,426	\$71,124,695	36	4,887	\$132,486,845	\$27,110
Federal	6	260	\$8,498,768	7	169	\$7,766,589	\$45,956
State	18	354	\$8,541,403	14	360	\$10,708,679	\$29,746
Local	13	2,812	\$54,084,524	15	4,358	\$114,011,577	\$26,161
Total Employment	1,204	19,019	\$408,681,678	1,455	26,001	\$700,318,736	\$26,934

Source: State of Oregon Employment Department.

Note: Blank cells indicate industries for which employment cannot be reported to maintain the confidentiality of individual employers. Albany/Millersburg data

includes North Albany. ECONorthwest has developed population and employment forecasts for Linn and Benton Counties summarized in **Tables 9.300 K and 9.300 L** to the year 2020.

TABLE 6.300 K
Long-Term Population and Total Employment
Forecast for Benton and Linn Counties
1995-2020

Year	Population			Employment		
	Benton	Linn	Total	Benton	Linn	Total
1995	75,500	98,100	173,600	33,164	38,900	72,064
2000	79,291	104,894	184,185	36,332	43,287	79,619
2005	82,116	110,573	192,689	38,051	46,027	84,078
2010	85,080	116,053	201,133	39,355	48,099	87,454
2015	88,167	121,593	209,760	40,055	49,380	89,435
2020	91,345	127,158	218,503	40,759	50,590	91,349
1995-2020	15845	29,058	44903	7595	11,690	19285
Avg. Annual Growth Rate	0.76%	1.04%	0.92%	0.83%	1.06%	0.95%

TABLE 9.300 L
OEA EMPLOYMENT FORECAST 1995-2020
ACTUAL EMPLOYMENT GROWTH 1995-1997

<u>Forecast</u>	1995	2020	Growth	
Annual				Growth Rate
Benton	33,164	40,759	7,595	0.83%
Linn	38,900	50,590	11,690	1.06%
Total	721064	911349	191285	0.95%
				Annual
<u>Actual</u>	1995	1997	Growth	Growth
Rate				
Benton	32,353	36,201	3,848	5.78%
Linn	38,381	42,347	3,966	5.04%
Total	701734	781548	71814	5.38%

Table 9.300 M shows sectors and industries ranked by the level of employment growth in the ten-year Oregon Employment Department forecast:

- Employment growth in the region will be led by Services, Wholesale & Retail Trade, Manufacturing, Government, and Construction Sectors.
- Much of the employment growth in these sectors, except for Manufacturing is driven by population growth.

- 68% of Manufacturing growth is expected to occur in the Machinery & Electronic Equipment Industries.
- The only industry expected to lose employment in the region is Lumber & Wood Products, which is expected to lose 240 employees over the ten year forecast period.

**TABLE 9.300 M
EMPLOYMENT FORECAST BY SECTOR
BENTON, LINN & LINCOLN COUNTIES**

Sector/industry	1996	2006	Change	% Change
Services	20,770	28,410	7,640	36.8%
Trade	19,820	24,030	4,210	21.2%
Manufacturing	21,250	24,270	3,020	14.2%
Machinery & Electronic Equipment	7,060	9,110	2,050	29.0%
Other Durable Goods	2,110	2,670	560	26.5%
Primary Metals	2,300	2,570	270	11.7%
Other Nondurable Goods	1,340	1,580	240	17.9%
Food Products	1,470	1,560	90	6.1%
Paper & Allied Products	1,830	1,880	50	2.7%
Lumber & Wood	5,140	4,900	(240)	-4.7%
Government	22,650	25,050	2,400	10.6%
Construction & Mining	4,000	5,070	1,070	26.8%
Finance, Ins., & Real Estate	3,540	4,290	750	21.2%
Trans., Comm. & Utilities	3,170	3,580	410	12.9%
Total Nonfarm Payroll Employment	95,200	114,700	19,500	20.5%

Source: Oregon Employment Department 1997

Table 9.300 N shows the distribution of employment by land use site category. The four land use site categories in this analysis are groups of employment sectors that generally have similar types of land use:

Commercial: Retail Trade.
Office: Finance/Insurance/Real Estate and Services
Industrial: Agricultural Services/Forestry/Fishing, Mining, Construction, Manufacturing,

Transportation/Communications/Utilities, and Wholesale Trade.

Public: Federal, State, and Local Government

Table 9.300 N shows employment in Benton and Linn Counties by land use site category allocated to land use types using assumptions about the future distribution of employment in each county. These assumptions are based on the 1990-1997 trend in employment growth and long-run trends in employment growth at the state and national level. Assumptions about the share of total employment by land use type are applied to the 2020 forecast of total employment to forecast 2020 employment by type.

**TABLE N
DISTRIBUTION OF EMPLOYMENT
BY SITE CATEGORY
BENTON & LINN COUNTIES**

	% Total						
	Commercia	Office	Industrial	Public	Total	Growth	AAGR
Linn County	1,137	4,998	3,795	1,648	11,578	100%	1.06%
Albany/Millersburg	760	3,624	2,042	1,160	7,586	66%	1.10%
As % of County	66.8%	72.5%	53.8%	70.3%	66%		

Source: ECONorthwest

AAGR is the Average Annual Growth Rate

Industrial employment in the Albany-Millersburg Area is projected to increase by 2,042 jobs. Millersburg has enough available industrial land to accommodate all of the projected industrial job growth. This conclusion is based on the following observations.

Millersburg contains some of the best industrial sites in the Albany-Millersburg Area. Potential industrial sites in Millersburg generally have better accessibility than sites elsewhere. New industries, making a choice between locating in the Albany-Millersburg area or another urban center, are likely to be attracted by the physical and financial advantages of a Millersburg location.

The Albany Area Chamber of Commerce prepared a report on potential industrial sites in the Albany-Millersburg area.. Half of the potential sites and 37

percent of the potential industrial acreage is located in Millersburg. The report lists 199 acres for heavy industry and 165 acres for light industry in Millersburg.

The current ratio of employees to industrial lands in Millersburg is 3.72 employees per acre. If the 199 additional acreage for heavy industry follows this pattern, 740 additional jobs could be created. Assuming the 165 acres zoned for light industry generated 8 jobs per acre, 1,320 more jobs could be added. The 8 employees per acre estimate is actually low as all industrial lands in the Albany Urban Growth Area currently support 9.02 employees per acre.

Industrial employment in Millersburg should continue to increase. Several industries are currently expanding and new industries have acquired sites for development.

With approximately 3,000 existing industry-related employees and a capacity for 2,060 for the City's vacant industrial sites, Millersburg's industrial employment could approach 5,000 people by the year 2020.

Demand and Supply of Buildable Land

The demand for buildable land is based on expected employment growth in the community . Employment growth was converted to demand for land in acres using employee-per-acre ratios for each land use type and community. Employee-per-acre ratios are assumptions based on ratios used for a Land Needs Analysis in Corvallis, with adjustments to reflect the existing employment pattern in each community. These assumptions are shown in **Table 9.300 P** for the Albany/Millersburg Area.

**TABLE 9.300 Q
Albany/Millersburg
Summary of Demand and Supply Conditions
by Land Use Type**

Commercial/Office			Industrial			Public			Total		
Demand	Supply	Surplus/ Deficit	Demand	Supply	Surplus/ Deficit	Demand	Supply	Surplus/ Deficit	Demand	Supply	Surplus/ Deficit
243.84	335.90	92.06	130.20	1,299.70	1,169.50	72.50	0.00	-72.50	446.53	1,635.60	1,189.07

Source: Assumptions by ECONorthwest

GOALS & OBJECTIVES

1. To encourage a balance between population growth projections and the availability of land to support that growth.
2. To help ensure the economic health and vitality of the Albany/Millersburg Urban Area.
3. To encourage a diversified economic base for the area that broadens and improves long-term employment opportunities.
4. To maintain Millersburg's role as a major employment center for the Albany-Millersburg Urban Area, the County and the State of Oregon.
5. To provide support for existing Millersburg business activities, including home based businesses, while encouraging new business locations in support of community needs.

POLICIES & RECOMMENDATIONS

Population

1. The City accepts the official population projection of approximately 1,200 persons for the year 2020 authorized by Linn County and the Oregon Office of Economic Analysis.
2. The City shall track population growth on an annual basis to determine if growth projections remain valid. If growth exceeds projections over a five-year period, a reexamination of urban growth needs shall be initiated to determine if there is a need to expand the Urban Growth Boundary.
3. All 1990 Population and Economic Census data contained in the Millersburg Comprehensive Plan shall be replaced with 2000 Population and Economic Census data when it becomes available to the City.

Economy

1. The City shall continue to actively encourage industrial and business developments that can help improve the economy of the City, the Albany-Millersburg area, Linn County and the State.

2. The City shall encourage commercial and industrial developments that are compatible with maintaining the area's environmental resources and the livability of the community.
3. The City shall provide and maintain an adequate supply of land for commercial and industrial uses.
4. Industrial sites designated in the Millersburg Comprehensive Plan shall continue to be reserved for future industrial development.
5. Future industrial and commercial developments shall utilize available urban services to the maximum extent possible to prevent pollution or other health hazards from occurring.
6. The City shall cooperate with industrial and commercial developments to assist in providing a level of urban services appropriate to their needs.
7. The City shall maintain a cooperative association with local employers to assist with their problems, needs and desires.
8. The City shall encourage commercial and service developments that meet the needs of Millersburg residents, the people working in Millersburg and the overall needs of the Albany-Millersburg Urban Area.
9. The City shall maintain liaison with the Oregon Department of Economic Development to assist in attracting developments that will improve employment opportunities for the area.
10. The City of Millersburg shall work cooperatively with the City of Albany, Linn County and the Albany-Millersburg Economic Development Corporation to ensure a continually improving economy for residents of the County.
11. The City shall encourage home based businesses to reduce traffic and provide flexibility to constituents.
12. The City shall encourage additional commercial activity.



March 17, 2008

TO: Cities, Counties, and Interested Parties
FROM: DLCD, Economic Development Planning Team
SUBJECT: Tips for Conducting an Economic Opportunities Analysis

This is an informal resource for cities, counties, and others conducting Goal 9 planning in accordance with OAR 660, division 9. This resource is non-binding and is intended to respond to frequently asked questions as well as common issues that arise in the review and acknowledgement of local Economic Opportunities Analyses. The tips in this memorandum are based on the Goal 9 administrative rules as amended by the Land Conservation and Development Commission on December 1, 2005.¹ Though this resource focuses primarily on the content and format of an Economic Opportunities Analysis, it also provides other useful information.

Economic Opportunities Analysis – Preparation

If local economic development objectives are known or have been recently established, they can help guide the scope and content of the Economic Opportunities Analysis.

TIP ► Before starting the Goal 9 planning process, review existing comprehensive plan policies, local or regional economic development strategies, vision statements or other recent work that identifies local economic development objectives.

Economic Opportunities Analysis – Scope

The department has received numerous requests by cities for assistance with creating scopes of work for proposals for consulting services. A generic scope of work is attached to this memo as Attachment A. The generic scope is intended as a resource only, and local governments may modify it or develop a different approach depending on local needs and priorities.

TIP ► The breadth and scope of an Economic Opportunities Analysis may vary depending on local needs. An analysis in conjunction with a plan amendment may be limited in scope and focus on one industry or sector. An analysis in conjunction with a plan update or periodic review should be comprehensive in nature.

¹ The adopted rule amendments went into effect on January 1, 2007.

Economic Opportunities Analysis – Content

The Economic Opportunities Analysis is a technical study that compares projected demand for land for industrial and other employment uses to the existing supply of such land. The Economic Opportunities Analysis process helps communities implement their local economic development objectives and forms the basis for industrial and other employment development policies in the comprehensive plan.

TIP ► The Economic Opportunities Analysis should clearly explain the factors, data, assumptions, and conclusions used to estimate industrial and other employment land demand for the 20-year planning period.

The substantive content of an Economic Opportunities Analysis is governed by OAR 660-009-0015. This rule requires inclusion of the following four interrelated elements:

1. Review of national, state, regional, county and local trends;
2. Identification of required site types;
3. Inventory of industrial and other employment lands; and
4. Assessment of community economic development potential.

1. Review of National, State, Regional, County and Local Trends

Reviewing trends is the principal method for estimating needed sites for future industrial and other employment uses. A use or category of use can reasonably be expected to expand or locate in the planning area if the area possesses the appropriate locational factors. In addition to population or job forecasts, other factors such as unmet demand, commute patterns, and other trend information should be considered.

TIP ► Though population and job forecasts are the typical trends used for estimating future land demand, other approaches are acceptable. The department illustrates using job forecasts in its Industrial and Other Employment Lands Analysis Guidebook

2. Identification of Required Site Types

The Economic Opportunities Analysis must identify the number of sites, by type, reasonably expected to be needed for the 20-year planning period. Types of sites are based on the site characteristics typical of expected uses. **Identifying the number of sites needed by type is the most important outcome of the Economic Opportunities Analysis.** Historically, Economic Opportunities Analyses have estimated land demand in aggregate acres across broad categories. This is below the standard of the existing and amended administrative rules and does not provide sufficient detail to make effective planning decisions for most cities, such as evaluation of plan amendments that convert industrial lands to other uses. For small cities, a basic approach that aggregates acres may be appropriate if sufficient detail regarding site type is provided.

TIP ► Site types can be described in a number of different ways. It can be by plan designation (i.e., heavy or light industrial), it can be by general size categories that are defined locally (i.e., small, medium, or large sites), or it can be industry or use-based (i.e., manufacturing sites or distribution sites). Be sure site types represent the broadest range of employers expected in the planning area, including so-called “institutional” employers.

3. Inventory of Industrial and Other Employment Lands

When determining the inventory of industrial and other employment lands, it is important to

consider development constraints such as wetlands and other suitability factors for both vacant and developed land. It is critical to understand not only the quantity of land within an urban growth boundary, but also its suitability for desired uses. When estimating land needs, factor in the land needs for infrastructure and transportation facilities, in addition to the area for the use itself. Also consider whether the land is ready in the short-term (ready for construction within one year of a building permit application or service extension request).

TIP ► The administrative rules now authorize cities and counties to consider the availability of land when planning for the short-term supply of land. Take advantage of this opportunity to ensure that industrial and other employment uses reasonably anticipated in the short-term will be able to locate or expand in the community.

4. Assessment of Community Economic Development Potential

It is important to consider a planning area's economic advantages and disadvantages. These include, but are not limited to, factors such as workforce; availability of transportation facilities for access and freight mobility; access to suppliers and utilities; location, size, and buying power of markets; state and federal environmental protection laws; and service infrastructure.

TIP ► When analyzing and describing these factors, don't just list strengths. A realistic analysis acknowledges local barriers to economic development as well. The more realistic the assessment, the more likely a community will achieve its economic development objectives. Incorporate economic strengths and weaknesses into the analysis by describing how they affect future land demand for the planning period, rather than just making a list of them. Making adjustments to the local capture rate of a regional job forecast is one example of how this can be done.

Economic Opportunities Analysis – Format

Though the content of the Economic Opportunities Analysis is most important, how the information is presented and formatted is also important.

TIP ► The information and conclusions contained within an Economic Opportunities Analysis should be organized in such way to make it easily accessible and understandable for local decision makers, citizens, and the state.

There are many ways to effectively organize and format an Economic Opportunities Analysis. The sequence of the administrative rule is one way, though not necessarily the best way. However, the critical content should be easy to locate. Sometimes other economic development-related work products are created in conjunction with an Economic Opportunities Analysis. This may include a local business development strategy, an urban renewal plan, or some other feasibility study. It is important to physically separate the Economic Opportunities Analysis from other work products, especially when they are generated together.

TIP ► The use of headers, a table of contents, and chapters, is an effective way to assist readers in finding critical information within the Economic Opportunities Analysis and distinguishing the adoptable Economic Opportunities Analysis from other work products.

Another useful tool for organizing information is the use of data tables and charts. This is especially effective when summarizing data originating from the analysis itself. Examples

include summarizing inventory data, calculations involving job forecasts and job density assumptions, and comparisons of projected demand and current supply. Sometimes data tables from other source documents or reports are reproduced in the Economic Opportunities Analysis. When you do this, make clear in the accompanying narrative how the reproduced data table factors into the overall analysis for land supply and demand, and the source of the data. If you cannot explain how the reproduced data factors into the Economic Opportunities Analysis, it is probably not needed in the body of the analysis and should either be left out or put in an appendix.

TIP ► The use of tables or charts is an effective way of summarizing data and calculations originating in the Economic Opportunities Analysis. When reproducing data from other sources, note the source and describe how the data relates to or is incorporated into the analysis.

20-Year Land Supply

Many cities want to grow as fast as economic opportunity will allow. Such aspirations are consistent with the statewide land use planning program. Goal 9 requires that a 20-year land supply provide a diverse range of site sizes, types, and locations to meet the needs projected through the Economic Opportunities Analysis process. The Goal 9 administrative rules do not authorize the designation of more than a 20-year land supply, nor do they supersede the requirements of other goals such as Goal 14. However, the planning program does not prevent a community from consuming its estimated 20-year land supply for industrial and other employment uses within a shorter period of time. Effective public facilities and transportation planning and participation in Oregon’s Industrial Site Certification Program are some of the ways a community can position its industrial and other employment lands for economic growth.

TIP ► The higher the percentage of the 20-year land supply that is made ready for development in the short-term, the more likely a community will be able to respond to economic development opportunities as they arise.

State and Local Economic Development Professionals

State and local economic development professionals, such as the Oregon Economic Community Development Department Business Development Officer, are a valuable resource. These professionals can provide information regarding local business recruitment and expansion potential, market conditions, and site inventory needs to respond to short-term development opportunities.

TIP ► Consultations or interviews with state and local economic development professionals can provide valuable information for the Economic Opportunities Analysis.

Citizen Involvement

Public input on the draft findings of the Economic Opportunities Analysis prior to completion or adoption is an important step in the economic development planning process. Local jurisdictions should review and follow their local citizen involvement plan policies and code provisions.

TIP ► Seeking public input on the Economic Opportunities Analysis is particularly important if it will result in recommendation of an urban growth boundary expansion.

Goal 14

Before the Economic Opportunities Analysis is adopted, a local jurisdiction may want to evaluate whether an urban growth boundary (UGB) expansion is needed to accommodate future industrial and other employment land needs. This requires an analysis of opportunities within the existing UGB, and, if necessary, available parcels for potential addition to the UGB.

TIP ► A local jurisdiction can save time by preparing for an urban growth boundary expansion, if appropriate, early in the Goal 9 planning process.

Adoption

The Oregon Court of Appeals recently clarified earlier court cases dealing with the need to incorporate technical studies into the local comprehensive plan.² Based on this court decision, department staff believes that Goal 2 requires local adoption of an Economic Opportunities Analysis as part of the comprehensive plan in order for a community to base land use decisions upon it.

TIP ► Adoption is required before a local government may make land use decisions based on the data and conclusions contained in the Economic Opportunities Analysis.

Other Information

Other information, resources, and publications regarding economic development planning can be found on the department's website at: <http://www.lcd.state.or.us/LCD/ECODEV/index.shtml>.

TIP ► Economic Development Planning Team Staff are able to assist in a number of ways. In coordination with your Department of Land Conservation and Development Regional Representative, we can help with developing project proposals for grant funding, developing scopes of work, assisting with consultant selection, participating on local technical advisory committees, reviewing and providing feedback on draft documents, and more.

² *1000 Friends of Oregon v. City of Dundee*, 203 Or App 207 (2005).

Goal 9 / Economic Opportunities Analysis - Scope of Work

This generic scope of work was developed in response to numerous requests by cities for assistance with creating scopes of work for proposals for consulting services. This generic scope is intended as a resource only, and local governments may significantly modify it or develop a different approach depending on local needs and priorities.

ECONOMIC OPPORTUNITIES ANALYSES

Objective: To identify likely industrial and other economic development opportunities and corresponding employment land needs over the planning period of the next 20 years, plus up to an additional 30 years for communities planning for designated urban reserves. This document suggests the typical tasks and required deliverables of an Economic Opportunities Analysis (EOA) funded by the Department of Land Conservation and Development (DLCD).

1. Preparation

Purpose: Reduce cost and delay, anticipate obstacles, prevent surprises and keep planning activities aligned with local policy.

Deliverables: A locally approved Statement of Community Economic Development Objectives. Evidence of support and coordination from key cooperating organizations and agencies.

Typical activities include:

- a. Review Oregon's land use program with DLCD staff to understand key concepts. Pay special attention to:
 - i. OAR 660, division 9, Economic Development;
 - ii. 660-009-0005(10) - Short-term supply of land;
 - iii. 660-009-0010(5) - Adequate planning effort;
 - iv. 660-009-0020(1)(a) - Economic development objectives;
 - v. OAR 660, division 24, Urban Growth Boundaries (UGB);
 - vi. 660-024-0040(5) - Employment land need; and
 - vii. 660-024-0040(8) - Safe harbors.
- b. Prepare an informal draft Statement of Community Economic Development Objectives. Economic development planning typically looks back at the economic history of the area and changes affecting that tradition, looks forward at new opportunities, and defines a series of actions to be taken by local government to achieve a desired and sustainable result.
- c. Define a study area to analyze for economic and land use trends, which is typically a region sharing inter-dependent economic activity. Describe why the area was chosen and include a brief narrative about current conditions and activity.
- d. Define a planning area, which is typically the existing UGB and may include potential expansion and urban reserves. It is useful to describe why the area was chosen, and include a brief narrative

about current conditions and activity.

- e. Gather and review any available regional economic development, employment data, real estate market data and area context information that has been published by entities such as: state and local governments, economic development agencies, ports and other development districts, the regional Business Development Officer for the Oregon Economic and Community Development Department, and Oregon's interagency Economic Revitalization Team.
- f. Meet with federal, state, regional and local economic development agencies to discuss cooperation, participation and possible sources of funding for planning and implementation activities.
- g. Identify typical planning and implementation policies, activities and tools, and gather evidence of support from key cooperating organizations (especially municipal and county boards and commissions, and Oregon's Economic Revitalization Team).

2. Trend Analysis

Purpose: Identify economic development opportunities likely to expand or locate in the study area within the planning period. Determine the percentage of that employment growth reasonably expected within the planning area.

Deliverable: An estimate of job growth associated with the economic development opportunities likely to expand or locate in the planning area within the planning period consistent with OAR 660-024-0040(5) - Employment Land Need. It should be based on an employment forecast from the Oregon Department of Employment, a custom employment forecast prepared by a competent professional, or an estimate of job growth including reasonable justification for the job growth estimate.

Clearly indicate the method being used, and include the data, the analysis and the conclusions.

Typical activities include:

- a. Review OAR 660-009-0005 – Definitions, to understand of key concepts and terms, and OAR 660-009-0015(1) – Review of Economic Trends.
- b. Meet with Oregon Department of Employment staff to discuss employment trends in the Economic Opportunities Analysis study area.
- c. An EOA that relies on an employment forecast provided by the Oregon Department of Employment may reduce delay and cost. Refer to OAR 660-024-0040(8) - Safe Harbors. Communities with circumstances that require a customized estimate of job growth that is not available from the Oregon Department of Employment may wish to contract for specialized services from competent professionals.
- d. Review national, state, regional, county, and local economic trend data including, but not limited to, population and job forecasts by sector over the planning period.

- e. Assess economic development potential by analyzing factors such as location, size and buying power of local and export markets for goods and services; workforce training opportunities; availability of transportation facilities for access and freight mobility; access to suppliers and utilities, including telecommunications; and other service infrastructure.
- f. Meet with local and state economic development professionals regarding local economic development potential for industrial and other employment opportunities in the study area. Incorporate results from interviews or consultations into the EOA.
- g. Acquire and incorporate information published by the Oregon Economic and Community Development Department documenting demand for sites in the study area that may not be reflected in the current employment data.

3. **Site suitability analysis**

Purpose: Understand the types of sites needed to successfully implement the Statement of Community Economic Development Objectives.

Deliverable: Catalog of the range of site types suitable for the employment uses likely to expand or locate in the study area.

Typical activities include:

- a. Identify the employment land uses appropriate for the study area, based on results of the trend analysis. Include specific site sizes, special site requirements or other characteristics affecting the needed land supply such as a mixture of site sizes or sites with proximity to facilities. Also identify land needs that may arise from the expansion of existing businesses and the recruitment or location of new businesses into the study area.
- b. Acquire and incorporate information published by the Oregon Economic and Community Development Department that documents specific market-based development practices and site requirements that may affect the current inventory and need for additional suitable employment land.

4. **Inventory of suitable sites**

Purpose: Determine the current availability of sites suitable for employment uses likely to expand or locate in the planning area.

Deliverable: Inventory of available sites suitable for employment uses likely to expand or locate in the planning area within the planning period.

Typical activities include:

- a. Inventory and analyze the planning area's existing supply of industrial and other employment lands for development constraints which may include: wetlands, habitat areas, environmental contamination, topography, cultural resources, infrastructure deficiencies, parcel fragmentation, natural hazard areas, ownership patterns, and other suitability and availability criteria in order to

determine the readiness of the current land supply for industrial and other employment development.

It is important to examine opportunities for redevelopment of existing sites, including sites in the core areas of cities. A local government may consider the cost of preparing land for the designated use as part of an EOA by including a residual value analysis prepared by a competent professional as part of the analysis of development constraints.

- b. As part of any adjustment to an UGB for employment land, review employment land need and associated policies in OAR 660, division 024. OAR 660-024-0040(5) requires a determination of the need for a short-term supply of land. OAR 660, division 9, encourages local governments to include policies relating to the short-term supply of land. Designation of short-term supply is described in OAR 660-009-0025(3).

5. **Assessment of potential**

Purpose: Understand the process, and reduce the cost and risk associated with designating the amount of employment land.

Deliverables: An estimate of the need for employment land within the planning area for the planning period by category of site type. Include a brief narrative of any identified process, cost or risk factors; and describe the community's ability to manage those factors.

Typical activities include:

- a. Estimate the total number of sites needed in the study area for the planning period by categories of sites, based on information collected in the previous tasks. Include a minimum, maximum and most likely number of sites needed for each identified category within the planning period.
- b. Estimate the types and amounts of industrial and other employment uses likely to occur in the planning area. Refer to Assessment of Community Economic Development Potential in OAR 660-009-0015(4). Include a brief narrative that explains the factors that determine the planning area's capture of employment growth in the study area.
- c. Identify pertinent planning, implementation, specific site, financial and real estate market process, cost and risk factors associated with the designation of additional employment land.
- d. Analyze the information gathered to estimate total number of sites by the various categories defined by the local government needed within the planning area for the planning period.

6. **Develop detailed implementation policies based on completion of previous steps**

Purpose: Provide specific guidance to community leaders and staff.

Deliverables: A list of recommended economic development implementation policies to be included in the comprehensive plan update or plan amendment that were identified by the EOA process. It is not necessary for an EOA to include a complete implementation plan, which may follow and could include additional items.

Typical activities include:

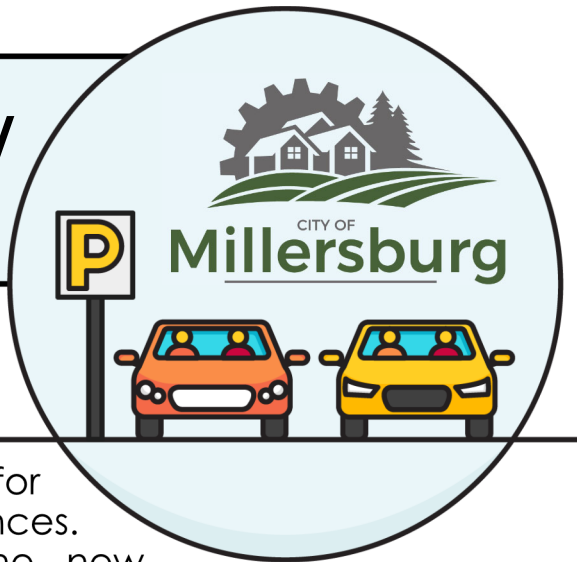
- a. Identify local government activities that will be needed to successfully implement the Statement of Community Economic Development Objectives. Include changes to the land supply, updates to comprehensive plans, additions to infrastructure facilities, new intergovernmental agreements, updated management practices, public-private partnerships, workforce training and adjustments to real estate economic factors. Include techniques to increase the community's ability to respond to economic development opportunities with speed and flexibility.
- b. Identify appropriate local government actions and investments of leadership, capacity, staff time, public finance tools and statutory authority needed to successfully implement the Statement of Community Economic Development Objectives.
- c. Identify available methods to fund local government activities that will be needed to successfully implement the Statement of Community Economic Development Objectives.
- d. If using an estimate of job growth with reasonable justification to complete the trend analysis, the local government must identify investments in infrastructure, workforce, amenities and other community improvements necessary in order to attract the job growth. Demonstrate that methods are available and there is local commitment to fund those improvements.
- e. If using a residual value analysis to justify an adjustment to the current supply of suitable sites, the local government must apply the same analysis to all sites proposed for changes of designation, including all proposed expansion sites outside the current UGB. The local government must identify policies to correct residual value development constraints within the planning period, or reasonably demonstrate that correction is not possible. Use of a residual value analysis is intended to remove from the short-term inventory, those industrial sites with a persistent negative residual value. These sites have development constraints that can't be resolved for the designated use by reasonable local government action.

7. Prepare final EOA

Present the draft EOA to the EOA Project Team and the regional Business Development Officer for the Oregon Economic and Community Development Department; receive and incorporate comments into final product.

An EOA submitted to satisfy DLCD grant requirements must be prepared in accordance with the procedures provided in this attachment and Oregon Administrative Rule 660-009-0015 – Economic Opportunity Analysis.

Guide to the State Superseding City Parking Requirements



The State has recently passed new Administrative Rules that supersede the City's Development Code for minimum parking requirements in some circumstances. See OAR 660-012-0430 and 0440. Because the new requirements can be confusing, a flowchart is provided below. These rules took effect January 1, 2023. These new rules impact the parking requirements from the Millersburg Development Code Section 3.03.060, specifically Table 14.

Is the type of development listed in the green area below?

See OAR 660-012-0430 for more detail

- Residential Care Facility or similar use
- Child Care Facility, Nursery School, Certified or Registered Family Child Care Home or similar.
- Single-room Occupancy Housing.
- Residential Units smaller than 750 square feet. Note: Accessory Dwelling Units (ADUs) have no parking required
- Affordable housing- housing affordable to households making 80% or less of median income without assistance, except for spaces in manufactured dwelling parks where income is 100% or less of median income.
- Publicly supported housing- multi-family housing receiving benefits from government assistance including HUD, Department of Agriculture. Not including Section 8 housing vouchers or similar.
- Emergency and transitional shelters for people experiencing homelessness.
- Domestic violence shelters.

