



Oregon

Theodore R. Kubongski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

10/14/2009

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: Marion County Plan Amendment
DLCD File Number 006-09

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Due to the size of amended material submitted, a complete copy has not been attached. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Wednesday, October 28, 2009

This amendment was submitted to DLCD for review prior to adoption. Pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE:** THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAT IT WAS MAILED TO DLCD. AS A RESULT, YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.

Cc: Brandon Reich, Marion County
Gloria Gardiner, DLCD Urban Planning Specialist
Gary Fish, DLCD Regional Representative

<paa> YA

2

DLCD

Notice of Adoption

THIS FORM **MUST BE MAILED TO DLCD**
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

<input type="checkbox"/> In person		<input type="checkbox"/> electronic		<input type="checkbox"/> mailed	
DATE STAMP	DEPT OF				
	OCT 07 2009				
	LAND CONSERVATION AND DEVELOPMENT				
	For DLCD Use Only				

Jurisdiction: **Marion County**

Local file number: **LA 09-2**

Date of Adoption: **10/7/2009**

Date Mailed: **10/8/2009 by hand delivery**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: 5/29/09

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other: **amend Background & Inventory**

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Amendment to the text of the Population History and Projections chapter of the Marion County Comprehensive Plan Background and Inventory Report of the Marion County Comprehensive Plan by adopting revised text and new population forecasts for incorporated and unincorporated portions of Marion County for the year 2030.

Does the Adoption differ from proposal? **No, no explanation is necessary**

Plan Map Changed from: **NA**

to: **NA**

Zone Map Changed from: **NA**

to: **NA**

Location: **NA**

Acres Involved: **NA**

Specify Density: Previous: **NA**

New: **NA**

Applicable statewide planning goals:

- | | | | | | | | | | | | | | | | | | | |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD file No. 006-09 (17540) [15748]

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Cities in Marion County, Polk County, Linn County

Local Contact: **Brandon Reich**

Phone: (503) 588-5038 Extension: 5901

Address: **PO Box 14500**

Fax Number: 503-589-3284

City: **Salem**

Zip: **97309-5036**

E-mail Address: **breich@co.marion.or.us**

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and **TWO Complete Copies** (documents and maps) of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

2. **Electronic Submittals:** At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: **webserver.lcd.state.or.us**. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing **mara.ulloa@state.or.us**.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can now access these forms online at **<http://www.lcd.state.or.us/>**. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to **mara.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.

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Clackamas County Planning
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Oregon City OR 97015

**MARION COUNTY
NOTICE OF ADOPTION**

Legislative Amendment (LA) 09-2

On October 7, 2009, the Marion County Board of Commissioners adopted and signed Ordinance No. 1291 which amended the Marion County Comprehensive Plan Background and Inventory Report by amending the text of the Population History and Projections chapter, including new population forecasts for incorporated and unincorporated portions of Marion County.

A copy of the adopted ordinance is being provided to interested persons, persons who participated in the public hearing process by either providing oral or written testimony, and to the cities and public agencies under intergovernmental coordination agreements. The forecast and scenarios adopted as part of the amendments are included with this mailing as Tables 1, 2 and 3. The exhibits to the ordinance which provide the findings and background information upon which the plan amendments were based can be obtained from the Marion County Public Works/Planning Division, 555 Court Street NE, Room 2150, Salem, Oregon.

If you have any questions regarding this notice of adoption or the items adopted under the Ordinance, please contact Brandon Reich, Associate Planner at 503-588-5038 or by e-mail at: breich@co.marion.or.us. Additional information is also available on our website at: <http://www.co.marion.or.us/PW/Planning/population.htm>

**BEFORE THE BOARD OF COMMISSIONERS
FOR MARION COUNTY, OREGON**

An ordinance amending the Marion County)	LA 09-2
Comprehensive Plan Background and)	
Inventory Report by amending the text)	
of the Population History and Projections)	
chapter, including new population forecasts)	
for incorporated and unincorporated portions)	
of Marion County; and declaring an emergency)	

ORDINANCE NO. 1291

THE MARION COUNTY BOARD OF COMMISSIONERS HEREBY ORDAINS AS FOLLOWS:

SECTION I. Purpose

This Ordinance is enacted pursuant to the authority granted to general law counties in the State of Oregon by ORS Chapters 197, 203, and 215 to implement the Marion County Comprehensive Land Use Plan. This ordinance amends the Marion County Comprehensive Plan Background and Inventory Report by amending the text of the Population History and Projections chapter and includes new population forecasts for incorporated and unincorporated portions of Marion County.

SECTION II. Authorization

Oregon Revised Statutes 195.025 and 195.036 and Oregon Administrative Rule 660-024-0030 require the county to adopt and maintain a coordinated 20-year population forecast for the county and for each urban area within the county. On April 29, 2009, the Marion County Board of Commissioners adopting a resolution initiating consideration of amendments to the Marion County Comprehensive Plan Background and Inventory Report by amending the text of the Population History and Projections chapter and including new population forecasts for incorporated and unincorporated portions of Marion County and directed the Marion County Planning Commission to hold a hearing on the matter.

Pursuant to ORS Chapter 197, the Marion County Planning Commission held a public hearing on June 16, 2009, for which proper public notice and advertisement was given. The purpose of the hearing was to consider the proposed amendments. All persons present during the public hearing were given the opportunity to speak or present written statements. At a regularly scheduled meeting on August 18, 2009, the Planning Commission voted unanimously to recommend adoption of the proposed amendments to the Marion County Board of Commissioners.

Pursuant to ORS Chapter 197, the Marion County Board of Commissioners held a public hearing on September 30, 2009, for which proper public notice and advertisement was given. The purpose of the hearing was to consider the proposed amendments. All persons present during the public hearing were given the opportunity to speak or present written statements.

SECTION III. Evidence and Findings

The Board has reviewed the evidence and testimony in the record. The amendments to the Marion County Comprehensive Plan Background and Inventory Report made hereunder are based on consideration and analysis of the provisions of ORS Chapter 195 and 197.

Based on the facts and evidence in the record, discussed in the findings in Exhibit A, which is incorporated herein by this reference, the Board determines that the Marion County Comprehensive Plan amendments are in compliance with ORS Chapters 195 and 197.

SECTION IV. Amendments to Marion County Rural Zoning Ordinance

The Marion County Rural Zoning Ordinance is amended as follows described in Exhibit B; which is incorporated herein by this reference.

SECTION VI. Severability

Should any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance or any policy, provision, findings, statement, conclusion, or designation to a particular land use or area of land, or any other portion, segment or element of this Ordinance or of any amendments thereto and adopted hereunder, be declared invalid for any reason, such declaration shall not affect the validity and continued application of any other portion or element of this Ordinance or amendments to the Comprehensive Plan, as amended herein; and if this Ordinance or any portion thereof should be held to be invalid on one ground, but valid on another, it shall be construed that the valid ground is the one upon which this Ordinance of any portion thereof was enacted.


SECTION VII. Effective Date

This Ordinance amending the Marion County Comprehensive Plan Background and Inventory Report being necessary to protect the public health, safety, and welfare, an emergency is declared to exist and this Ordinance shall take effect immediately upon adoption.

SIGNED and FINALIZED this 7th day of October, 2009 at Salem, Oregon.

MARION COUNTY BOARD OF COMMISSIONERS


Chair


Recording Secretary

JUDICIAL NOTICE

Oregon Revised Statutes (ORS) Chapter 197.830 provides that land use decisions may be reviewed by the Land Use Board of Appeals (LUBA) by filing a notice of intent to appeal within 21 days from the date this ordinance becomes final.

TABLE NO 1
POPULATION-ACTUAL & PROJECTED
 Marion County and Incorporated Areas Within Marion County

Jurisdiction	1990	2000	2007	2030 ¹	agr 2010-2030
Marion County	228,516	284,834	311,070	410,245	1.20%
Aumsville	1,660	2,989	3,300	5,706	2.20%
Aurora	597	664	955	1,825	2.54%
Detroit	331	262	265	371	1.70%
Donald	314	607	995	2,034	3.20%
Gates ²	466	437	460	487	0.23%
Gervais	999	1,923	2,250	4,597	2.80%
Hubbard	1,901	2,458	3,095	4,718	1.85%
Idanha ²	160	131	145	170	0.63%
Jefferson	1,810	2,488	2,590	5,121	2.44%
Mill City ²	309	316	328	367	0.53%
Mt Angel	2,794	3,128	3,755	4,977	1.08%
Salem/Keizer UGB ²	146,560	185,796	201,391	261,484	1.12%
St Paul	322	352	410	556	1.34%
Scotts Mills	286	316	300	581	2.04%
Silverton	5,932	7,610	9,205	14,418	1.92%
Stayton	5,029	6,829	7,765	11,359	1.66%
Sublimity	1,487	2,139	2,255	3,200	1.53%
Turner	1,266	1,175	1,690	3,664	3.15%
Woodburn	13,535	20,191	22,875	37,216	2.04%
Unincorporated	42,758	45,023	47,041	47,394	0.19%

¹ Forecast Population

² Marion County portion only. Estimates for the entire UGB of the following cities are provided for 2030: Gates, 550; Idanha, 279; Mill City, 1792.

**TABLE NO 2
POPULATION RANGES
Marion County's Largest Cities**

Jurisdiction	1990	2000	2007	Range	2030 ¹	aagr 2010-2030
Keizer	21,768	31,890	35,435	Low	41,491	0.70%
				Medium	49,486	1.48%
				High	57,481	2.16%
Salem ²	95,667	119,373	129,830	Low	152,562	0.74%
				Medium	165,824	1.09%
				High	179,586	1.42%
Silverton	5,932	7,610	9,205	Low	11,723	1.18%
				Medium	13,052	1.57%
				High	14,502	1.96%
Stayton	5,029	6,829	7,765	Low	10,053	1.15%
				Medium	11,359	1.66%
				High	12,721	2.13%
Woodburn	13,535	20,191	22,875	Low	34,272	1.69%
				Medium	37,216	2.04%
				High	41,718	2.53%

¹ Population range under three growth scenarios

² Marion County portion only

**TABLE NO 3
POPULATION RANGES
Components of the Salem/Keizer Urban Growth Boundary**

Jurisdiction	1990	2000	2005	Range	2030 ¹	aagr 2010-2030
Salem/Keizer Urban Growth Boundary	159,677	203,966	217,284	Low	275,449	0.9%
				Medium	299,980	1.2%
				High	324,929	1.6%
Salem	108,784	137,543	147,250	Low	187,905	0.9%
				Medium	204,320	1.3%
				High	221,257	1.6%
Keizer	21,768	31,890	34,735	Low	41,491	0.7%
				Medium	49,486	1.5%
				High	57,481	2.2%
UGB ²	29,125	34,533	35,299	Low	46,053	0.9%
				Medium	48,705	1.1%
				High	52,903	1.5%

¹ Population range under three growth scenarios

² Area inside UGB and outside city limits of Salem and Keizer in Marion and Polk counties.



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

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

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

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

June 12, 2009

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

SUBJECT: Population Forecast Coordination comments

Dear Brandon:

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

Population Forecast – Number v. Range

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

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

Yours truly,

Gary Fish
Willamette Valley Regional Representative

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

RECEIVED
JUN 10 2009
MARION COUNTY PLANNING





City of Aumsville

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

MAY 15 2009
MARION COUNTY PLANNING

May 13, 2009

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

RE: Population Coordination -- Developing 2030 Projections for Cities

Hello Brandon:

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

Sincerely,

Maryann N. Hills
City Administrator


RESOLUTION NO. 02-09

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


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

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

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


Harold L. White, Mayor

ATTEST:


Maryann N. Hills, City Administrator



City of Aumsville

595 Main Street • Aumsville, Oregon 97325
website: www.aumsville.us
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January 28, 2009

JAN 29 2009
MARION COUNTY PLANNING

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Salem, OR 97309-5036

RE: Population Coordination – Developing 2030 Projections for Cities

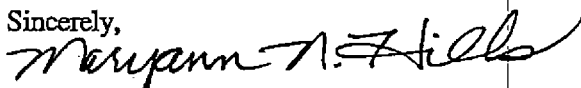
Hello Les and Brandon:

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

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

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

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

Sincerely,

Maryann N. Hills
City Administrator

CITY OF AUMSVILLE

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

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



Old Aurora City of Beers, Aurora, Oregon Clark Mass 1866

City of Aurora

FOUNDED 1856
"National Historic Site"

REC'D DEC 26 2008

December 24, 2008

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

RE: Marion County Population Study

Dear Mr. Sasaki,

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

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

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

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

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

Sincerely,

A handwritten signature in black ink that reads "Charles Donald". The signature is written in a cursive style with a large initial "C".

Charles Donald, Mayor

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

Memorandum

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

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

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

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

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

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

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

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

The following tables show recent population trends and projections.

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

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

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

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

¹ 2007 population estimate from Portland State University

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

Table 2
Forecast Summary Table
2007- 2030

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

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

Table 3
Aurora Population Projection
2007 – 2030

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

Source: U.S. Census and Portland State University

¹ 2007 Population estimate from Portland State University



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

JAN 22 2009

January 23, 2009

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

RE: 2030 Population Forecast

Dear Mr. Reich,

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

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

Thank you,

City of Detroit

By Christine Pavoni
Christine Pavoni, City Recorder

RESOLUTION 08-19

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

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

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

Passed by unanimous vote on December 11, 2008.

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

Attest: Judy Downer
Judy Downer City recorder

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

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

Received Time May.12. 7:28AM

1.0

50389/5046

City of Gates

May 06 09 02:00p

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

June 22, 2009

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

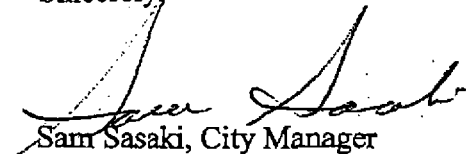
Dear Brandon,

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

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

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

Sincerely,


Sam Sasaki, City Manager

RECEIVED
JUN 24 2009
MARION COUNTY PLANNING

Memorandum

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

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

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

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

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

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

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

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

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

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

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

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

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

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

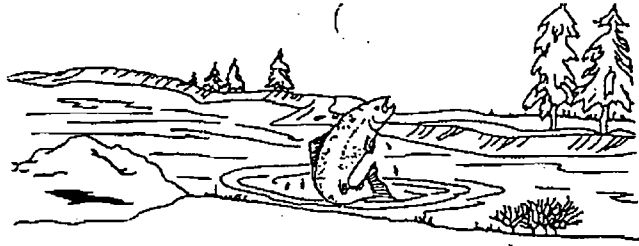
Table 7
Hubbard Population Projection
2007 - 2029

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

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

¹ 2007 Population estimate from Portland State University

City of Idanha



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

December 9, 2008

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

RECEIVED
DEC 12 2008
MARION COUNTY PLANNING

RE: 2030 Population Forecast Idanha

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

Thank you,

Wenonah Blanchette
City Recorder
City of Idanha



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

January 23, 2009

Attn: Brandon Reich
Marion County

Dear Mr. Reich,

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

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

Thank you,

Sarah Cook
City Recorder



City of Keizer

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

June 15, 2009

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

Dear Mr. Reich:

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

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

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

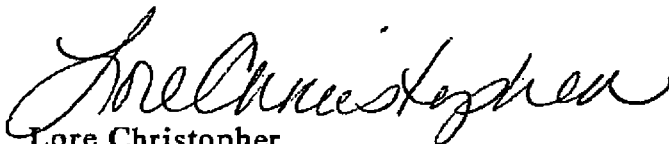
Received Time Jun. 16. 8:24AM

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

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

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

Respectfully,

A handwritten signature in cursive script that reads "Lore Christopher".

Lore Christopher,
Mayor, for Keizer City Council

Exhibit 1
Comparison between population projections

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

PSU projection

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

Marion County alternative

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

Staff alternative #1

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

Staff alternative #2

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



City of St. Paul

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MAR 05 2009
MARION COUNTY PLANNING

March 4, 2009

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

Attention: Brandon Reich

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

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

P.O. Box 7
20239 Main Street
St. Paul, Oregon 97137

(503) 633-4971
(503) 633-4972 Fax
Email: stpaulcity@stpaultel.com

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

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

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

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

Sincerely,

CITY OF ST. PAUL



June 16, 2009

Marion County Planning Commission

RE: PROPOSED 2030 POPULATION FORECAST PROJECT

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

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

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


Cecilia DeSantis Urbani
Principal Planner

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

COMMUNITY DEVELOPMENT

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

Received Time Jun. 16. 10:23AM

RECEIVED

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

DEC 01 2008
MARION COUNTY PLANNING



MEMO

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

Brandon,

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

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

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

Steve Kay, AICP
Community Development Director

cc: Bryan Cosgrove, City Manager

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

Brandon,

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

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

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

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Memorandum

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

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

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

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

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

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

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

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

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

¹ 2007 population estimate from Portland State University

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

Table 2
Forecast Summary Table
2007- 2030

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

Source: MWVCOG, 2009.

¹ 2007 Population estimate from PSU

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

Table 3
Sublimity Population Projection
2007 – 2030

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

Source: MWVCOG, 2009.

¹ 2007 Population estimate from Portland State University

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

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



(503) 743-2111
Fax (503) 743-4000
www.cityofturner.org

December 3, 2008

RECEIVED

DEC 03 2008

MARION COUNTY PLANNING

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

Dear Brandon:

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "D. Sawyer", is written over a horizontal line.

David Sawyer
City Administrator

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



(503) 743-215
Fax (503) 743-401
www.cityofturner.or

RESOLUTION NO. 08-16

MARION COUNTY POPULATION FORECAST CONCURENCE

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

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

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

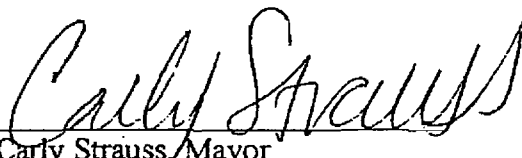
WHEREAS, The City of Turner believes that the 3.4% figure is a fair representation of how the City will grow,

NOW THEREFORE BE IT RESOLVED by the City Council that:

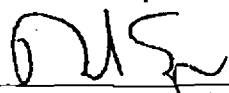
The City of Turner concurs with the population forecast growth rate of 3.4% and requests that Marion County to adopt this figure for Turner as part of its population allocation process.

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

APPROVED:


Carly Strauss, Mayor

ATTEST:


David Sawyer, City Administrator



RECEIVED
FEB 17 2009
MARION COUNTY PLANNING

February 13, 2009

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

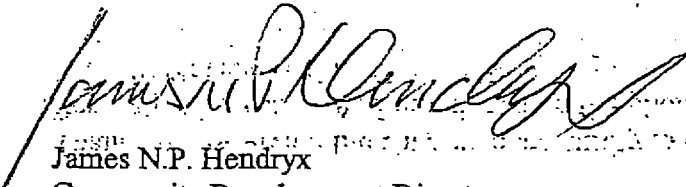
Re: 2030 Population Forecast (Woodburn)

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

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

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

Sincerely,


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

Community Development Department
270 Montgomery Street • Woodburn, Oregon 97071
Ph. 503-982-5246 • Fax 503-982-5244

**BEFORE THE BOARD OF COMMISSIONERS.
FOR MARION COUNTY, OREGON**

An ordinance amending the Marion County)	LA 09-2
Comprehensive Plan Background and)	
Inventory Report by amending the text)	
of the Population History and Projections)	
chapter, including new population forecasts)	
for incorporated and unincorporated portions)	
of Marion County; and declaring an emergency)	

ORDINANCE NO. 1291

THE MARION COUNTY BOARD OF COMMISSIONERS HEREBY ORDAINS AS FOLLOWS:

SECTION I. Purpose

This Ordinance is enacted pursuant to the authority granted to general law counties in the State of Oregon by ORS Chapters 197, 203, and 215 to implement the Marion County Comprehensive Land Use Plan. This ordinance amends the Marion County Comprehensive Plan Background and Inventory Report by amending the text of the Population History and Projections chapter and includes new population forecasts for incorporated and unincorporated portions of Marion County.

SECTION II. Authorization

Oregon Revised Statutes 195.025 and 195.036 and Oregon Administrative Rule 660-024-0030 require the county to adopt and maintain a coordinated 20-year population forecast for the county and for each urban area within the county. On April 29, 2009, the Marion County Board of Commissioners adopting a resolution initiating consideration of amendments to the Marion County Comprehensive Plan Background and Inventory Report by amending the text of the Population History and Projections chapter and including new population forecasts for incorporated and unincorporated portions of Marion County and directed the Marion County Planning Commission to hold a hearing on the matter.

Pursuant to ORS Chapter 197, the Marion County Planning Commission held a public hearing on June 16, 2009, for which proper public notice and advertisement was given. The purpose of the hearing was to consider the proposed amendments. All persons present during the public hearing were given the opportunity to speak or present written statements. At a regularly scheduled meeting on August 18, 2009, the Planning Commission voted unanimously to recommend adoption of the proposed amendments to the Marion County Board of Commissioners.

Pursuant to ORS Chapter 197, the Marion County Board of Commissioners held a public hearing on September 30, 2009, for which proper public notice and advertisement was given. The purpose of the hearing was to consider the proposed amendments. All persons present during the public hearing were given the opportunity to speak or present written statements.

SECTION III. Evidence and Findings

The Board has reviewed the evidence and testimony in the record. The amendments to the Marion County Comprehensive Plan Background and Inventory Report made hereunder are based on consideration and analysis of the provisions of ORS Chapter 195 and 197.

Based on the facts and evidence in the record, discussed in the findings in Exhibit A, which is incorporated herein by this reference, the Board determines that the Marion County Comprehensive Plan amendments are in compliance with ORS Chapters 195 and 197.

SECTION IV. Amendments to Marion County Rural Zoning Ordinance

The Marion County Rural Zoning Ordinance is amended as follows described in Exhibit B; which is incorporated herein by this reference.

SECTION VI. Severability

Should any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance or any policy, provision, findings, statement, conclusion, or designation to a particular land use or area of land, or any other portion, segment or element of this Ordinance or of any amendments thereto and adopted hereunder, be declared invalid for any reason, such declaration shall not affect the validity and continued application of any other portion or element of this Ordinance or amendments to the Comprehensive Plan, as amended herein; and if this Ordinance or any portion thereof should be held to be invalid on one ground, but valid on another, it shall be construed that the valid ground is the one upon which this Ordinance of any portion thereof was enacted.


SECTION VII. Effective Date

This Ordinance amending the Marion County Comprehensive Plan Background and Inventory Report being necessary to protect the public health, safety, and welfare, an emergency is declared to exist and this Ordinance shall take effect immediately upon adoption.

SIGNED and FINALIZED this 7th day of October, 2009 at Salem, Oregon.

MARION COUNTY BOARD OF COMMISSIONERS


Chair


Recording Secretary

JUDICIAL NOTICE

Oregon Revised Statutes (ORS) Chapter 197.830 provides that land use decisions may be reviewed by the Land Use Board of Appeals (LUBA) by filing a notice of intent to appeal within 21 days from the date this ordinance becomes final.

Facts and Findings

The county periodically prepares coordinated countywide forecasts for all the cities in the county and the unincorporated area. These forecasts can be used by cities as a basis for revising the residential lands component of their comprehensive plan, including regarding the amount of land needed for their urban growth boundary. The cities must use a 20-year forecast period for planning purposes. The county last prepared a coordinated countywide forecast in 1998 for the year 2020. Currently, the county is nine years into the adopted forecast period and a new forecast should be adopted in order to again provide a 20-year forecast period.

Statewide Planning Goal 14 requires cities to establish urban growth boundaries to accommodate an urban population consistent with a 20-year population forecast. ORS 195.025 and 195.036 and Oregon Administrative Rule (OAR) 660-024-0030 require the county to adopt and maintain a coordinated 20-year population forecast for the county and for each urban area within the county.

Oregon Revised Statutes (ORS) 195.025 and 195.036 require Marion County to establish and maintain a population forecast for Marion County and its cities and to coordinate the forecast with cities in the county. Marion County contracted with Portland State University Population Research Center to prepare a forecast study for the year 2030. A grant from the Department of Land Conservation and Development (DLCD) partially funded the study. Planning staff discussed the forecast with the cities in the county and with Linn and Polk county and received responses back from most jurisdictions. A summary of the coordination with the cities and counties and their responses to the county are included in Exhibit A-2.

Marion County's Forecast

Portland State University prepared a study (a copy is attached to this report as Exhibit A-4) and presented it to a joint work session of the Board of Commissioners and Marion County Planning Commission on November 3, 2008. The study includes forecasts in five-year increments for all the cities in the county and the unincorporated area of the county (which includes people living inside urban growth boundaries of individual cities but outside the incorporated area of the city). PSU also prepared separate estimates for the Marion County portions of cities split between Marion and Polk Counties (Salem) and Marion and Linn Counties (Gates, Idanha and Mill City). PSU prepared separate forecasts for Salem and Keizer and a combined forecast for the Salem/Keizer Urban Growth Boundary. No forecast was prepared for the portion of Lyons in Marion County because all of that land is designated Commercial in the City of Lyons Comprehensive Plan and no residential population is expected during the forecast period.

The forecast proposed to be adopted for Marion County is based on the medium growth scenario prepared by Portland State with adjustments for cities that provided additional evidence regarding their forecast, as described below.

Medium Growth Scenario

For Marion County as a whole, the medium growth scenario developed by PSU predicts that, on average, the county's population will grow by 4,358 persons per year, mostly from in-migration to the county and the average annual growth rate from 2010 to 2030 for Marion County is forecasted to be 1.2%. The medium growth scenario predicts that periods of lower and higher growth, such as were seen in the 1980s and 1990s respectively, contribute to the overall growth in the county from 2010 to 2030.

PSU's medium growth scenario for Marion County, 410,431, is less than 1% more than the forecast prepared by the Oregon Office of Economic Analysis (OEA) for Marion County for 2030, 410,022 persons. OEA develops forecasts for cities and counties in Oregon in five-year increments through 2040. The study performed by PSU for the county and the forecasts prepared by OEA use similar information as their basis (demographics, construction activity, etc.); therefore, the estimates should be consistent with each other.

High and Low Growth Scenarios

PSU also generated high and low growth scenarios for Marion County. The low growth scenario for the county, 377,165 persons, is 8.0% lower than OEA's forecast and the average annual growth rate from 2010 to 2030 for Marion County is forecasted to be 0.8%. This scenario reflects a slower economic rebound, sustained periods of lower economic growth and less in-migration to the county. The high growth scenario for the county, 444,381 persons, is 8.4% higher than OEA's forecast and the average annual growth rate from 2010 to 2030 for Marion County is forecasted to be 1.5%. This scenario reflects a more rapid economic rebound, sustained periods of higher economic growth and more in-migration to the county.

Components of Marion County's Population

Marion County's population is comprised of both incorporated and unincorporated areas. Incorporated areas are within the city limits of the cities in the county. Unincorporated areas are both rural areas and areas inside of urban growth boundaries but outside a city's incorporated area. The various components of the county's population are analyzed in this report as the largest cities, smaller cities, and the unincorporated area.

Largest Cities

For the five largest cities in the county, Keizer, Salem, Silverton, Stayton and Woodburn, PSU study uses a combination of demographic and housing units methods of analysis, to develop the forecast. PSU also developed high and low growth scenarios for these cities based on the circumstances described in the section on the countywide forecast. These scenarios provide cities with additional information to respond to changing conditions as economic, development and other factors affect the growth within the city. Silverton provided information to justify a higher forecasted population than forecasted in the PSU study. The analysis of this request is contained in Exhibit A-3.

While ranges were developed for the largest cities, DLCD commented that the state requirements are for the county to coordinate a single number forecast for each of the cities. The county discussed adopting a single forecast number based on the medium growth scenario with the five largest cities. Although the cities expressed an interest in using ranges in the forecast, a single number for the forecast is adopted now with the understanding that the additional information contained in the scenarios would be retained in the amendments because it is useful to the cities in their planning efforts. Future forecasts are also able to be updated with new or revised information as it becomes available for cities to use as cities update portions of their plans.

Salem/Keizer Urban Growth Boundary

A forecast was also developed for the Salem and Keizer Urban Growth Boundary. This boundary is comprised of various components:

- Salem Incorporated (Marion County portion)
- Salem Incorporated (Polk County portion)
- Keizer Incorporated
- Unincorporated area in UGB and outside city (Marion County portion)
- Unincorporated area in UGB and outside city (Polk County portion)

Although forecasts were developed for different sub-areas of the boundary, Salem and Keizer share an urban growth boundary and, ultimately, the population may be distributed within the boundary in various ways. Future growth and development must be tracked carefully to identify how populations are changing within the areas of the boundary.

The proposed amendments to the Background and Inventory adopt a single forecast for the entire Salem/Keizer Urban Growth Boundary in Marion County based on the medium growth scenario developed by PSU. The county will work with Salem, Keizer and Polk County to allocate population within the boundary to the cities of Salem and Keizer once either city begins comprehensive planning efforts that require a coordinated forecast for either city.

The unincorporated portions of Salem and Keizer are also included in the forecast with the unincorporated population of Marion County. Detailed information was not developed in the Portland State Study for the Polk County portions of Salem and the Polk County unincorporated area. Keizer requested that the growth ranges include scenarios considering that Keizer would continue to receive approximately 22% of the new population coming into the Salem/Keizer Urban Growth Boundary, as it did during the 1990s.

Smaller Cities

For the smaller cities in the county, PSU relied demographic models as well as a method of housing unit analysis. Two cities in the county (Aumsville and Aurora) provided information to justify higher forecasted populations than in the PSU study and three cities (Hubbard, St. Paul, and Sublimity) provided information to justify lower forecasted populations than in the PSU study. The effect of these changes reduces the Marion County 2030 forecast by 186 people to

410,245 persons, which is reflected in Exhibit B. The analysis of these requests is contained in Exhibit A-3.

Unincorporated Area

A separate forecast was also developed for the unincorporated areas of the county. These include both rural areas (outside city limits and urban growth boundaries) and also areas within an urban growth boundary but outside of a city's incorporated area. Some of these areas in the UGBs have significant populations, such as in the east Salem Four Corners and Hayesville areas. As annexation and development occurs, the population becomes part of the city's incorporated area would no longer be counted with the unincorporated population of the county.

Planning Commission Recommendation

On June 16, 2009, the Marion County Planning Commission held a hearing and received testimony on the proposed amendments regarding the population forecasts.

After the close of the hearing, the Planning Commission directed staff to speak with the cities of Salem, Keizer, Woodburn, Silverton and Stayton regarding comments the Department of Land Conservation and Development (DLCD) provided regarding the forecast and the growth ranges.

Planning staff discussed DLCD's comments with staff from the cities of Woodburn, Silverton and Stayton and confirmed that the cities are in agreement with the proposed forecast and the use of the scenarios in the city's planning efforts. Planning staff held a meeting with staff of Salem, Keizer and Polk County to discuss the use of growth scenarios and whether a single forecast could be adopted for the entire urban growth boundary. Members present discussed using a single urban growth boundary forecast for Salem and Keizer, at this time, and, later, apportioning the individual city forecasts for Salem and Keizer when either city begins comprehensive planning efforts that require a city forecast.

On August 18, 2009, staff returned to the Planning Commission for their recommendation. After due consideration, the Planning Commission voted unanimously to recommend approval of the amendments to the Board of Commissioners.

Applicable State Statutes and Administrative Rules

Oregon Revised Statutes 195.025 (1) and 195.036 establish the county as the entity to coordinate population forecasts for incorporated and unincorporated areas of the county:

The coordinating body under ORS 195.025 (1) shall establish and maintain a population forecast for the entire area within its boundary for use in maintaining and updating comprehensive plans, and shall coordinate the forecast with the local governments within its boundary.

Oregon Administrative Rules 660-024-0030 establish standards for developing a population forecast:

- (1) Counties must adopt and maintain a coordinated 20-year population forecast for the county and for each urban area within the county consistent with statutory requirements for such forecasts under ORS 195.025 and 195.036. Cities must adopt a 20-year population forecast for the urban area consistent with the coordinated county forecast, except that a metropolitan service district must adopt and maintain a 20-year population forecast for the area within its jurisdiction. In adopting the coordinated forecast, local governments must follow applicable procedures and requirements in ORS 197.610 to 197.650 and must provide notice to all other local governments in the county. The adopted forecast must be included in the comprehensive plan or in a document referenced by the plan.
- (2) The forecast must be developed using commonly accepted practices and standards for population forecasting used by professional practitioners in the field of demography or economics, and must be based on current, reliable and objective sources and verifiable factual information, such as the most recent long-range forecast for the county published by the Oregon Office of Economic Analysis (OEA). The forecast must take into account documented long-term demographic trends as well as recent events that have a reasonable likelihood of changing historical trends. The population forecast is an estimate which, although based on the best available information and methodology, should not be held to an unreasonably high level of precision.

Marion County proposes to adopt a forecast that provides a 20-year population forecast for the incorporated and unincorporated portions of Marion County. Marion County also periodically maintains the forecast by revising it when new information becomes available or when cities present new information in conjunction with a plan amendment. The forecast is based on the study prepared by the Portland State University Population Research Center. The study was prepared using standard statistical methods, including both cohort-component and housing unit method models of analysis, as described in the study. The information used to generate the forecasts includes the most recent population, demographic, building permit, and other information available at this time. The study documents long-term demographic trends that influenced the forecast and takes into account the affects of recent economic activity on population growth in Marion County. The proposal adopts a single forecast for each urban area of the county. The study and forecast prepared for Marion County complies with the requirements in ORS 195.025 (1) and 195.036 and OAR 660-024-0030.

Based on the above discussion, the Board of Commissioners approves the amendments to the Marion County Comprehensive Plan Background and Inventory Report by amending the text of the Population History and Projections chapter, including new population forecasts for incorporated and unincorporated portions of Marion County.

Outreach and Coordination with Cities and Counties

The county engaged in a variety of outreach with the cities in Marion County, including mailings, phone calls, meetings, presentations, and setting up a website with information about the 2030 population forecast and documents available for download ([http://www.co.marion.or.us/PW/ Planning/ population.htm](http://www.co.marion.or.us/PW/Planning/population.htm)).

Staff sent out a letter to all the cities and interested persons on September 7, 2007, describing the population forecast project. On September 30, 2008, staff sent a letter to all the cities and interested persons with information on the joint work session, a copy of the study prepared by Portland State, and a link to the website. In that letter, staff indicated its availability to speak to cities about the forecast. On November 14, 2008, staff sent a letter to all the cities with detailed information about the forecast being prepared for their city with a request for a response from the city that it had reviewed the forecast and had no objections to it, an invitation from the city to speak with its staff, mayor, or council, or a request for a different forecast with the reasons for the change. Staff sent a letter to cities on May 4, 2009, that had not responded yet regarding the forecast.

Staff also prepared a frequently asked questions (FAQ) sheet that was mailed out with the letters and was available at meetings.

Staff gave presentations to the city councils of Salem and Keizer and held a meeting with staff of Salem, Keizer and Polk County to discuss the use of the growth scenarios and whether a single forecast could be adopted for the entire urban growth boundary. Members present discussed using a single urban growth boundary forecast for Salem and Keizer, at this time, and, later, apportioning the individual city forecasts for Salem and Keizer when either city begins comprehensive planning efforts that require a city forecast.

Planning staff discussed DLCD's comments regarding the use of the growth scenarios with staff from the cities of Woodburn, Silverton and Stayton and confirmed that the cities are in agreement with the proposed forecast and the use of the scenarios in the city's planning efforts.

The following is a summary of the communications between Marion County Planning Division and the cities in the Marion County and between Marion County and Linn and Polk Counties regarding the development of the coordinated forecast for 2030. A copy of correspondence received from the cities is attached to this exhibit.

Aumsville

Planning sent out a letter in November 2008 requesting feedback on the cities on the forecasts. In a letter to Marion County dated January 28, 2009, the City of Aumsville developed a higher forecast based on its revised 2000 Census population estimate being higher than year 2000 population estimate used for the study. Aumsville used a 2.2% growth rate over the planning

period, which, based on the 2000 census of 3,003 persons, would forecast 5,769 persons in 2030. In a letter dated May 4, 2009, 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. Aumsville sent a copy of a resolution in support of this revised forecast on May 13, 2009.

Aurora

On November 14, 2008, planning staff spoke with a representative from the city and their planner. Subsequently, Aurora sent a letter that it had developed a forecast based on a higher growth rate based on recent construction of the city's wastewater system (2001), reduction in the minimum lot size in the city, which allows denser development that utilizes the wastewater system, and the city's proximity to the employment centers in and around Portland. To account for these ongoing trends, the city suggested continuing the PSU study's forecasted period of higher growth through 2015, then entering into periods of lower and higher growth as described in the study. This yielded a forecast for 2030 of 1,825 persons with an average annual growth rate from 2010 to 2030 of 2.5%.

Detroit

Planning sent out a letter in November 2008 requesting feedback on the cities on the forecasts. Detroit returned a letter dated January 23, 2009, that the city had reviewed the forecast and had no objections to it.

Donald

The county has received no written response from the city. The county is coordinating with the city on a proposed expansion of the UGB for industrial lands.

Gates

In November 2008, planning staff met with the planner for Gates who discussed the forecast with the city. The city passed a resolution on December 11, 2008, in support of the forecast.

Gervais

In November 2008, planning staff met with the planner for Gervais who discussed the forecast with the city. On June 22, 2009, city staff indicated acceptance by the city of the proposed forecast.

Hubbard

Staff attended a joint meeting of Hubbard's Planning Commission and City Council on March 18, 2008. The city discussed the 1.5% growth rate that had been adopted for the year 2020 coordinated forecast and the recent growth rate between 1997 and 2007, estimated at over 2.5%. The city expressed a desire for the 1.5% growth rate to be used in 2030 forecast. In November

2008, planning staff met with the planner for Hubbard who discussed the forecast further with the city.

In a letter to Marion County dated December 23, 2008, the City of Hubbard developed a forecast based on a lower forecast for the city based on public facilities limitations. The city forecast used an average annual growth rate of 1.85% and a 2029 forecast of 4,632 persons (which is 4,718 persons in 2030).

Idanha

Planning sent out a letter in November 2008 requesting feedback on the cities on the forecasts. In a letter to Marion County dated December 9, 2008, the City of Idanha stated that it had reviewed the forecast and has no objections to it.

Jefferson

Planning sent out a letter in November 2008 requesting feedback on the cities on the forecasts. In a letter to Marion County dated January 23, 2009, the City of Jefferson stated that it had reviewed the forecast and has no issues or concerns with the forecast.

Keizer

On April 20, 2009, staff gave a presentation to Keizer's City Council on the forecast. Staff subsequently had meetings with city staff regarding developing an alternate forecast that assumes future development not constrained by the lack of available land in the Keizer city limits and UGB. The city provided a response on June 15, 2009, requesting scenarios based on different assumptions than the PSU forecast. Subsequently, staff held a meeting with the cities of Keizer and Salem, Polk County, DLCD representatives, and COG staff to discuss adopting a single forecast, now, for the Salem/Keizer Urban Growth Boundary and apportioning the population within that boundary later when either jurisdiction begins a comprehensive plan update that requires a coordinated population forecast. While a single forecast based on the medium growth scenario developed by PSU would be adopted, the information contained in the growth scenarios would be retained in the amendments as information useful to the cities. Marion County staff sent a letter explaining this approach to the cities.

Mill City

No response has been received from the city. The majority of Mill City's population is in Linn County and staff spoke at length about the study (purpose, methodology, use of study, etc.) with the Linn County planning director.

Mt. Angel

In November 2008, planning staff met with the planner for Mt. Angel who discussed the forecast with the city. In February 2009, staff spoke with the city by telephone. The city indicated they

would wait for the upcoming census and see if the base numbers for generating the forecast should be revisited.

Salem

Staff presented the forecast to a joint work session of Salem's City Council and Planning Commission on March 23, 2009. The city submitted a letter June 16, 2009, stating it has no objections to the proposed forecast. Subsequently, staff held a meeting with the cities of Keizer and Salem, Polk County, DLCD representatives, and COG staff to discuss adopting a single forecast, now, for the Salem/Keizer Urban Growth Boundary and apportioning the population within that boundary later when either jurisdiction begin a comprehensive plan update that require a coordinated population forecast. While a single forecast based on the medium growth scenario developed by PSU would be adopted, the information contained in the growth scenarios would be retained in the amendments as information useful to the cities. Marion County staff sent a letter explaining this approach to the cities.

Scotts Mills

In November 2008, planning staff met with the planner for Scotts Mills who discussed the forecast with the city. Subsequent to the meeting, the planner for the city noted that the forecast for Scotts Mills within the study document did not match the forecast in the appendix. Portland State amended the study to correct this discrepancy and issued a revision to the report (Revision 1).

Silverton

Planning sent out a letter in November 2008 requesting feedback on the cities on the forecasts. In a letter to Marion County dated December 1, 2008, the City of Silverton stated that it had reviewed the PSU study and supports a forecast trending toward the higher estimates. Previously, Silverton had provided information supporting a forecast of 14,400. Planning staff worked with the city to develop an estimate 14,418 as explained in Exhibit B. Planning staff discussed DLCD's comments regarding the use of the growth scenarios with staff from the city and confirmed that the city is in agreement with the proposed forecast and the use of the scenarios in the city's planning efforts.

St. Paul

Staff discussed the forecast with the St. Paul Planning Commission Chair in February 2009. Subsequent to that conversation, the city sent a letter to Marion County dated March 4, 2009, giving reasons for a lower forecast: its comprehensive plan adopted AAGR of 1.34%, recent housing development that was unusual compared with the normal amount of development in the city, and public facilities limitations. The city developed a forecast using an average annual growth rate of 1.34% and a 2030 forecast of 536.

Staff applied a 1.34% AAGR to the most recent PSU estimate for the city for 2008 (415 persons) to generate a forecast for 2030 of 556 persons and sent a request to the city by letter dated May 4, 2009, seeking confirmation that this revised forecast would be acceptable to the city.

Stayton

Planning sent out a letter in November 2008 requesting feedback on the cities on the forecasts. In an electronic letter to Marion County dated November 18, 2008, the City of Stayton stated that Stayton City Council expressed no concerns about the forecast during a meeting earlier that November. Planning staff discussed DLCD's comments regarding the use of the growth scenarios with staff from the city and confirmed that the city is in agreement with the proposed forecast and the use of the scenarios in the city's planning efforts.

Sublimity

In November 2008, planning staff met with the planner for Sublimity who discussed the forecast with the city. Subsequent to that meeting, in a letter to Marion County dated January 26, 2009, the City of Sublimity developed a lower forecast for the city based on public facilities limitations. The city developed a forecast using an average annual growth rate of 2.5% be applied to earlier periods of the forecast period and 0.8% be applied to later periods of the forecast period, reflecting a trend toward slower growth after periods of higher growth early. This would create a forecast of 3,200 persons in 2030 for the city with an AAGR from 2010 to 2030 of 1.5%.

Turner

Planning sent out a letter in November 2008 requesting feedback on the cities on the forecasts. In a letter to Marion County dated December 3, 2008, the City of Turner stated that it had passed a resolution in support of the forecast.

Woodburn

After a discussion between staff and Woodburn's Planning Director in early February 2009, Woodburn sent a letter dated February 13, 2009, that the forecast is acceptable to the city, though it anticipates growth in the higher range of the forecast. Planning staff discussed DLCD's comments regarding the use of the growth scenarios with staff from the city and confirmed that the city is in agreement with the proposed forecast and the use of the scenarios in the city's planning efforts.

Linn County

Staff discussed the forecast with Linn County's Community Development Director, but has received no written response from the county.

Polk County

Marion County staff met with the Polk County Planning Director on March 9, 2009, to discuss the population forecast because the City of Salem is in both Marion and Polk Counties. Polk County expressed concerns that the study shouldn't be used to generate estimates for the Polk County portion of Salem because that was not included in the report and there is not detailed information for the Polk County portion of Salem as there are for other jurisdictions. Polk County otherwise didn't express any objections to the PSU study.

**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.

**Population Forecasts
for
Marion County, its Cities and
Unincorporated Area
2010-2030**

**Prepared by:
Population Research Center
College of Urban and Public Affairs
Portland State University**

September 2008

Revision 1, Appendix 3 replaced

**Population Forecasts
for
Marion County, its Cities and
Unincorporated Area
2010-2030**

Revision 1, Appendix 3 replaced

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STUDY AREA

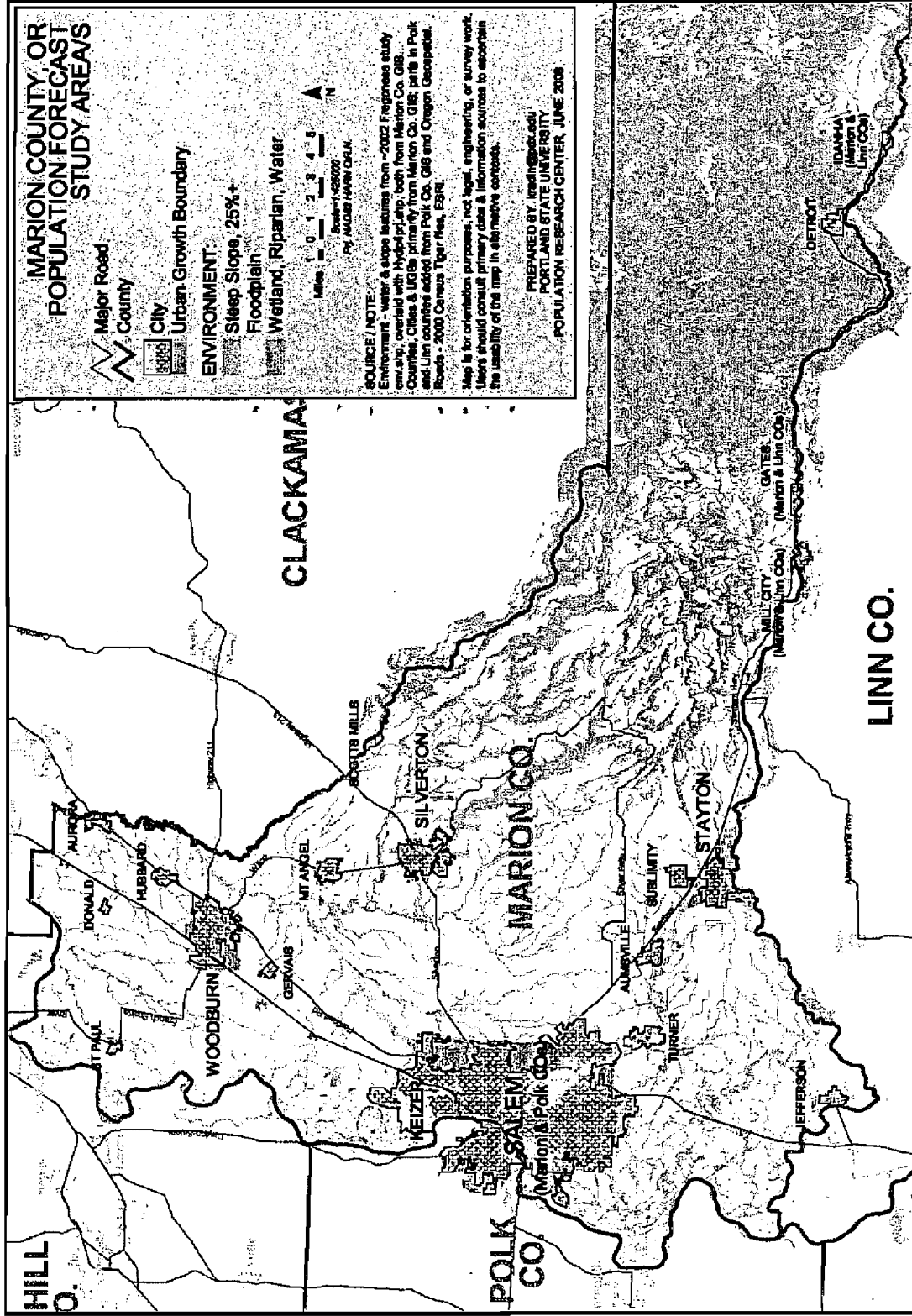


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INTRODUCTION

Marion County officials commissioned Portland State University's Population Research Center (PRC) to produce long-term population forecasts for the County, its 20 cities and unincorporated area, and the Salem-Keizer urban growth boundary area (Salem-Keizer UGB). The forecast horizon extends 23 years from 2007 to 2030, and the forecasts are produced in 5-year intervals with the first interval ending in the year 2010. The County will use the forecasts to coordinate revisions of the comprehensive plans for each of these areas. The projections are benchmarked to the Population Research Center's 2007 certified population estimates for the city and county populations. Portions of four cities and the Salem-Keizer UGB are located across the county line and are in the adjacent Polk or Linn Counties. Forecasts were prepared for each of these geographic areas and combined with the corresponding forecasts for the Marion County portions to obtain forecasts for the cities and the Salem-Keizer UGB in their entirety.

In 2007, Marion County's population was 311,070 and 66 percent resided in one of the County's five most populous cities: Keizer, Salem, Silverton, Stayton, and Woodburn. For these cities, for the county-wide forecast, and for the Salem-Keizer UGB, three scenarios of population and housing changes were developed to account for different probabilities of demographic events. These forecasts were produced for a most-likely, or medium, growth scenario, and for lower growth and higher growth situations.

The fifteen remaining cities in Marion County each had a 2007 population estimate of less than 4,000 persons. Population forecasts for these smaller cities were based on a most-likely, or medium growth, scenario.

Data used to develop the forecasts include vital statistics; population, land use, building permit, and employment data; and school enrollments for districts within Marion County. Several different demographic methods and models were employed to prepare the forecasts, including the development of cohort-component models for the County and larger areas, and housing unit models for each of the county's smaller cities and the

unincorporated area. The cohort-component model incorporates rates of fertility, mortality, and migration. The housing unit model assumes a number of future added housing units, levels of housing occupancy, and averages of the number of persons per household. Consideration was given to factors described in the data that influence Marion County's population dynamics, namely the population's ethnic and age composition, the number of annual births that occur, employment patterns, and public school enrollment in the county's school districts. A description of recent demographic trends throughout the County and a summary of significant population changes during the forecast period are included in this report. Also, the data sources and methods utilized in the development of the forecasts are described in more detail later.

The different growth assumptions about future trends in the forecasts for the County and its sub-areas each suggest that there will be continuing increases in population, but at slightly decreasing rates from the beginning to the end of the forecast period. There are variations in the forecasts for the size and timing of the annual population increases, however the share that the sum of the biggest five cities represent of the county's population, and the share that the remaining cities capture do not fluctuate drastically throughout the forecast period.

In the most-likely growth scenario for the population forecasts, we assume that the currently sluggish local economy will not undergo a downturn such as was seen in the early 2000s. Housing construction will remain active and undergo some increase, and the net in-migration of families with children, the elderly, and Hispanics is predicted to continue during 2007-2030.

Caveats Regarding the Report

The body of this report covers a demographic analysis for Marion County and the geographic parts that lie only within Marion County with some exception. For the cities whose areas cross county boundaries and the Salem-Keizer UGB, some information is included for each of the areas as a whole, and the methods used to produce the forecasts for areas that include other counties (Linn or Polk) are explained.

In order to minimize skewing of demographic trends within our study area, 1990 and 2000 Census data were aggregated to correspond to 2007 jurisdictional boundaries obtained from the Marion County GIS Division. Comparing data that represent geographic areas that are consistent over time removes the influence that changing boundaries have on determining actual population trends in a jurisdiction. Please note, however, that some populations in our tables for 1990 and 2000 slightly differ from 1990 and 2000 Census published populations. The difference is due to the data reallocation process to conform to the 2007 boundaries. Because the 2000 and 2007 boundaries are from two different sources, they are not perfectly matched to one another. We determined that any differences between the published Census data and the data we reallocated for this study are negligible and have no effect on demographic trends and population forecasts.

Demographic trends in this report are described for 2000-2007. But because the population forecasts are produced in 5-year intervals, the historical numbers that the detailed forecast tables display are for years 2000 and 2005, rather than 2000 and 2007. Certified 2007 population estimates for Marion County and its cities are shown on page 6 of this report. The 2005 populations reported in the detailed forecast tables for the County, cities, and unincorporated area are PRC's annual population estimates certified in 2005. How the demographic data and trends for 2005-2007 are incorporated into the forecasts are described in the methods section of this report.

A Note of Caution about the Forecasts Themselves

Given that these projections are developed for long-term trends, they are conservative. This means that they, especially the medium growth forecasts, do not assume drastic changes to the population trends, such as seen during a depression, and large fluctuations in growth rates are not envisioned.

Policy makers should view population projections as one of several available sources of information about likely future conditions. The forecasts in this report are based on assumptions developed from analysis of historical trends and expectations of the future.

While the past gives some indication of what is likely to happen in the future, there is always the possibility of the occurrence of unforeseen events that could have a significant impact on population change. Thus, users of these projections should be aware that unexpected changes could happen and that it is wise to evaluate projections periodically in future years. Given the uncertainty of the timing, occurrence and magnitude of future events, several points should be kept in mind when interpreting the population forecasts in this report.

First, the Marion County population projections represent a forecast derived from assumptions representing our best judgment as to the possibilities for future conditions. It is not possible to judge at this time which of the assumptions, or combinations of assumptions, may best forecast future populations. The next several years will reveal better whether the modeled demographic trends are likely to occur. If different conditions arise, then it would be appropriate to revise the population projections, taking into account new assumptions.

Second, variations in forecasts become larger in the long run. As years go by, the population forecasts depend increasingly on assumptions about who and how many persons will move into and out of Marion County and the number of births that will occur annually to parents who reside in Marion County. The population forecasts become less certain over longer periods of time.

Finally, there is a temptation in interpreting forecasts to ask: "Which is the correct forecast?" Asking such a question implies that there is need to pick one forecast at present and then base future plans on it. The more appropriate use of the forecasts is to consider that there is likely to be some variation around the most-likely forecast and that we will want to update them as conditions evolve. Instead of deciding which outcome will occur over the next twenty-three years, we urge government officials and the public to "monitor and manage" the changing conditions that will affect future populations. The most-likely forecast presented in this report can best serve as a guideline in this process of monitoring and managing.

OVERVIEW OF THE REPORT

This report presents the results of a study conducted by the Population Research Center (PRC) to address long-range planning needs of Marion County and to produce population forecasts at the county and sub-county level. This report considers recent and historical demographic changes experienced within the County and provides forecasts from 2010 to 2030 in 5-year intervals. Expected future populations that result from the most-likely demographic trends throughout Marion County are presented in this report for all cities in the County. Additional forecasts that are based on lower and higher growth scenarios are included for the County and for several of the larger geographic areas in the study.

For the sake of organization of this report and discussion of demographic characteristics, trends and forecasts, Marion County and its sub-areas are grouped into 2 categories: 1) urbanized areas and cities with a 2007 population estimate of more than 7,000; and 2) areas and cities that are not as urbanized and have a 2007 estimate of less than 4,000 persons, with the exception of the County unincorporated area. Although a part of the unincorporated area is located within the UGBs of Marion County's larger, more urbanized cities and has a collective population estimate of over 80,000, it is grouped with the smaller, less urbanized cities in this report - more than half of the unincorporated area's population resides outside of any UGBs. Marion County, its five most populous cities, and the Salem-Keizer UGB area are sometimes discussed within one group; and the remaining fifteen cities and unincorporated area in Marion County are discussed in another group. By the end of the forecast period, however, these groupings may not still pertain. The 2007 population estimates and the grouping of the study area's jurisdictions are shown in the table below.

Table 1. Populations in Marion County

	Area	2007 Population Estimate
	Marion County	311,070
Marion County's Five Most Populous Cities	Salem (Marion County part)*	129,830
	Keizer	35,435
	Woodburn	22,875
	Silverton	9,205
	Stayton	7,765
	Salem-Keizer UGB**	194,792
Marion County's 15 Less Populous Cities	Mt. Angel	3,755
	Aumsville	3,300
	Hubbard	3,095
	Jefferson	2,590
	Sublimity	2,255
	Gervais	2,250
	Turner	1,690
	Donald	995
	Aurora	955
	Gates (Marion Co. part)*	460
	St. Paul	410
	Mill City (Marion Co. part)*	330
	Scotts Mills	300
	Detroit	265
	Idanha (Marion Co. part)*	145
	Unincorporated Area	83,165

*Located in more than one county; see table below for total city population and percentage in Marion County.

** Population estimate for Salem-Keizer UGB is for 2005; the estimate for the UGB area was not produced by PRC's Population Estimates Program as were the other estimates in the table and is not available for 2007; the UGB estimate was developed for this study.

Four of Marion County's cities cross the county line and are partially located in neighboring Linn County, or Polk County. The table below shows the four split cites and the shares that lie in each county based on the 2007 population estimates. Also included is the Salem-Keizer UGB which crosses into Polk County. Analysis of the population trends and forecast results for these cities are presented in the sections that correspond to their size.

Table 2. Populations of Split Cities and the Salem-Keizer UGB

Split Cities by County Location	2007 Population Estimate	Share in Marion County
Gates	505	
in Marion County	460	91.1%
in Linn County	45	8.9%
Idanha	230	
in Marion County	145	63.0%
in Linn County	85	37.0%
Mill City	1,620	
in Marion County	330	20.4%
in Linn County	1,292	79.8%
Salem	152,290	
in Marion County	129,830	85.3%
in Polk County	22,460	14.7%
Salem-Keizer UGB*	217,284	
in Marion County*	194,792	89.6%
in Polk County*	22,491	10.4%

* Population estimates for Salem-Keizer UGB are for 2005; the estimates for the UGB area were not produced by PRC's Population Estimates Program as were the other estimates in the table and are not available for 2007; the UGB estimates were developed for this study.

This report covers the following topics:

Demographic Trends in Marion County and its Cities and Unincorporated Area. A description of recent demographic trends and factors that influence population changes in the County, including fertility, migration, and housing growth. Also included in this section is a description of some additional factors that influence population changes throughout the County – age and Hispanic composition of the population, housing construction, and employment trends. Significant demographic trends that are specific to the individual geographic sub-areas of the Marion County study area are described.

Population Growth Assumptions for the County and its Larger Areas. A description of the assumptions used in the low, medium, and high growth population forecasts for the County and its five most populous cities.

Population Growth Assumptions for the Smaller Areas and the Unincorporated Area. A description of the assumptions used in population forecasts for Marion County's fifteen less populous cities, and for the unincorporated area.

The Most-Likely, and Low and High Forecasts (County-wide and Larger City Results). A summary of the forecast results and the predicted population changes for the County, Keizer, Salem, Silverton, Stayton, and Woodburn.

Population Forecasts for the County's Fifteen Smaller Cities and Unincorporated Area. A summary of the forecast results and the predicted population changes in Marion County's fifteen less populous cities and the unincorporated area.

Methods and Data Employed for County-wide and other Larger Area Forecasts. A description of the population forecast models and data sources used for the larger area forecasts.

Methods and Data Employed for the Population Forecasts. A description of the demographic models and data used to develop these forecasts.

Several Appendices provide more detailed information, including:

Appendix 1. Tables with detailed forecasts and historical populations in 5-year intervals for Marion County, the five larger cities, and the Salem-Keizer UGB.

Appendix 2. Tables with detailed forecasts and historical populations in 5-year intervals for Marion County's fifteen smaller cities and the unincorporated area.

Appendix 3. Tables presenting a compilation of demographic data and rates for Marion County and its sub-areas; and the rates and data assumed for the forecast populations.

Appendix 4. Map of housing density within Marion County (2007).

Appendix 5. Estimates of the housing unit capacity of vacant taxlots zoned residential (2007).

Appendix 6. Data sources and data use are described.

DEMOGRAPHIC TRENDS AFFECTING MARION COUNTY POPULATIONS
Marion County, and its Cities and Unincorporated Area

POPULATION

Different growth patterns occur in different parts of the County. Each of the 20 cities and the unincorporated area was examined for any significant demographic characteristics or changes in population or housing growth that might influence their individual forecasts. Factors that were analyzed include births, age and racial/ethnic composition of population, housing construction activity, and school enrollment and employment trends. It should be noted that population trends of individual cities and the unincorporated area often differ from the demographic trends of the County as a whole.

The total population in Marion County in 2007 is estimated to be 311,070. It is assumed to have growth rates similar to those for the State of Oregon – an average of about 1.2 percent per year since 2000. At this rate, an average of 3,650 persons per year has been added to Marion County's population from 2000 to 2007. The share of Oregon's population residing in Marion County - 8.3 percent - didn't change much during the period. Additionally, the share of the County's population that each city represents did not change much during this time period, either.

Since at least 2000, over two-thirds of Marion County's population has resided in one of its five most populous cities: Keizer, Salem, Silverton, Stayton, and Woodburn. The 2007 population for these cities ranges from about 7,700 to almost 130,000. Salem and Keizer share an urban growth boundary which extends across the county line and into Polk County. The population in 2007 residing within the Marion County portion of the Salem-Keizer UGB, represented 89-90 percent of the entire Salem-Keizer UGB population. Salem, which is partially located in Polk County, is the area's largest city. Salem's total population in 2007 is estimated to be 152,290, of which 129,830 persons (or 85 percent) resided in Marion County.

In 2007, the fifteen smaller cities collectively were home to 22,795 persons in Marion County (7 percent of County population). This population experienced an average annual increase of 2.3 percent from 2000-2007.

The population in the unincorporated area was 83,165 in 2007, an increase of almost 3,500 persons since 2000 with an average growth rate of less than one percent per year. The unincorporated area represented about 27 percent of the County population in 2007 and about 42 percent of its population resided within the Salem UGB.

Most cities saw a change in their percentage of County population, if any, of only one-tenth of one percent except Woodburn and Silverton. The share of each city increased by three-tenths of one percent. Salem is the only city that experienced a decline in its share of Marion County's population, but by only -0.1 percent. The unincorporated area is estimated to have seen the greatest change with a decline in its share of county population by about one percentage point during 2000-2007. Any slight shifting in the shares that the cities may have experienced is spread amongst most cities throughout Marion County. A rural to urban shift of population has been a common occurrence throughout Oregon and in the country in the past many years.

The Table 3 below displays recent population for Marion County and its cities, and unincorporated area. Also shown are the shares that cities represent of the county population and average annual change from 2000-2007.

Of the 5 largest cities, Silverton experienced highest average annual growth rates from 2000-2007 (3.0 percent). The average growth rates for the other 4 cities range between 1.1 and 1.7 percent per year during the same period.

Half of Marion County's smaller cities experienced average annual growth rates higher than the County. Aurora, Donald, Hubbard, and Turner are estimated to have increased at the highest pace – each saw an average annual rate of 3.0 percent or more from 2000 to 2007.

Table 3. Marion County Populations by Jurisdiction

Five Largest Cities	Population		Share of County Population		# Ave. Annual Change	% Ave. Annual Change
	2000*	2007	2000	2007		
Marion County	284,834	311,070			3,618	1.3%
Keizer	32,203	35,435	11.3%	11.4%	446	1.4%
Salem (Marion Co.)	119,040	129,830	41.8%	41.7%	1,488	1.3%
Silverton	7,414	9,205	2.6%	3.0%	247	3.3%
Stayton	6,816	7,765	2.4%	2.5%	131	1.9%
Woodburn	20,100	22,875	7.1%	7.4%	383	1.9%
Fifteen Smaller Cities and Unincorporated Area	Population		Share of County Population		# Ave. Annual Change	% Ave. Annual Change
	2000*	2007	2000	2007		
Aumsville	3,003	3,300	1.1%	1.1%	41	1.4%
Aurora	655	955	0.2%	0.3%	41	6.3%
Detroit	262	265	0.1%	0.1%	0	0.2%
Donald	625	995	0.2%	0.3%	51	8.2%
Gates (Marion Co)	429	460	0.2%	0.1%	4	1.0%
Gervais	2,009	2,250	0.7%	0.7%	33	1.7%
Hubbard	2,483	3,095	0.9%	1.0%	84	3.4%
Idanha (Marion Co.)	147	145	0.1%	0.0%	0	-0.2%
Jefferson	2,487	2,590	0.9%	0.8%	14	0.6%
Mill City (Marion Co)	312	330	0.1%	0.1%	2	0.8%
Mt. Angel	3,121	3,755	1.1%	1.2%	87	2.8%
Scotts Mills	312	300	0.1%	0.1%	-2	-0.5%
St. Paul	354	410	0.1%	0.1%	8	2.2%
Sublimity	2,148	2,255	0.8%	0.7%	15	0.7%
Turner	1,199	1,690	0.4%	0.5%	68	5.6%
Unincorporated	79,719	83,165	28.0%	26.7%	475	0.6%

*Population for 2000 in other report tables is allocated to 2007 boundaries; 2000 population may differ from Census 2000 published population (see caveat explanation on page 3).

The number of persons in each age group (0-17, 18-64, and 65 and older) residing in Marion County increased from 2000 to 2007. However, there was a decrease in the

population shares that two of the age groups represent. The population ages 0-17 years and ages 65 and older decreased slightly, from 27.4 to 26.2 percent and from 12.4 to 11.5 percent, respectively. The share of persons ages 18-64 increased from 60.2 to 62.3 percent during the same time period.

In 2007, the share that persons ages 0-17 represented in Marion County was higher than the State by 4 percentage points, and for the share of persons ages 18-64 and 65 and older, slightly lower.

The most recent age-group data available for Marion County's cities are from the 2000 Census. In 2000, the cities with the highest shares of residents 65 years and older were Sublimity, Turner, Gates, Woodburn and Mt. Angel. The share of elderly in each of these cities was 18 percent or higher.

If characteristics described by 2000 Census data are still true, the cities with the highest share of children (ages 0-17) are Gervais, Aumsville, Hubbard, Jefferson, Donald, Silverton, Stayton, Woodburn, and Mt. Angel. In 2000, persons ages 0-17 captured 30 percent or more of the total population in each of these cities.

Changes in school enrollment in local school districts serve as an indicator of population change, especially for the 5-17 age group. Elementary and secondary school enrollment data for years 2000-2007 show an increase in the number of school-age children residing in Marion County (13.1 percent, or an average annual increase of 1.8 percent). The biggest increase (24.3 percent) is seen in the number of students enrolled in grades 9-12. Cities located in Marion County school districts that experienced overall increases in enrollments during the same period are: Aurora, Donald, and Hubbard in North Marion School District; Gervais in Gervais School District; Woodburn in Woodburn School District; and Salem and Keizer in the Salem-Keizer School District.

Cities where the percentage of working age population (ages 18-64) was significantly higher (by at least one percentage point) than the share they represented in the County in 2000 are: Donald, Salem, Detroit, and Aurora.

RACE AND ETHNICITY

In 2000, white non-Hispanics accounted for 76.5 percent of the County's population and ethnic minorities for 23.5 percent. Hispanics represented the largest share of the ethnic minority population (approximately 72.8 percent), followed by persons who identified themselves as of more than one race (10.1 percent) and as Asian/Pacific Islanders (8.8 percent). Blacks and Native Americans represented about 5 percent, and 3 percent of the County's ethnic minority population, respectively. Of the total County population, Hispanics represented 17.1 percent.

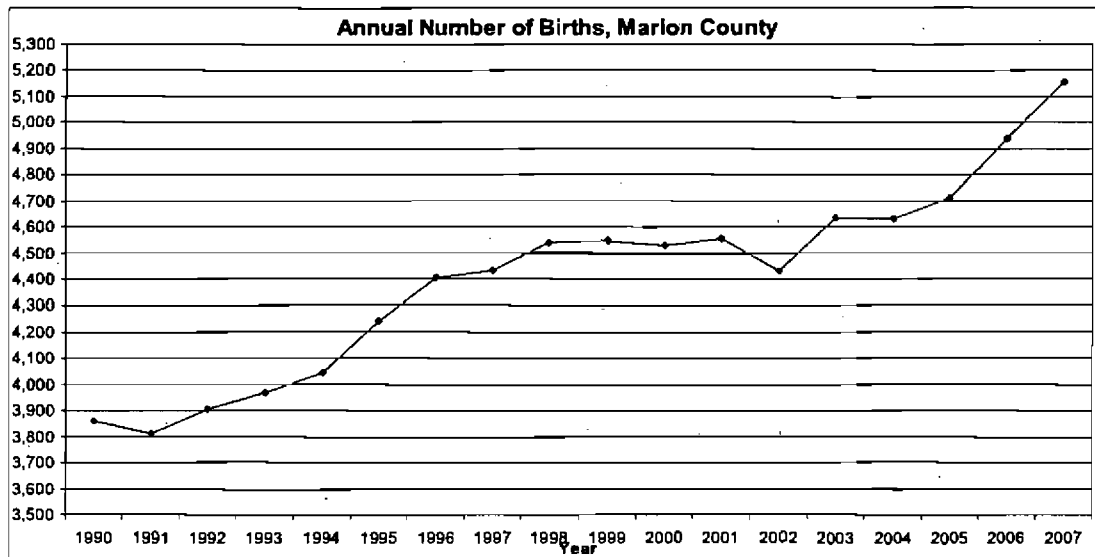
In 2000, of the five largest cities in Marion County, Woodburn and Salem had the highest number and percent of Hispanic population. According to post-2000 data from the Census Bureau's American Community Survey (ACS), the population share of white non-Hispanics in Marion County and in the City of Salem (the only two areas in the region for which ACS data are available) has been decreasing in the last several years, while the share of ethnic minority population (mainly the Hispanic population) has been increasing. The share of population that Hispanics represent in the County increased from 17.1 percent to 21.4 percent from 2000-2006; in Salem their share increased from 14.6 percent to 17.3 percent. This trend was also seen during the 1990s.

BIRTHS AND FERTILITY

Since 2000, there have been between 4,400 and 5,100 births in Marion County annually (see Figure 1). The number of births has almost continually increased every year since 2000 (and at least since 1990, see Figure 1). This trend is different than seen in the State. The number of annual births to mothers residing in Marion County increased 4,527 from 2000 to 5,156 in 2007, or by 14 percent, which is a much higher rate than occurred statewide (8 percent) during the same time period. Natural increase (births minus deaths)

rather than net migration (persons moving in minus persons moving out) accounts for most of the added population in Marion County. The opposite is true for Oregon.

Figure 1. Marion County Births



In 2006 (2006 is the most recent year for which we have birth data for cities), the largest number of births occurred in the five most populous cities. Collectively, they captured 67 percent of County births, which is about the same as in 2000. Woodburn and Salem each experienced almost 150 more births in 2006 than in 2000. There were 10 more births in Stayton in 2006, but fewer births in Keizer and Silverton.

Of the fifteen smaller cities, four saw fewer births in 2006 than in 2000. They are: Gervais, Jefferson, St. Paul, and Scotts Mills. Hubbard experienced the largest increase during the same period - there were 13 more births in 2006 than in 2000. A bigger change was seen in the unincorporated area, where during the period, the number of births increased by 155.

The Table 4 below shows the number of births by the area in which the mother resides. Please note that the number of births fluctuates from year to year. A city with an increase in births between two years could easily show a decrease for a different two year period.

Table 4. Births, 2000-2006

Area	2000	2006	2000-2006	
			# Change	% Change
Marion County	4,527	4,938	411	9.1%
Keizer	504	485	-19	-3.8%
Salem (Marion Co.)	1,869	2,015	146	7.8%
Silverton	130	124	-6	-4.6%
Stayton	119	129	10	8.4%
Woodburn	413	547	134	32.4%
Aumsville	45	50	5	11.1%
Aurora	10	10	0	0.0%
Detroit	2	2	0	0.0%
Donald	1	5	4	400.0%
Gates (Marion Co.)	2	7	5	250.0%
Gervais	76	49	-27	-35.5%
Hubbard	45	58	13	28.9%
Idanha (Marion Co.)	0	1	1	-
Jefferson	51	39	-12	-23.5%
Mill City (Marion Co.)	5	5	0	0.0%
Mt. Angel	46	46	0	0.0%
Scotts Mills	7	4	-3	-42.9%
St. Paul	6	2	-4	-66.7%
Sublimity	15	23	8	53.3%
Turner	21	22	1	4.8%
Unincorporated Area	1,161	1,316	155	13.4%

The shares of County births in the cities coincide fairly well with the shares of population, with the exception of Woodburn, Keizer and Salem. The share of County births that Woodburn captures in 2006 is almost four percentage points higher than its share of the County's population; and Keizer and Salem's shares of County births is slightly lower than their shares of population. This means that either the fertility rate, or the percentage of households that are families, or both, is higher in Woodburn than the County; and

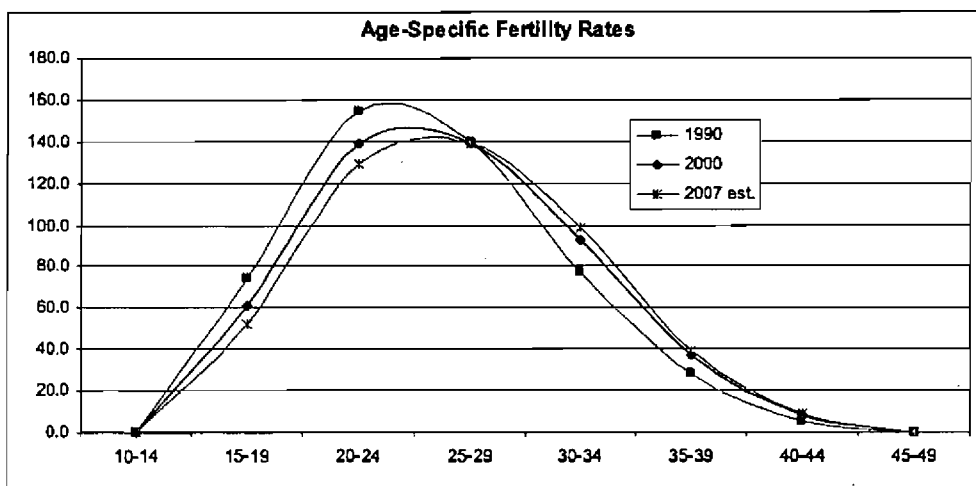
conversely for Keizer and Salem, that the fertility rate, or percentage of family households, or both, is lower.

Marion County Fertility

The total fertility rate in the County was 2.37 in 2000, meaning that the average woman would bear 2.37 children by the end of her child-bearing years. This rate is considerably higher than the State average which was 1.98 children per woman in 2000, but slightly lower than the 1990 County rate (2.40). The trend of declining fertility rates over the past 2 decades, which has occurred with less magnitude in Marion County than the State, is assumed to have continued, and the total fertility rate in Marion County is estimated to have dropped slightly further to 2.34 by 2007. A larger decrease in fertility rates has been offset by the increase of the female Hispanic population which is associated with higher fertility rates than the majority population of white non-Hispanics.

Age-specific fertility rates in the County have shifted slightly in recent years (see Figure 2). As also seen statewide, there has been an increase in the percentage of women postponing child-bearing or deciding not to have children at all. In addition, there is now a smaller share of younger mothers than in the past. This trend, however, has been milder in Marion County than in the other areas in the Oregon.

Figure 2. Marion County Fertility



In 2006, 56 percent of all births in Marion County were to white non-Hispanics, 39 percent were to Hispanics, and 5 percent were to either blacks, Asians/Pacific Islanders, Native Americans, or to women of another race/ethnicity. Since 2000 and earlier, the percentage of births to Hispanics has increased while the percentage of births to white non-Hispanics has decreased. The share of births that occurred to mothers of other races and ethnicities, collectively, has increased very slightly during the same period.

Table 5. Percentage of Marion County Births by Race/Hispanic Origin of Mother

Year	White, non-Hispanic	Hispanic	Other Race/Ethnicity
2000	63.0%	32.0%	5.0%
2006	55.5%	39.1%	5.3%

The total fertility rate of Hispanic women in Marion County was 3.66 in 2000, which is a decrease from 4.48 in 1990; the rate estimated for 2007 is 3.51. The Hispanic total fertility rate has decreased overtime and is slowly approaching the rate for white non-Hispanics. Also, the shift in the fertility rates by age group as seen for all women was also experienced by Hispanic women residing in the County.

HOUSING AND HOUSEHOLDS

The rates of increase in the number of housing units in Marion County and its cities and unincorporated area are similar to the growth rates of their corresponding populations. The growth rates for housing may slightly differ than the rates for population because the numbers of housing units are smaller than the numbers of persons, or the city has experienced changes in the average number of persons per household or in occupancy rates. However, the pattern of population and housing change in the County is almost the same.

Since 2000, an average of about 1,350 new units has been added to Marion County's housing stock annually. Almost 66 percent of housing in Marion County is single-family

dwellings, but overall, almost 80 percent of new housing construction in the County during 2000-2007 was single-family dwellings (see Table 6). Multi-family housing units accounted for less than 20 percent of new housing in most of Marion County's cities, but represented one-third or more of the added units in Aumsville, Keizer, Mt. Angel, and Sublimity. Multi-family units represented at least one-third of the existing housing inventory in Salem, Stayton, Keizer, and Mt. Angel in 2007. Since 2000, the County experienced a decrease of 230 mobile homes. Half the cities have experienced a loss, which brings the share of housing in the County that mobile homes represent down to less than 10 percent.

Table 6. Housing Units Added By Geographic Area

Area	New Units Added 2000-2007	Percent Single-family Units*
Marion County	10,305	79.1%
Keizer	1,310	71.1%
Salem (Marion Co.)	3,428	83.5%
Silverton	639	82.9%
Stayton	331	86.5%
Woodburn	1,019	82.7%
Aumsville	137	63.9%
Aurora	134	100.0%
Detroit	11	100.0%
Donald	143	84.3%
Gates (Marion Co)	10	100.0%
Gervais	106	95.1%
Hubbard	193	88.4%
Idanha (Marion Co.)	2	49.0%
Jefferson	188	95.0%
Mill City (Marion Co)	9	66.0%
Mt. Angel	150	52.6%
Scotts Mills	10	100.0%
St. Paul	27	100.0%
Sublimity	166	49.0%
Turner	211	82.4%
Unincorporated Area	2,081	71.1%

*includes condos and row houses.

Housing Occupancy

We estimate Marion County's 2007 occupancy rate to be about 94 percent, which is higher than the rate for Oregon (about 91 percent). ACS data show that the County rate has not fluctuated much since 2000, but is about 2 percentage points lower than in 1990. Cities situated in the Santiam Pass area (Idanha, Detroit, Gates, and Mill City) have the lowest occupancy rates because of the presence of vacation homes and seasonal housing.

Approximately eighty percent of the housing units in each of these cities has year-round occupancy, except Detroit, where only 30 percent of housing units are homes to full-time residents. The cities with the highest occupancy rates – about 96 percent - are Scotts Mills, Aurora, and St. Paul.

Average Household Size

In 2007, 96.4 percent of Marion County's population resided in households. The average number of persons that occupy a household (PPH), or household size, is influenced by several factors. The age and racial/ethnic composition of a population provides some indication of the size of the area's PPH. A high share of elderly population versus the share of married couples and growing families yields a smaller PPH due to the propensity of elderly to live alone; whereas higher PPH may be attributed to the tendency to have larger families or share housing by some racial/ethnic groups than others. Changes in an area's fertility rates and school enrollment also have a bearing on changes in PPH. An increase in PPH is supported by higher fertility rates and increasing school enrollment. A stable PPH could mean the population composition, and the number of births is stable; but it could also mean that an increase in the number of births, married couples and growing families is being offset by an increase in the number of elderly.

The PPH in Marion County is around 2.7 and is higher than it is statewide (2.5). The PPH has not changed much in Marion County since 2000, but is slightly higher than it was in 1990 (2.6). The highest PPH in the County is in Gervais, where an average of 4.4 persons per household reside. Other cities with a PPH of 3.0 or greater are: Woodburn, Jefferson, Hubbard, Donald and Aumsville. The smallest average household size, 2.2 PPH, is in Detroit.

By housing type, the PPH in single-family units (SFR) is typically higher than in multi-family residences (MFR), or mobile homes. This is the case in Marion County, its unincorporated area, and most of its cities. However, in some of the County's cities, such as Gervais, Jefferson, Hubbard, and Donald, the PPH in MFRs is highest; in Aumsville, it's higher in mobile homes than in other housing types.

Group Quarters

In 2007, 3.6 percent of Marion County's population, or 11,050 persons, resided in group quarters facilities such as nursing homes, college dormitories, or prisons. The number has not changed much from 2000 or even 1990, but the percentage of the total population has decreased. From 2000 to 2007, the percentage decreased very slightly, but it experienced a greater decline from 1990 to 2000 when it dropped 2.5 percentage points. The Salem-Keizer UGB and County unincorporated area is home to about 96 percent of the County's group quarters population.

ANNEXATIONS

During 2000 to 2007, housing units with a total of 463 persons were annexed out of the unincorporated area and into the cities listed in Table 7 below. Five of Marion County's cities experienced at least one annexation. The highest number of persons added from annexation was in Silverton, followed by Salem. The table also shows the year in which the annexations were recorded by PRC.

Table 7. Annexations in Marion County

Area	Annexed Population	Year(s) Recorded
Aurora	30	2006, 2007
Mill City (Marion Co.)	3	2006
Salem (Marion Co.)	170	2002, 2004, 2006, 2007
Silverton	197	2002, 2003, 2004, 2006, 2007
Woodburn	63	2001
Total (Annexed from Unincorporated Area)	463	

MIGRATION

Thirty-nine percent of Marion County's population increase from 2000 to 2007 was accounted for by net-migration (movers in minus movers out). An average of 1,425 more persons moved into Marion County than moved out annually during this period. Migration rates are estimated to be highest among children and young adults, and higher for Hispanics than for white non-Hispanics in Marion County. However, rates are estimated to be lower post-2000 than were seen during the 1990s.

In 2006 (the most recent year for which we have these data), 22 percent of Marion County's population moved within the previous 12 months. Of the movers, 62 percent stayed within the County. Of those who moved into Marion County from somewhere else, 57 percent came from another county within Oregon, 39 percent came from out of state, and 4 percent moved from another country.

EMPLOYMENT

The unemployment rate in Marion County has been higher than the rate for Oregon by at least one percentage point for the last several years. Despite having a higher unemployment rate, however, the County's population and housing growth rates have maintained the levels as those experienced statewide. In 2007, the annual unemployment rate for Salem Metropolitan Statistical Area (Marion and Polk Counties combined) was 7.4 percent. The rate for Marion County alone is estimated to be higher because Polk County

generally has a lower annual rate due to its population having higher levels of educational attainment, which corresponds to lower unemployment rates.

In 2000 (the most recent year for which we have data for cities), the lowest unemployment rates were in the cities of Aurora, St. Paul, and Silverton – each were at least two percentage points lower than the County rate. These cities are amongst those with the highest annual average population growth rates in the County from 2000 to 2007. The areas with unemployment rates higher than the County rate by at least 2 percentage points in 2000 are Scotts Mills, Idanha, Stayton, Detroit, and some areas not within city limits. These areas had the highest unemployment rates in the County. The lowest rate of population increases were in Scotts Mills, Idanha, and Detroit.

According to 2002-2004 data on commuting patterns from the Census Bureau (Local Employment dynamics data, or LED), about 65 percent of workers residing in Marion County are employed in jobs located in Marion County. At least 65 percent of workers residing in most cities in Marion County do not leave the County to work, either. Cities with the smallest percentage of resident-workers whose jobs are in the County - less than 50 percent - are St. Paul, Aurora, Gervais, Hubbard, and Woodburn. Most people who live and work in Marion County are employed in Salem.

**DEMOGRAPHIC ASSUMPTIONS
FOR THE COUNTY-WIDE AND SUB-AREA POPULATION FORECASTS**

An area's demographic characteristics affect the rate at which the population changes over time. These characteristics include the age and gender structure, propensity to have children, and race/ethnicity. In addition, the economy, employment opportunities, and housing availability also influence population change. When the local economy is struggling and unemployment rates and inflation are high, the rate of in-migration decelerates. When the economy is strong, job growth increases, goods and services are more affordable to a higher percentage of population and in-migration increases to areas that are accessible to jobs and housing, while out-migration decreases.

Assumptions for three growth scenarios (low, medium, and high) were developed for Marion County's population forecast and for the forecasts of its five largest cities – Salem, Keizer, Woodburn, Silverton, and Stayton. The different scenarios are based on predictions of county-wide and local demographic trends in Marion County and how robust the economy will be during the next twenty-three years. The population forecasts produced for Marion County's fifteen smaller cities and the unincorporated area are based on a medium, or most likely, growth scenario. All forecasts utilize city boundaries and UGB areas as defined in 2007.

A listing of the demographic rates assumed for future change for Marion County and all of its cities and unincorporated area is included in Appendix 3.

SPECIFIC ASSUMPTIONS FOR THE THREE GROWTH SCENARIOS

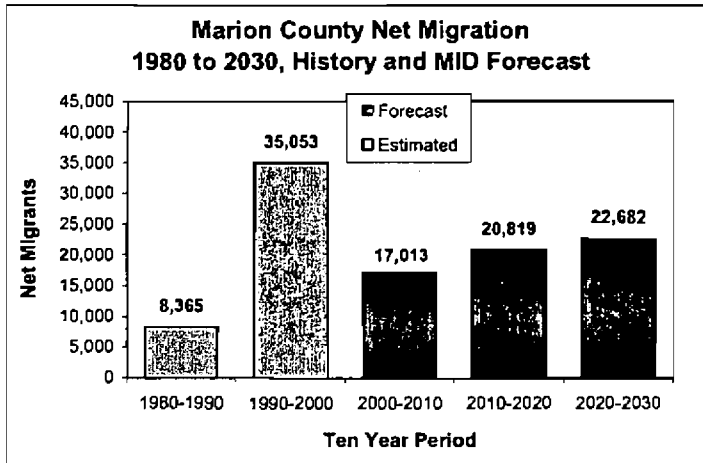
All three growth scenarios for Marion County and its five largest cities (and the Salem-Keizer UGB) assume that current mortality will not change much during the forecast period. Except for Woodburn, fertility rates will decrease slightly in the beginning of the forecast period from 2005 to 2010, but then remain stable over time. In Woodburn, the fertility rates are predicted to gradually decrease from 2005 to 2030.

Migration rates, a more difficult demographic factor to estimate than the other factors, are assumed to be a main factor affecting population changes in Marion County and the five cities. Although recent population growth in the County is attributed more to natural increase than to net migration (movers in minus movers out), migration has more bearing on changes in the rates of its population growth. Migration is more unpredictable and sensitive to changes in the economy. In each of the three growth scenarios for Marion County and the five cities, net migration from 2005 to 2030 is predicted to differ slightly. Additionally, the pace of in-migration of Hispanics loses momentum as time passes through the forecast period.

The differences between the scenarios' assumptions represent varying magnitudes of either a faltering or a booming economy. Figure 3 below shows, net migration added about 8,000 residents, (four percent) during the 1980s, and about 35,000 (12 percent) during the 1990s. The 1980s were marked by Oregon's most severe economic downturn since the Great Depression, while the 1990s were more prosperous, with strong job growth. Since 2000, Marion County's growth due to net migration has been greater than in the 1980s, but less than in the 1990s. In the current decade so far, the County has experienced a recession, with stagnant employment levels between 2000 and 2003, and four consecutive years of job growth ranging between 2.0 and 2.5 percent annually between 2003 and 2007.

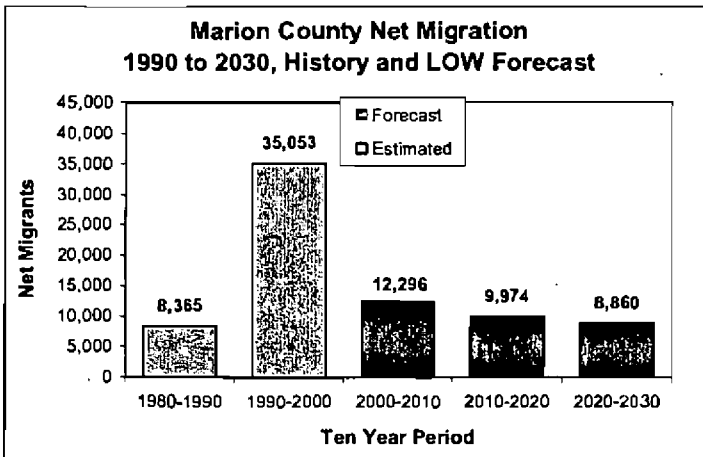
While no forecast can predict the exact timing of economic cycles, the **medium growth scenario** assumes that there will be both downturns and upswings as there have been in the past, and that net migration will continue to contribute a moderate amount of population to the County over the long run. Net-migration will increase slightly throughout the forecast period, but will average less than in the 1990s. Overall population growth attributable to both net migration and natural increase in the **medium growth** ranges between 0.9 and 1.5 percent. See net-migration assumed for the medium growth forecast in Figure 3 below.

Figure 3. Medium Growth Assumption for Net Migration



The demographic trends as seen during the 1980s are assumed to have more bearing on future populations in the **low growth scenario**. In this situation, a continued downturn in the economy is implied and a lower net in-migration of persons than in the medium growth scenario is predicted. See Figure 4 below for the net-migration assumed for the low growth forecast.

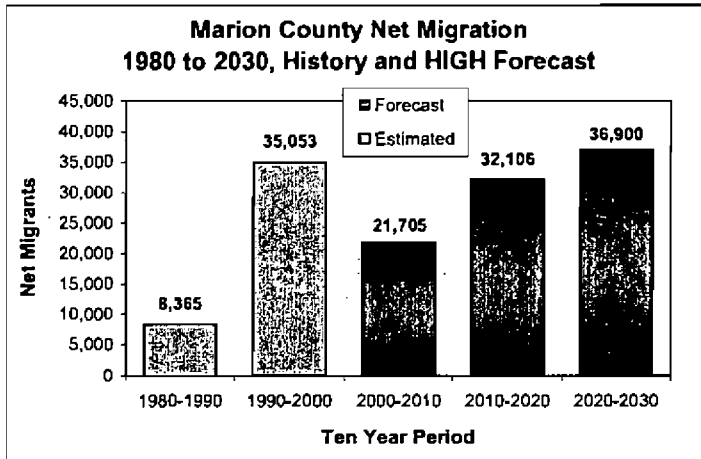
Figure 4. Low Growth Assumption for Net-Migration



Under the **high growth assumption**, a quicker and stronger upswing in the economy than in the medium scenario will occur and a higher level of net-in-migration of persons is anticipated. In this case, larger increases are forecast for Marion County and levels of net

in-migration are closer to levels seen during the 1990s. The assumption for net-migration under the high growth scenario is shown in Figure 5 below.

Figure 5. High Growth Assumption for Net-Migration



When we developed the alternate forecasts to account for different growth scenarios, we made assumptions about the magnitude of difference in net-migration, and thus the forecasts themselves.

The degrees of difference the three growth scenarios produce in the forecasts vary. The alternate forecasts for the County, Salem, and the Salem-Keizer UGB each are about 1.5 percent lower and higher in 2010 than the medium growth forecast assumes. By the end of the forecast horizon, the differences are closer to 8 percent.

The lower growth population forecast for Keizer deviates slightly more than those mentioned above. At the beginning of the period (2010), Keizer's low growth forecast is 2 percent lower than its medium growth forecast, and by 2030 the difference is about 12 percent lower. This forecast acknowledges Keizer's land use limitation by curbing net migration during the forecast period. Keizer's higher growth forecast assumes the same amount of divergence from the medium growth forecast as in the high growth forecast for the County – about 1.5 percent higher in 2010 and 8 percent higher in 2030.

The opposite case is true for Woodburn's alternate growth forecasts. Its higher growth forecast is 2 percent higher than its forecast for medium growth in 2010 and 12 percent higher by 2030. Net in-migration accelerates throughout the forecast period as the potential for growth in Woodburn is accounted for. Woodburn's low growth forecast assumes the same magnitude of divergence from the medium growth forecast as the County's low growth does – the difference is about 1.5 percent lower in 2010 and 8 percent lower by 2030.

The forecasts developed for Silverton and Stayton under the alternate growth scenarios capture similar magnitudes of difference from their medium growth forecasts, but they vary more widely than the alternate forecasts for the larger cities due to their smaller size and potential for more extreme growth rates. Silverton and Stayton's lower and higher growth forecasts each divert 2-3 percent in 2010 and 11-12 percent by 2030.

DEMOGRAPHIC ASSUMPTIONS FOR MARION COUNTY'S FIFTEEN SMALLER CITIES

As mentioned above, the population forecasts produced for Marion County's fifteen smaller cities and the unincorporated area are based on a medium, or most likely, growth scenario.

Rates of population growth for these areas are assumed to be determined by corresponding growth in the number of housing units, and changes in housing occupancy rates and PPH.

The housing growth trends from 1990 to 2007 were assumed to have bearing on how housing growth rates will change during the forecast period. Housing growth rates are not predicted to be as high as during the 1990s, but will be closer to those experienced recently.

Housing occupancy is not expected to change significantly during the forecast period. The rates for all cities are predicted to either remain fairly stable or undergo a slight increase.

The PPH is predicted not to change much throughout the forecast period. The larger average household size that corresponds to an increase in the Hispanic population is assumed to be offset by a smaller PPH associated with an increase in the elderly population.

The number of persons residing in group quarters is a component of population that is added to the number of persons residing in households. In the forecasts produced by the housing units method, the number of persons residing in group housing is assumed to remain fairly stable during the forecast period. Since 1990, there has not been much change and this situation is expected to continue throughout the forecast period.

**POPULATION FORECASTS FOR MARION COUNTY AND ITS CITIES,
AND UNINCORPORATED AREA**

Under a most-likely population growth scenario, one which will extend similar demographic trends to those currently occurring in Marion County, county-wide population and populations in all of its cities and unincorporated area are expected to increase from 2007 to 2030. The rates of increase in most of the County's cities and unincorporated area will lessen as time progresses through the forecast period. Marion County will undergo an increase of around 99,350 persons from 311,070 in 2007 so that by 2030 its population will reach almost 410,500.

Collectively, the County's five largest cities will increase by 69,300 persons from 2007 to 2030 and will increase from 205,110 to almost 275,000. The average annual growth rate of the sum of these cities is predicted to be 1.2 percent. The share that these cities together will represent of the County population will rise by one percentage point during the period, increasing from 66 percent in 2007 to 67 percent in 2030.

Marion County's fifteen smaller cities will experience population increases so that by 2030, the sum of their populations will capture about 9 percent of the County-wide population which represents an increase of two percentage points from 2007. The number of persons added to these smaller cities combined is predicted to be almost 16,000 during the forecast period, with an average rate of increase of 2.3 percent per year.

Population growth in unincorporated Marion County is foreseen to be at a slower rate than in the cities. About 14,500 more persons will be residing in the unincorporated area in 2030 than in 2007 and the population will increase at an average annual rate of less than one percent. The share of County population in the unincorporated area is presumed to decline from 27 percent to 24 percent during the 23-year forecast period.

Figure 6 below shows historical and forecast populations for Marion County, each of the combined city areas, and the unincorporated area. Figure 7 displays the County share of the historical and forecast population captured by each area.

Figure 6. Historical and Forecast Populations for Cities Combined and for Marion County

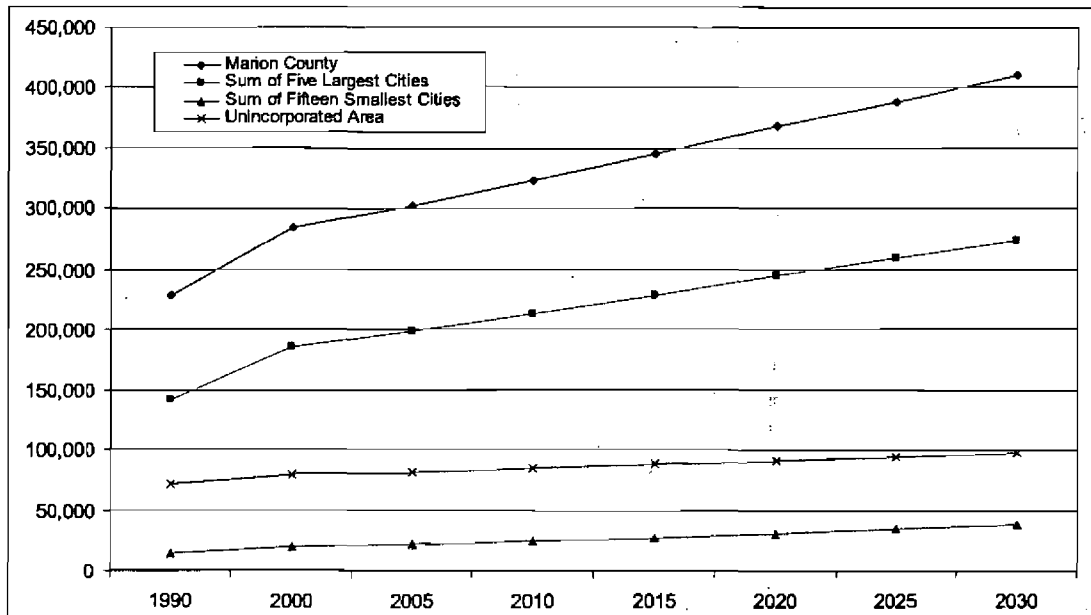
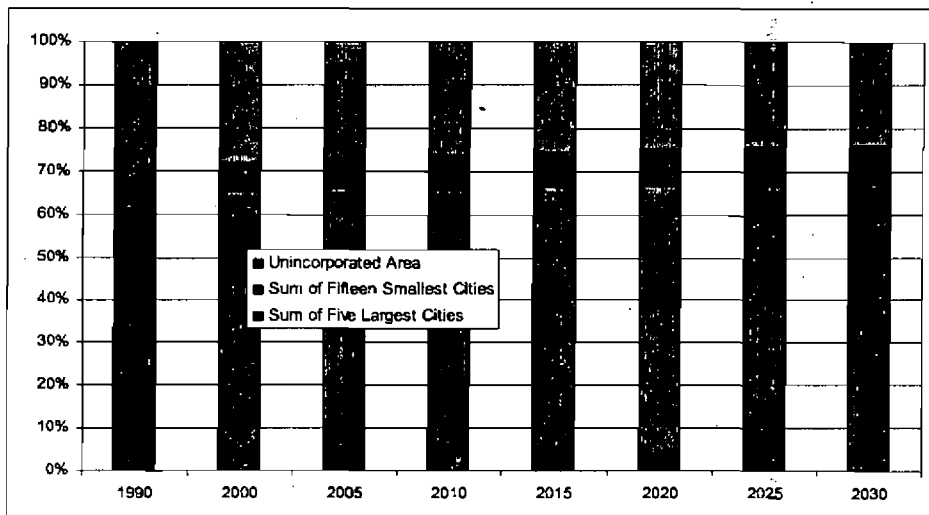


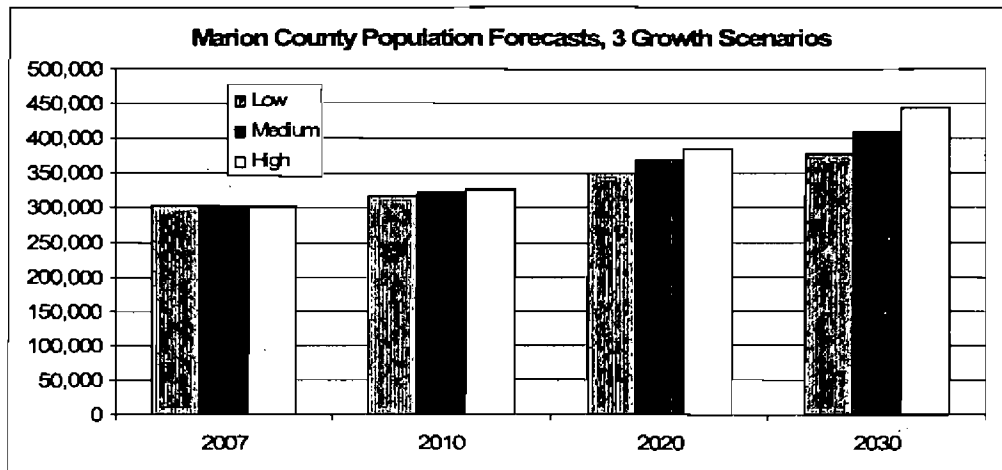
Figure 7. Historical and Forecast Shares of Population, Larger Cities, Smaller Cities, and Unincorporated Area



POPULATION FORECASTS FOR MARION COUNTY AND ITS FIVE MOST POPULOUS CITIES

Under the three different assumptions for population growth considered for the County-wide forecasts and the forecasts for the County's five largest cities, increases in population will continue throughout the forecast period. The rate and timing at which population will increase and the magnitude of the increases differ in each of the three forecast scenarios as well as in each of the geographic areas. The rates of population increase will lessen overtime. The differences in population change under the three growth scenarios become more pronounced after a few years for each geographic area. In 2010, there are relatively smaller differences between the three set forecasts for the County and the five cities. By 2030, the differences are greatest (see Figure 8 below for the Marion County forecasts).

Figure 8. Current and Projected Population: Three Growth Scenarios



In the medium growth scenario, from 2007 to 2030, the rates of increase in population for Marion County and its five largest cities range from 28 to 63 percent; in the low growth scenario, the range is 17-50 percent; and in the high growth scenario, it is 38-82 percent. In all three scenarios Woodburn, Stayton, and Silverton are anticipated to undergo population increases at the fastest pace, which is faster than rate of population increase for the County.

Some of the highlights of the forecast results are mentioned below. The forecast populations are shown in Tables 3, 4 and 5. More detailed forecast results are included in Appendix 1.

Medium Growth (most-likely) Scenario

In the most-likely growth scenario, populations throughout Marion County are forecasted to continue to increase during 2007-2030, but at slower rates as time progresses. However, the number of persons added each decade will be greater starting in 2010 than in previous years. A County-wide population of just over 410,400 is anticipated to be seen by 2030, an increase of over 99,300, or by 32 percent from 2007.

Population in all of the County's five largest cities is expected to continue to increase throughout the forecast period. Woodburn's population is predicted to increase by the highest percentage - 63 percent - adding 14,350 persons by 2030. Salem and Keizer's population is expected to increase by 28-33 percent from 2007-2030. About 36,000 additional persons in Salem, and 11,500 in Keizer are forecast to be residing in these cities by 2030. Stayton will see an increase of 3,600 persons, and Silverton by 3,850, during the same time period. Stayton's population will increase by 46 percent, and Silverton's by 52 percent.

Increases in the numbers of persons in Marion County and in the largest cities are projected to be similar in the beginning of the forecast period and at the end, except for Silverton. In Silverton, during 2020-2030, around 400 fewer persons will be added than in the beginning of the period.

Table 8. Medium Growth Population Forecasts

Medium Growth Scenario	2007 (est)	2010	2020	2030	2007-2030 Change		Average Annual Change	
					Number	Percent	Number	Percent
Marion County	311,070	323,266	368,364	410,431	99,361	31.9%	4,320	1.2%
Keizer	35,435	36,892	42,129	46,955	11,520	32.5%	501	1.2%
Salem (Marion Co.)	129,830	133,568	150,798	165,824	35,994	27.7%	1,565	1.1%
Silverton	9,205	9,552	11,507	13,052	3,847	41.8%	167	1.5%
Stayton	7,765	8,171	9,777	11,359	3,594	46.3%	156	1.7%
Woodburn	22,875	24,866	31,243	37,216	14,341	62.7%	624	2.1%

Low Growth Scenario

Under the low growth assumption, Marion County’s population is predicted to increase by 21 percent, with around 66,100 more persons in 2030 than in 2007. Woodburn will add to its population at the highest rate, around 50 percent, or by 11,400 persons. Eighteen percent (23,750 persons) and 17 percent (6,050 persons), respectively, will be added to the population in Salem and Keizer. Stayton and Silverton will see smaller increases in number. Each will add between 2,250 to 2,500 persons with a total period change between 27-30 percent.

In this forecast scenario, Woodburn, Stayton, Keizer will add about the same number of persons in 2030 as in 2010; but the County, Salem, and Silverton will see fewer persons added.

Table 9. Low Growth Population Forecasts

Low Growth Scenario	2007 (est)	2010	2020	2030	2007-2030 Change		Average Annual Change	
					Number	Percent	Number	Percent
Marion County	311,070	318,204	350,538	377,165	66,095	21.2%	2,874	0.8%
Keizer	35,435	36,067	39,096	41,491	6,056	17.1%	263	0.7%
Salem (Marion Co.)	129,830	131,615	143,548	152,562	22,732	17.5%	988	0.7%
Silverton	9,205	9,274	10,745	11,723	2,518	27.4%	109	1.1%
Stayton	7,765	8,000	9,100	10,053	2,288	29.5%	99	1.1%
Woodburn	22,875	24,504	29,780	34,272	11,397	49.8%	496	1.8%

High Growth Scenario

In the high growth scenario, 133,300 more persons are predicted to reside in Marion County in 2030 than in 2007. This gain in population over the 23-year period represents a 43 percent increase, with an average of about 1.6 percent per year. All five cities will experience average annual growth rates of at least 1.4 percent. Woodburn, increasing at fastest pace, will add to its population at an average rate of 2.6 percent yearly. Its population is expected to increase by 82 percent during the forecast period, adding 18,850 persons. Salem will add 49,750 persons and Keizer, 15,350. Stayton and Silverton will have population levels increase by 64 percent and 58 percent, respectively.

Yearly increases of population will be higher at the end of the forecast horizon than in the beginning except in Silverton. Under the high growth assumption, fewer persons in Silverton are foreseen to be added to its population in 2030 than in 2010.

Table 10 below displays population forecasts for Marion County and its five most populous cities. For more detailed results of the county-wide and larger city forecasts, and the forecast for the Salem-Keizer UGB, see Appendix 1.

Table 10. High Growth Population Forecasts

High Growth Scenario	2007 (est)	2010	2020	2030	2007-2030 Change		Average Annual Change	
					Number	Percent	Number	Percent
Marion County	311,070	328,305	386,667	444,381	133,311	42.9%	5,796	1.6%
Keizer	35,435	37,481	44,260	50,769	15,334	43.3%	667	1.6%
Salem (Marion Co.)	129,830	135,561	158,248	179,586	49,756	38.3%	2,163	1.4%
Silverton	9,205	9,845	12,313	14,502	5,297	57.5%	230	2.0%
Stayton	7,765	8,344	10,434	12,721	4,956	63.8%	215	2.1%
Woodburn	22,875	25,305	33,313	41,718	18,843	82.4%	819	2.6%

POPULATION FORECASTS FOR MARION COUNTY'S FIFTEEN LESS POPULOUS CITIES

Under a medium growth scenario, eight of Marion County's fifteen smaller cities are expected to experience population increases of over 1,000 persons from 2007 to 2030. They are: Aumsville, Donald, Gervais, Hubbard, Jefferson, Mt. Angel, Sublimity, and Turner. Donald, Gervais and Turner will see their population double during the time period. The change that Jefferson and Scotts Mills will see from 2007 to 2030 is also very high and the number of their residents will increase by 98 and 94 percent, respectively. However, although predicted to be high in Scotts Mills, the rate of change translates to an addition of an average of only about 12 persons per year because of its small population size. Aurora and Detroit will see more moderate rates of change, and will increase by 40-45 percent.

Population in Gates, Idanha, and Mill City (Marion County parts) is foreseen to remain fairly stable. Each of these cities is predicted to add an average of only 1 to 2 persons per year to its population, and will experience an increase by less than 20 percent during the forecast period.

The unincorporated area in Marion County is anticipated to experience a population increase of 17 percent, or about 14,400 persons, during the forecast period. At this rate, an average of over 600 persons will be added annually. The population in the unincorporated area is expected to reach 97,600 by 2030. Of this population, approximately 46 percent is expected to be residing within the Salem UGB.

Table 11 below shows population forecasts for the fifteen smaller cities in 10-year intervals beginning in 2010. For more detailed results of the smaller city and unincorporated area forecasts, see Appendix 2.

Table 11. Population Forecasts for Marion County's Fifteen Smaller Cities and Unincorporated Area

Area	2007 (est)	2010	2020	2030	2007-2030 Change		Average Annual Change	
					Number	Percent	Number	Percent
Aumsville	3,300	3,448	4,238	5,063	1,763	53.4%	77	1.9%
Aurora	955	1,008	1,233	1,382	427	44.7%	19	1.6%
Detroit	265	265	340	371	106	40.0%	5	1.5%
Donald	995	1,083	1,359	2,034	1,039	104.4%	45	3.1%
Gates (Marion Co.)	460	465	479	487	27	5.9%	1	0.2%
Gervais	2,250	2,647	3,554	4,597	2,347	104.3%	102	3.1%
Hubbard	3,095	3,185	4,004	4,919	1,824	58.9%	79	2.0%
Idanha (Marion Co.)	145	150	160	170	25	17.4%	1	0.7%
Jefferson	2,590	3,162	4,085	5,121	2,531	97.7%	110	3.0%
Mill City (Marion Co.)	328	330	343	367	39	12.0%	2	0.5%
Mt. Angel	3,755	4,013	4,434	4,977	1,222	32.5%	53	1.2%
Scotts Mills	300	388	476	581	281	93.7%	12	2.9%
St. Paul	410	441	586	747	337	82.2%	15	2.6%
Sublimity	2,255	2,677	3,304	4,004	1,749	77.6%	76	2.5%
Turner	1,690	1,970	2,753	3,664	1,974	116.8%	86	3.4%
Unincorporated Area	83,165	84,985	91,565	97,541	14,376	17.3%	625	0.7%

METHODS AND DATA FOR POPULATION FORECASTS

Consistent boundaries for the geographic parts of the study area (such as those for cities, city parts, and parts of the Salem-Keizer UGB), those defined in 2007, were used to compile population, birth, housing, and land use data. Historical and recent demographic statistics and rates were calculated for these areas so that any annexations or boundary changes that occurred during the time span covered in this study would not skew demographic trends.

Developing long-term population forecasts for the County and its sub-areas (its cities and unincorporated area), requires these main stages: 1) compiling and evaluating historical and recent data to ascertain demographic characteristics and trends in the study area and to obtain a population base from which the forecasts may be launched; 2) making assumptions about the future and adjusting the data or rates in the forecasting models (calibrating the models) to incorporate predicted rates or trends; and 3) reconciling, or controlling the sum of the sub-area forecasts to the Countywide forecast.

Equivalent types of datasets were compiled for most of the geographic parts in the study area. Some data, such as those from the American Community Survey (ACS), are only available for geographic areas whose population is a minimum of 65,000. This means for our study area, ACS data were only available for the County as a whole and for Salem.

Two different types of primary demographic models were utilized to develop the population forecasts for Marion County and its sub-areas. For Marion County, each of its five largest cities, and the Salem-Keizer UGB, a cohort-component model was used. For each of the smaller cities and the unincorporated area, a housing unit model was relied upon. The cohort-component model best predicts population over the long-term for areas with larger populations. The housing unit model is better suited for smaller populations and incorporates recent annual data that account for more variability in population growth over the forecasting period.

The forecasting models are described in more detail below.

COHORT-COMPONENT MODEL

A demographic projection model called the cohort-component model was used to forecast population residing in Marion County and in its larger sub-areas. Separate cohort-component models were developed for the County and each of the five largest cities and the Salem-Keizer UGB. These forecasts are 2000-based projections. However, adjustments were made to the model to incorporate the 2001-2007 PRC certified population estimates and capture trends from the most recent data available when developing forecasts for 2010 to 2030.

The cohort-component model predicts future populations as outcomes of the life events that occur over time. These events are comprised of **births, deaths, and relocations (migrations)** into or out of the area. Thus, an area's population grows when births outnumber deaths and when more people move into the area than leave it. These events occur more often in certain age groups, or **cohorts**, than in others. For example, people tend to move around the most when they are in their 20s, or the elderly have lower chances than people in their 40s to survive over the next 5 years. Applying appropriate age- and gender-specific rates of birth, death and migration to the existing population cohorts of the County would produce its future population.

The cohort-component method of forecasting population depends on the availability of accurate data on the age and sex composition of an area's population. The most precise information about population age structure in an area is usually provided by the most recent U.S. Census of Population. Rates of life events are applied to the known population cohorts and are usually derived from data such as those provided by the U.S. Census and the Oregon Center for Health Statistics. These rates are then modified to account for the most recent trends as well as for future ones. Examples of such trends that may affect the future population of an area include the recent tendency among women of childbearing ages to delay having their first child, or a predisposition of young men (ages 20 to 24) to be more mobile than women in the same age cohort. A set of assumptions must be developed

to address likely changes in the initial rates of life events and are based on judgment about how the trends might evolve in the study area. The existing population structure mostly determines the future population composition of the area, but it may change slightly depending on age-specific migration rates predicted for the future. Trends detected in historical and recent data, such as housing, land use, employment, and school enrollment data help to determine these future migration rates.

The population and housing data came from the 1990 and 2000 Censuses of Population and Housing and PRC's 2001-2007 annual population estimates; additional housing information and building permit and land use data were obtained from the Marion County GIS Division; the Oregon Center for Health Statistics provided information on fertility and mortality; the Oregon Department of Education furnished school enrollment data.

The 1990 and 2000 population and housing data from the Census were available at the census-block level of geography by age group and sex. The census blocks were allocated into jurisdictional boundaries defined in 2007 using Geographic Information Systems (GIS). The 1990 population data were then organized into five-year age cohorts, such as 0 to 4 years, 5 to 9 years, and so on. Each of these cohorts was then "survived", or aged into the next cohort by the year 2000. "Surviving" the cohorts is accomplished by applying age- and sex-specific survival rates. These rates represent the proportion of population in each younger cohort that would survive during a given time period (such as the 10 years between 1990 and 2000) to become the next older cohort. This process is repeated for each five-year age group and ten-year time interval between 2000 and 2030. Forecasting a known population (the 2000 population) and its age distribution enables appropriate adjustments to be made to the model so that the forecasted population becomes aligned with the actual population and ensures the accuracy of the model's projections.

During each ten-year interval, a certain number of live births occur to the women in childbearing ages. To calculate the number of newly born residents of the County and its larger sub-areas, age-specific fertility rates were applied to the numbers of women in childbearing cohorts (under age 20, 20 to 24, and so on up to 40 years and over). Fertility

rates indicate how many children women in a given age group are likely to give birth to during each ten-year period. Once born, children become subject to survival rates and are “moved”, or “aged”, through the system like all the other cohorts.

The most difficult part is to estimate the in- and out-migration of an area. Since little reliable data are available to study in- and out-migration, it's best to use net migration rates, which is the balance between in- and out-migration. Net migration can be calculated if the population is known at the beginning and the end of a previous time period, as well as the number of births and deaths that occurred during the same time. Net migration is positive when more people move into the area than leave it; it is negative if the opposite is true. Net migration rates used in the cohort-component model can be interpreted as the number of people who are added to (or subtracted from) a given cohort due to migration over a given period of time (in this case, ten years) per each 100 persons. The initial net migration rates for the cohort-component model were derived from the 1990 and 2000 population cohorts for the census blocks that are located within the County and larger jurisdictional boundaries (as defined in 2007), as well as from births and deaths that occurred in the same area during 1990-2000. The rates were adjusted so that the forecasted population for the year 2000 fit the actual population obtained from the 2000 Census. The net migration rates used to forecast the population in the County and in its larger sub-areas from 2000 to 2030 were further modified to reflect the most likely future migration patterns. Demographic trends identified in post-2000 data from PRC's annual population estimates and the U.S. Census Bureau's ACS data had some bearing on the adjustments made to the model in the initial, 2000-2010, forecast period. In addition, migration patterns are greatly influenced by the local economy and by housing growth in the area, both current and assumed. When making the final adjustments to the net migration rates, consideration also was given to what local planners predict will happen in the region.

Population in the five-year time intervals of 2015 and 2025 were forecasted by interpolation between 2010 and 2020, and between 2020 and 2030. Annual average growth rates calculated for each ten-year period were used in this interpolation method.

The development of the forecasts of population residing in Keizer, Salem, Silverton, Stayton, Woodburn, and the unincorporated areas in the Salem-Keizer UGB utilized the same methodology as the countywide forecasting described in the section above. A unique set of demographic data were used for each of the cities and trends specific to each of them were considered when making adjustments to their cohort component models.

HOUSING UNIT METHOD AND MODEL

A Housing Unit model was created to prepare the forecasts for each of the smaller cities in Marion County and for the unincorporated area. This method requires that a current housing inventory for each area be compiled and that past and recent rates of change in each inventory be known. Other housing and population data are also needed as the components of the housing unit model are housing units, occupancy rates, household size, and group quarters population. The number of housing units in an area is first projected, and then assumptions about housing occupancy and average household size are made to forecast household population. Persons residing in group quarters, (such as in college dormitories, prisons, and nursing homes) are also projected and then added to the household population to obtain the total population forecast. This process is carried out for 5-year intervals throughout the forecast period. An area's total population is calculated in the housing unit method by multiplying the number of housing units by the occupancy rate and PPH and then adding to that product, the group quarters population.

Data used in the housing unit models are from the 1990 and 2000 Census of Population and Housing, and from recent and historical building permit and taxlot data that were obtained from Marion County GIS Division. Other housing data and group quarters population data were collected from the local jurisdictions themselves by PRC's Population Estimates Program (we send a housing and population questionnaire to Oregon's cities and counties and request that they complete and return the form to us each year). In a few cases, data were not available from cities. In this situation, adjustments were made to account for recent changes estimated to have occurred in the city's housing unit inventory detected from the county-wide land use data obtained from Marion County GIS Division.

Population and housing data from 1990 and 2000 Censuses were compiled for each geographic part in the study area. The allocation of data was made to the 2007 jurisdictional boundaries using the same GIS methods as described previously in the cohort-component model section. Housing inventories were created from the 1990 and 2000 census data. The inventories were updated to 2007 with the recent housing data from Marion County GIS Division and PRC. The number units added to the inventory each year were extracted from the taxlot data using the 'year built' information, and from PRC's housing data.

The number of housing units is projected based on housing growth trends. Housing growth rates were calculated using the housing inventories and the amount of annual change they experienced. The housing trends were extrapolated into the future and applied to the 2007 housing inventory to predict the numbers of housing units in the future.

The 1990 and 2000 Census data are also used to calculate average household sizes (PPH) and housing occupancy rates. The most recent year for which data on occupancy and PPH are available is the 2006 ACS for Marion County.

Occupancy rates were predicted based on past trends detected from the 1990, 2000, 2005 and 2006 data. City rates for 2006 were estimated using a ratio method that assumes changes in housing occupancy in Marion County are related to change in its sub-areas. Rather than assume rates that widely fluctuate, 2005 and 2007 occupancy rates are those calculated for 2006; the rates in 2010 are assumed to be the same as in 2005 and 2007. The occupancy rates for 2015-2030 rates are a weighted average of 1990 and 2000 occupancy rates which are held constant beginning in 2015.

The 2007 PPHs were estimated based on past trends in the 1990, 2000, 2005 and 2006 data. They were calculated based on 2005 and 2006 ACS data for Marion County and using a ratio method that incorporates and assumes historical relationships between the County and its sub-areas, and that the changes in the sub-areas' PPH are related to changes

in the County's PPH. The 2007 PPHs were assumed for the future using the rationale that the increase of the Hispanic and older-age populations would balance out any changes in PPH (the PPH for Hispanics is higher than the average, and the PPH for persons ages 65 years and older is lower). However, after reconciliation of the sum of the sub-area forecasts to equal the County forecast (discussed later on page 46), the PPHs were slightly adjusted to exactly coincide with the final forecasted populations and households.

Demographic factors that influence the PPH include age and racial composition of population, fertility rates, and changes in school enrollment. Additional data that are recent and available at the sub-county level, such as births by race and ethnicity, and school enrollments, along with historical trends, are used to predict future PPH.

After the population residing in housing units was forecasted for each city and for the unincorporated area, the group quarters population was projected for the same areas. The prediction of future group quarters populations was based on historic and recent trends in the share of the countywide group quarters population captured by each sub-area. The projected group quarters populations were then added to the forecasted housing unit populations to obtain total population forecasts.

SPLIT CITIES AND OTHER GEOGRAPHIC PARTS

For each city in our study area with boundaries crossing the County line, more than one forecast was produced. One forecast was developed for the city's geographic part located only in Marion County, and another was prepared for the entire city, which includes the part both Marion County and the part in Polk or Linn County. For Salem, whose area is partially located in Polk County, cohort-component models were utilized to develop its two forecasts. For Mill City, Idanha, and Gates (each with parts located in Linn County), forecasts were produced from the housing unit method.

The cohort-component model was used to forecast the population in the entirety of the Salem-Keizer UGB. In addition, a housing unit model was created for its unincorporated area in Polk County and one was created for its unincorporated area in Marion County.

The forecast for the Salem-Keizer UGB as a whole was used as the control for the sum of the forecasts for each of its parts (the Salem UGB unincorporated area in each of Marion and Polk Counties plus the cities of Keizer and Salem).

BIRTHS

Births for each year from 1989 to 2006 were assigned to current city boundaries using a combination of individual birth records obtained through a confidential data sharing agreement with the Oregon Center for Health Statistics and data published by zip code allocated to cities. Annual births from 2007 to 2030 were forecast as part of the cohort-component model by applying the fertility rates described earlier in the discussion of the cohort-component model to the forecast female population by age group.

RECONCILIATION OF THE COUNTY-WIDE FORECAST AND THE FORECASTS FOR THE CITIES, THE SALEM-KEIZER UGB, AND THE UNINCORPORATED AREA

For our study, we developed separate population forecasts for each of the County's sub-areas in our study. For consistency, the sum of the parts must equal the whole, which means here that the sum of the individual forecasts of the County's sub-areas should add to the County-level forecast. The County-wide forecast under the most-likely forecast scenario served as the control to which the sum of the individual forecasts for the cities (or forecasts for the parts of the cities located in Marion County) and unincorporated area were reconciled. Some minor adjustments were made to the sub-area forecasts so that when added together, the result is the same as the forecast for the County.

As mentioned previously, the sum of the individual forecasts for Salem, Keizer, and the unincorporated areas in the Salem-Keizer UGB were controlled to the Salem-Keizer UGB forecast. Additionally, the sum of the forecasts for Marion County's smaller cities and the unincorporated area (both in and out of the Salem-Keizer UGB in Marion County) were adjusted to equal the forecast for the County minus the sum of forecasts for the five largest cities for each 5-year interval in the forecast period. The adjustment produced minor changes in the original forecast numbers for the smaller cities. In some cases the numbers

were slightly adjusted up and in other cases they were adjusted down depending on the shares of the County's forecast population each city represented throughout the period.

The adjustments were made to the sub-area forecasts using control factors that were calculated based on the relationship between the control total and the sum of the parts. The actual difference between the control forecast and the sum of the forecasts for the parts was proportionately distributed to each of the individual sub-area forecasts by multiplying each individual sub-area forecast by the control factor.

SUPPORTING DATA AND PROJECTIONS PRODUCED FROM OTHER DEMOGRAPHIC MODELS

In addition to evaluating demographic trends detected from the data we used in our forecasting models, we reviewed other data and information to get a better understanding of the dynamics of population change specific to our study area. This supporting information helps us to make better, or more realistic, assumptions about future population growth and helps us to use better judgment when making adjustments to our demographic models. Most of the supporting data and information were available either at the County level of geography, or for other large geographic areas. Still the information is valuable for forecasting the County and sub-area populations. The sources include labor force data and economic profiles from the Oregon Employment Department, school enrollment data for school districts in Marion County from Oregon Department of Education, and demographic and socioeconomic data from the 2004-2006 ACS. Also, population projections for 2000 to 2040 from the Oregon Office of Economic Analysis (OEA), and employment projections from the Oregon Employment Department were used to gauge our results and to compare with the county-wide forecasts we developed.

Also, to help make our forecasts more accurate, we developed additional sets of population projections from demographic models other than the primary models employed in this study. Secondary sets of projections were produced to serve as an evaluation tool to verify that the numbers forecast from the primary models are reasonable. The additional

projections were used to detect and evaluate, and adjust if necessary, any inconsistencies that those primary forecasts may have had.

A **population trends model** was developed for each of Marion County's cities. This model is used for projecting population size for County sub-areas. It provides projections, by five years intervals, from 2005 to 2030.

The population trends model is based on a ratio method. The basic idea of the ratio method is that local city populations are under the same influences of change as the surrounding county population. In particular, we assume here that the influences of population change (fertility, mortality, and migration) are similar in Marion County's cities and unincorporated area, and that there is a link between population changes in Marion County and those in its cities and unincorporated area. In this model, we note that the proportion of Marion County's population that resides in each of the 20 cities has changed over time.

For the County projection in this model, we relied on the 2000-2040 population forecast for Marion County prepared by Oregon's Office of Economic Analysis (OEA). OEA's forecast assumes that annual population growth for the county increases from its recent level of about 1.1 percent (for the 2000-2005 period) to reach and maintain 1.3 percent during 2010-2020, and then diminish back down to 1.1 percent by 2030. We updated OEA's forecast by incorporating PRC's 2005 population estimate, but the patterns of change remained the same, and are similar to those produced by our county-wide cohort-component model.

We developed a simple **economic model** to produce an additional population forecast for Marion County. The model projects net-migration based on an assumed relationship between population change and economic patterns. We used employment projections for Marion County developed by Oregon Employment Department as a basis for building our economic model. However, the future number of jobs, or number of workers, is available for only part of our forecast period. The employment projections are prepared for one ten-year period, 2006-2016, but they were still useful to compare to our forecasts for 2010 and

2015, and to determine if the two sets of projections are in a reasonable range of one another.

The employment projections provide a predicted demand for workers to fill future jobs. The forecast from our cohort-component model provides the supply of workers available to fill those jobs. From this supply we are able to separate the workers already residing in the County from the workers that will be added to the County population from migration.

The supply of workers already existing in the County was extracted by applying recent labor force participation rates to the forecast 'survived' population for ages 15-64 (or the forecast population ages 15-64 minus the net-migrants ages 15-64). Most in-migrants ages 15-64 are assumed to move to Marion County because of new jobs, so we assume that their labor force participation rate is almost 100 percent.

The difference between the projected needed number of workers (the projected number of jobs from the employment projections) and the forecast number of existing workers (the 'survived' population ages 15-64 from the cohort-component model) is the number of net in-migrants. We compare this number to the number of net in-migrants ages 15-64 in the cohort-component model to see if they are in a reasonable range.

We also can compare the total number of net-migrants, which includes all age groups. Additional workers needed to fill future jobs, or net-migrants (as mentioned above), are each assumed to live in a household and to bring their families when they move to Marion County. Thus, the number of net-migrants is then multiplied by the predicted PPH for 2015. The resulting number is the estimated number of net-migrants of all ages, or total net-in migration. This number is compared to the number of net-migrants in the cohort-component model for the County.

Additional housing unit models were developed for all geographic sub-areas, not only for the smaller cities and unincorporated area in this study. For areas where a cohort-

component model was created to produce its population forecast, the forecast results generated from the two models were checked and compared.

General Comments About Population Forecasts

The longer the time-span of the forecast, the more likely it is that conditions change, and thus will increase the uncertainty in rates and assumptions. It is crucial to have recent data that would allow testing, or calibrating, the assumptions used in the forecasting models. The study area's historical population helps to calibrate and adjust original migration rates and growth rates in the forecast models so that a better fit between actual and predicted numbers of persons can be achieved. In the long-run, however, the local economy and conditions affecting populations is likely to change in ways not currently anticipated.

All population forecasts are based on a combination of a beginning population; various known, estimated, and predicted rates; and the forecasters' judgment about future trends. The forecasts may err through imprecise data or unexpected shifts in demographic trends. Generally, forecasts for larger geographical areas, such as the entire county are more reliable than those for small areas, such as for a small city with fewer than 500 persons. These forecasts may be used as a guide to population growth over the next few years. But changes in local areas will surely affect populations in some cities and actual populations will deviate from those shown here. The differences between the forecast and actual populations will vary in magnitude and perhaps direction.

The historical, recent, and predicted demographic rates and other statistics affecting population change in our study area (Marion County and each of its geographic sub-areas) are summarized and shown in Appendix 3. Also included in the summary tables are the population forecasts so that they may be viewed alongside their supporting information.

In the forecast tables accompanying this report, the original calculations for the population forecasts use decimal fractions. Because the fractions are rounded to show whole numbers, the numbers may not add exactly to the totals.

APPENDIX 1

Population Forecasts for Marion County and its Five Largest Cities

Three Forecast Scenarios

MEDIUM Growth Scenario, Populations for Marion County, its Five Largest Cities, and the Salem-Keizer UGB

AREA	Historical					Forecast				
	1990	2000	2005	2010	2015	2020	2025	2030		
MARION CO	228,516	284,834	302,135	323,266	345,077	368,364	388,827	410,431		
KEIZER	21,768	31,890	34,735	36,892	39,424	42,129	44,476	46,955		
SALEM (MarCo)	95,667	119,373	126,525	133,568	142,491	150,798	158,157	165,824		
SALEM	108,784	137,543	147,250	157,974	169,416	181,690	192,672	204,320		
SILVERTON	5,932	7,610	8,230	9,552	10,484	11,507	12,255	13,052		
STAYTON	5,029	6,829	7,505	8,171	8,938	9,777	10,538	11,359		
WOODBURN	13,535	20,191	22,110	24,866	27,872	31,243	34,099	37,216		
SALEM-KEIZER UGB	159,677	203,966	217,284	233,864	250,246	267,780	283,422	299,980		

Ave. Annual Change in #	Historical					Forecast				
	1990-00	2000-05	2005-10	2010-15	2015-20	2020-25	2025-30	2010-2030		
MARION CO	5,632	3,460	4,226	4,362	4,657	4,093	4,321	4,358		
KEIZER	1,012	569	431	506	541	469	496	503		
SALEM (MarCo)	2,371	1,430	1,409	1,785	1,661	1,472	1,533	1,613		
SALEM	2,876	1,941	2,145	2,288	2,455	2,196	2,330	2,317		
SILVERTON	168	124	264	186	205	150	159	175		
STAYTON	180	135	133	153	168	152	164	159		
WOODBURN	666	384	551	601	674	571	623	618		
SALEM-KEIZER UGB	4,429	2,663	3,316	3,276	3,507	3,128	3,312	3,306		

Ave. Annual Growth Rate	Historical					Forecast				
	1990-00	2000-05	2005-10	2010-15	2015-20	2020-25	2025-30	2010-2030		
MARION CO	2.2%	1.2%	1.4%	1.3%	1.3%	1.1%	1.1%	1.2%		
KEIZER	3.8%	1.7%	1.2%	1.3%	1.3%	1.1%	1.1%	1.2%		
SALEM (MarCo)	2.2%	1.2%	1.1%	1.3%	1.1%	1.0%	0.9%	1.1%		
SALEM	2.3%	1.4%	1.4%	1.4%	1.4%	1.2%	1.2%	1.3%		
SILVERTON	2.5%	1.6%	3.0%	1.9%	1.9%	1.3%	1.3%	1.6%		
STAYTON	3.1%	1.9%	1.7%	1.8%	1.8%	1.5%	1.5%	1.6%		
WOODBURN	4.0%	1.8%	2.3%	2.3%	2.3%	1.7%	1.7%	2.0%		
SALEM-KEIZER UGB	2.4%	1.3%	1.5%	1.4%	1.4%	1.1%	1.1%	1.2%		

LOW Growth Scenario, Populations for Marion County, its Five Largest Cities, and the Salem-Keizer UGB

AREA	Historical					Forecast				
	1990	2000	2005	2010	2015	2020	2025	2030		
MARION CO	228,516	284,834	302,135	318,204	333,980	350,538	363,608	377,165		
KEIZER	21,768	31,890	34,735	36,067	37,551	39,096	40,275	41,491		
SALEM (MarCo)	95,667	119,373	126,525	131,615	137,452	143,548	147,986	152,562		
SALEM	108,784	137,543	147,250	155,655	164,061	172,922	180,258	187,905		
SILVERTON	5,932	7,610	8,230	9,274	9,982	10,745	11,223	11,723		
STAYTON	5,029	6,829	7,505	8,000	8,532	9,100	9,564	10,053		
WOODBURN	13,535	20,191	22,110	24,504	27,014	29,780	31,947	34,272		
SALEM-KEIZER UGB	159,677	203,966	217,284	230,590	242,365	254,741	264,893	275,449		

Ave. Annual Change in #	Historical					Forecast				
	1990-00	2000-05	2005-10	2010-15	2015-20	2020-25	2025-30	2010-2030		
MARION CO	5,632	3,460	3,214	3,155	3,312	2,614	2,711	2,948		
KEIZER	1,012	569	266	297	309	236	243	271		
SALEM (MarCo)	2,371	1,430	1,018	1,167	1,219	888	915	1,047		
SALEM	2,876	1,941	1,681	1,681	1,772	1,467	1,529	1,613		
SILVERTON	168	124	209	142	152	96	100	122		
STAYTON	180	135	99	106	113	93	98	103		
WOODBURN	666	384	479	502	553	433	465	488		
SALEM-KEIZER UGB	4,429	2,663	2,661	2,355	2,475	2,030	2,111	2,243		

Ave. Annual Growth Rates	Historical					Forecast				
	1990-00	2000-05	2005-10	2010-15	2015-20	2020-25	2025-30	2010-2030		
MARION CO	2.2%	1.2%	1.0%	1.0%	1.0%	0.7%	0.7%	0.8%		
KEIZER	3.8%	1.7%	0.8%	0.8%	0.8%	0.6%	0.6%	0.7%		
SALEM (MarCo)	2.2%	1.2%	0.8%	0.9%	0.9%	0.6%	0.6%	0.7%		
SALEM	2.3%	1.4%	1.1%	1.1%	1.1%	0.8%	0.8%	0.9%		
SILVERTON	2.5%	1.6%	2.4%	1.5%	1.5%	0.9%	0.9%	1.2%		
STAYTON	3.1%	1.9%	1.3%	1.3%	1.3%	1.0%	1.0%	1.1%		
WOODBURN	4.0%	1.8%	2.1%	1.9%	1.9%	1.4%	1.4%	1.7%		
SALEM-KEIZER UGB	2.4%	1.3%	1.2%	1.0%	1.0%	0.8%	0.8%	0.9%		

HIGH Growth Scenario, Populations for Marion County, its Five Largest Cities, and the Salem-Keizer UGB

AREA	Historical					Forecast				
	1990	2000	2005	2010	2015	2020	2025	2030		
MARION CO	228,516	284,834	302,135	328,305	356,293	386,667	414,521	444,381		
KEIZER	21,768	31,890	34,735	37,481	40,729	44,260	47,402	50,769		
SALEM (MarCo)	95,667	119,373	126,525	135,561	146,466	158,248	168,580	179,586		
SALEM	108,784	137,543	147,250	160,294	174,819	190,659	205,389	221,257		
SILVERTON	5,932	7,610	8,230	9,845	11,010	12,313	13,363	14,502		
STAYTON	5,029	6,829	7,505	8,344	9,331	10,434	11,521	12,721		
WOODBURN	13,535	20,191	22,110	25,305	29,034	33,313	37,279	41,718		
SALEM-KEIZER UGB	159,677	203,966	217,284	237,207	258,054	280,734	302,024	324,929		

Ave. Annual Change in #	Historical					Forecast				
	1990-00	2000-05	2005-10	2010-15	2015-20	2020-25	2025-30	2010-2030		
MARION CO	5,632	3,460	5,234	5,598	6,075	5,571	5,972	5,804		
KEIZER	1,012	569	549	650	706	629	673	664		
SALEM (MarCo)	2,371	1,430	1,807	2,181	2,356	2,066	2,201	2,201		
SALEM	2,876	1,941	2,609	2,905	3,168	2,946	3,174	3,048		
SILVERTON	168	124	323	233	261	210	228	233		
STAYTON	180	135	168	197	221	217	240	219		
WOODBURN	666	384	639	746	856	793	868	821		
SALEM-KEIZER UGB	4,429	2,663	3,985	4,169	4,536	4,258	4,581	4,386		

Ave. Annual Growth Rates	Historical					Forecast				
	1990-00	2000-05	2005-10	2010-15	2015-20	2020-25	2025-30	2010-2030		
MARION CO	2.2%	1.2%	1.7%	1.6%	1.6%	1.4%	1.4%	1.5%		
KEIZER	3.8%	1.7%	1.5%	1.7%	1.7%	1.4%	1.4%	1.5%		
SALEM (MarCo)	2.2%	1.2%	1.4%	1.5%	1.5%	1.3%	1.3%	1.4%		
SALEM	2.3%	1.4%	1.7%	1.7%	1.7%	1.5%	1.5%	1.6%		
SILVERTON	2.5%	1.6%	3.6%	2.2%	2.2%	1.6%	1.6%	1.9%		
STAYTON	3.1%	1.9%	2.1%	2.2%	2.2%	2.0%	2.0%	2.1%		
WOODBURN	4.0%	1.8%	2.7%	2.7%	2.7%	2.2%	2.2%	2.5%		
SALEM-KEIZER UGB	2.4%	1.3%	1.8%	1.7%	1.7%	1.5%	1.5%	1.6%		

APPENDIX 2

Population Forecasts

Marion County's Fifteen Smaller Cities

Populations for Marion County's Fifteen Smaller Cities and Unincorporated Area

AREA	Historical					Forecast				
	1990	2000	2005	2010	2015	2020	2025	2030		
AUMSVILLE	1,660	2,989	3,130	3,448	3,837	4,238	4,636	5,063		
AURORA	597	664	785	1,008	1,083	1,233	1,306	1,382		
DETROIT	331	262	255	265	322	340	355	371		
DONALD	314	607	750	1,083	1,145	1,359	1,660	2,034		
GATES (MarCo)	466	437	450	465	468	479	483	487		
GATES	501	473	495	513	518	535	542	550		
GERVAIS	999	1,923	2,240	2,647	3,071	3,554	4,055	4,597		
HUBBARD	1,901	2,458	2,855	3,185	3,570	4,004	4,486	4,919		
IDANHA (MarCo)	160	131	145	150	154	160	163	170		
IDANHA	264	210	230	237	249	259	266	279		
JEFFERSON	1,810	2,488	2,515	3,162	3,598	4,085	4,583	5,121		
MILL CITY (MarCo)	309	316	315	330	334	343	352	367		
MILL CITY	1,537	1,516	1,555	1,629	1,644	1,703	1,747	1,792		
MT ANGEL	2,794	3,128	3,630	4,013	4,272	4,434	4,697	4,977		
SCOTTS MILLS	286	316	330	388	425	476	526	581		
ST-PAUL	322	352	415	441	510	586	663	747		
SUBLIMITY	1,487	2,139	2,225	2,677	2,963	3,304	3,633	4,004		
TURNER	1,266	1,175	1,570	1,970	2,334	2,753	3,188	3,664		
MARION CO (UNICORP)	71,882	79,555	81,420	84,985	87,783	91,565	94,516	97,541		

Ave. Annual Change in #	Historical				Forecast					
	1990-00	2000-05	2005-10	2010-15	2015-20	2020-25	2025-30	2010-2030		
AREA										
AUMSVILLE	133	28	64	78	80	80	85	81		
AURORA	7	24	45	15	30	15	15	19		
DÉTROIT	-7	-1	2	11	3	3	3	5		
DONALD	29	29	67	12	43	60	75	48		
GATES (MarCo)	-3	3	3	0	2	1	1	1		
GATES	-3	4	4	1	3	1	2	2		
GERVAIS	92	63	81	85	97	100	108	98		
HUBBARD	56	79	66	77	87	96	87	87		
IDANHA (MarCo)	-3	3	1	1	1	1	1	1		
IDANHA	-5	4	1	2	2	1	3	2		
JEFFERSON	68	5	129	87	97	100	108	98		
MILL CITY (MarCo)	1	0	3	1	2	2	3	2		
MILL CITY	-2	8	15	3	12	9	9	8		
MT ANGEL	33	100	77	52	33	53	56	48		
SCOTTS MILLS	3	3	12	8	10	10	11	10		
ST. PAUL	3	13	5	14	15	16	17	15		
SUBLIMITY	65	17	90	57	68	66	74	66		
TURNER	-9	79	80	73	84	87	95	85		
MARION CO (UNICORP)	767	373	713	560	756	590	605	628		

Ave. Annual Growth Rates	Historical					Forecast						
	1990-00	2000-05	2005-10	2010-15	2015-20	2020-25	2025-30	2010-2030				
AREA												
AUMSVILLE	5.9%	0.9%	1.9%	2.1%	2.0%	1.8%	1.8%	1.9%				
AURORA	1.1%	3.3%	5.0%	1.4%	2.6%	1.2%	1.1%	1.6%				
DETROIT	-2.3%	-0.5%	0.8%	3.9%	1.0%	0.9%	0.9%	1.7%				
DONALD	6.6%	4.2%	7.3%	1.1%	3.4%	4.0%	4.1%	3.2%				
GATES (MarCo)	-0.6%	0.6%	0.7%	0.1%	0.5%	0.2%	0.2%	0.2%				
GATES	-0.6%	0.9%	0.7%	0.2%	0.6%	0.3%	0.3%	0.3%				
GERVAIS	6.5%	3.1%	3.3%	3.0%	2.9%	2.6%	2.5%	2.8%				
HUBBARD	2.6%	3.0%	2.2%	2.3%	2.3%	2.3%	1.8%	2.2%				
IDANHA (MarCo)	-2.0%	2.0%	0.7%	0.4%	0.8%	0.4%	0.9%	0.6%				
IDANHA	-2.3%	1.8%	0.6%	0.9%	0.8%	0.5%	1.0%	0.8%				
JEFFERSON	3.2%	0.2%	4.6%	2.6%	2.5%	2.3%	2.2%	2.4%				
MILL CITY (MarCo)	0.2%	-0.1%	0.9%	0.3%	0.5%	0.5%	0.9%	0.5%				
MILL CITY	-0.1%	0.5%	0.9%	0.2%	0.7%	0.5%	0.5%	0.5%				
MT ANGEL	1.1%	3.0%	2.0%	1.3%	0.7%	1.2%	1.2%	1.1%				
SCOTTS MILLS	1.0%	-1.0%	5.1%	1.9%	2.2%	2.0%	2.0%	2.0%				
ST. PAUL	0.9%	3.3%	1.2%	2.9%	2.8%	2.5%	2.4%	2.6%				
SUBLIMITY	3.6%	0.8%	3.7%	2.0%	2.2%	1.9%	1.9%	2.0%				
TURNER	-0.7%	5.8%	4.5%	3.4%	3.3%	2.9%	2.8%	3.1%				
MARION CO (UNICORP)	1.0%	0.5%	0.8%	0.6%	0.8%	0.6%	0.6%	0.7%				

APPENDIX 3

Supporting Data and Forecast Summary Tables

Supporting Data and Forecast Summary Tables

These tables hold a summary of supporting data that were used to develop the population forecasts. They include recent historic data (including populations) that are known or were estimated. The data are grouped by geographic area. There is a table for Marion County and one for each of its cities, unincorporated area, and the Salem-Keizer UGB. For cities that are located in another county besides Marion, an additional table for each is included that shows data for the entire city as well as the portion that is in Marion County.

Population and housing data and rates for 1990 and 2000 are from decennial censuses, and for 2005 are estimated; 1990-2005 birth data and 2000-2007 enrollment data are from administrative records; All numbers for years 2010-2030 are predicted.

Abbreviated column headings key:

Pop = population; **#Ave Ann Pop Growth** = number average annual population growth; **%Ave Ann Pop Growth** = percent average annual population growth; **%Pop 65+** = percentage population ages 65 and over; **% Pop Hispanic** = percentage population that are Hispanic; **Hseholds** = households; **Hsg Units** = housing units; **Occpncy** = occupancy; **PPH** = average persons per household; **GQ pop** = group quarters population; **Schl Enrl** = school enrollment; **Emplmnt Projections** = employment projections.

Marion Co	Pop	# Ave Ann Pop Growth	% Ave Ann Pop Growth	% Pop 65+	% Pop Hispanic	Hseholds	Hsg Units	# Ave Ann Hsg Growth	% Ave Ann Hsg Growth	Occpncy Rate	PPH	GQ pop	Births	Schl Enrl*	Emplmnt Projections**
1990	228,516			14.3%	8.0%	83,490	86,866			96.1%	2.60	11,414	3,850		
2000	284,834	5,632	2.2%	12.4%	17.1%	101,650	108,183	2,132	2.2%	94.0%	2.70	10,588	4,528	52,271	
2005	302,135	3,460	1.2%	11.6%	21.3%	108,051	114,931	1,350	1.2%	94.0%	2.69	11,047	4,662	56,899	115,988
2010	323,266	4,226	1.4%			114,213	121,486	1,311	1.1%	94.0%	2.73	11,500		59,144	
2015	345,077	4,362	1.3%			122,222	129,047	1,512	1.2%	94.7%	2.73	11,500			132,632
2020	368,364	4,657	1.3%			130,568	137,859	1,762	1.3%	94.7%	2.73	12,000			
2025	388,827	4,093	1.1%			138,062	145,771	1,582	1.1%	94.7%	2.73	12,000			
2030	410,431	4,321	1.1%			145,787	153,927	1,631	1.1%	94.7%	2.73	12,500			

*Countywide public school enrollment reported here.; 2007 enrollment number is placed in '2010' cell.

**# forecast Jobs in 2006 and in 2016 in Marion County.

	Pop	# Ave Ann Pop Growth	% Ave Ann Pop Growth	% Pop 65+	% Pop Hispanic	Hseholds	Hsg Units	# Ave Ann Hsg Growth	% Ave Ann Hsg Growth	Occpnncy Rate	PPH	GQ pop	Births	Schl Enrl*
Detroit	331			10.9%	2.1%	145	319			45.5%	2.28	0	9	
1990	262	-7	-2.3%	16.4%	3.8%	119	383	6	1.83%	31.1%	2.20	0	2	718
2000	255	-1	-0.5%			116	373	-2	-0.53%	31.1%	2.20	0	2	681
2005	265	2	0.8%			121	388	3	0.82%	31.1%	2.20	0		634
2010	322	11	3.9%			147	406	3	0.87%	36.2%	2.19	0		
2015	340	3	1.0%			155	428	4	1.06%	36.2%	2.19	0		
2020	355	3	0.9%			162	448	4	0.90%	36.2%	2.19	0		
2025	371	3	0.9%			169	468	4	0.89%	36.2%	2.19	0		
2030														

*Total public school enrolled in school district(s) in which area is located; 2007 enrollment number is placed in '2010' cell.

	Pop	# Ave Ann Pop Growth	% Ave Ann Pop Growth	% Pop 65+	% Pop Hispanic	Hseholds	Hsg Units	# Ave Ann Hsg Growth	% Ave Ann Hsg Growth	Occpnncy Rate	PPH	GQ pop	Births	Schl Enrl*
Donald	314			8.7%	18.7%	112	118			94.9%	2.81	0	1	
1990	607	29	6.6%	5.8%	11.2%	201	234	12	6.90%	85.6%	3.03	0	1	1,716
2000	750	29	4.2%			248	282	10	3.69%	88.0%	3.02	0	5	1,895
2005	1,083	67	7.3%			359	408	25	7.40%	88.0%	3.02	0		1,945
2010	1,145	12	1.1%			380	433	5	1.17%	87.9%	3.01	0		
2015														
2020	1,359	43	3.4%			451	514	16	3.43%	87.9%	3.01	0		
2025	1,660	60	4.0%			552	628	23	4.02%	87.9%	3.01	0		
2030	2,034	75	4.1%			677	770	28	4.08%	87.9%	3.01	0		

*Total public school enrolled in school district(s) in which area is located; 2007 enrollment number is placed in '2010' cell.

Gates	1990	2000	2005	2010	2015	2020	2025	2030	# Ave Ann Pop Growth	% Ave Ann Pop Growth	% Pop 65+	% Pop Hispanic	Hseholds	Hsg Units	# Ave Ann Hsg Growth	% Ave Ann Hsg Growth	Occpncy Rate	PPH	GQ pop	Births	Schl Enrl'
	501	473	495	514	518	535	542	551	-3	-0.6%	21.4%	9.6%	202	228	3	1.4%	88.6%	2.46	5	8	718
									4	0.9%	20.7%	6.3%	213	262	2	0.9%	81.3%	2.22	0	2	681
									4	0.7%			224	273	2	0.7%	81.9%	2.21	0	7	634
									1	0.2%			232	283	-1	-0.4%	84.0%	2.21	0		
									3	0.6%			235	278	2	0.7%	84.0%	2.20	0		
									1	0.3%			244	288	1	0.3%	84.0%	2.19	0		
									2	0.3%			247	292	1	0.4%	84.0%	2.18	0		
													252	298	1						

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Gates (MarCo)	1990	2000	2005	2010	2015	2020	2025	2030	# Ave Ann Pop Growth	% Ave Ann Pop Growth	% Pop 65+	% Pop Hispanic	Hseholds	Hsg Units	# Ave Ann Hsg Growth	% Ave Ann Hsg Growth	Occpncy Rate	PPH	GQ pop	Births	Schl Enrl'
	466	437	450	465	468	479	483	487	-3	-0.6%	22.1%	10.4%	187	212	3	1.3%	88.5%	2.46	5	7	718
									3	0.6%	20.3%	6.9%	192	241	1	0.5%	79.7%	2.27	0	2	681
									3	0.7%			198	248	1	0.5%	79.9%	2.27	0	7	634
									0	0.1%			203	254	-2	-0.6%	82.9%	2.30	0		
									2	0.5%			204	246	1	0.5%	82.9%	2.29	0		
									1	0.2%			209	252	0	0.2%	82.9%	2.29	0		
									1	0.2%			211	254	1	0.2%	82.9%	2.29	0		
													213	257	1	0.2%	82.9%	2.29	0		

*Total public school enrolled in school district(s) in which area is located; 2007 enrollment number is placed in '2010' cell.

	Pop	# Ave Ann Pop Growth	% Ave Ann Pop Growth	% Pop 65+	% Pop Hispanic	Hseholds	Hsg Units	# Ave Ann Hsg Growth	% Ave Ann Hsg Growth	Occpncy Rate	PPH	GQ pop	Births	Schl Enrl*
Gervais														
1990	999			10.0%	52.7%	252	259			97.3%	3.84	32	62	
2000	1,923	92	6.5%	4.5%	66.8%	428	451	19	5.6%	94.8%	4.44	26	76	1,102
2005	2,240	63	3.1%			505	532	16	3.3%	95.0%	4.43	0	58	1,096
2010	2,647	81	3.3%			609	641	22	3.7%	95.0%	4.34	0		
2015	3,071	85	3.0%			708	742	20	2.9%	95.5%	4.34	0		
2020	3,554	97	2.9%			820	859	23	2.9%	95.5%	4.33	0		
2025	4,055	100	2.6%			936	981	24	2.6%	95.5%	4.33	0		
2030	4,597	108	2.5%			1,062	1,113	26	2.5%	95.5%	4.33	0		

*Total public school enrolled in school district(s) in which area is located; 2007 enrollment number is placed in '2010' cell.

	Pop	# Ave Ann Pop Growth	% Ave Ann Pop Growth	% Pop 65+	% Pop Hispanic	Hseholds	Hsg Units	# Ave Ann Hsg Growth	% Ave Ann Hsg Growth	Occpncy Rate	PPH	GQ pop	Births	Schl Enrl*
Hubbard														
1990	1,901			10.9%	20.6%	642	658			97.7%	2.94	14	61	
2000	2,458	56	2.6%	7.3%	32.6%	748	794	14	1.9%	94.2%	3.29	0	45	1,716
2005	2,855	79	3.0%			869	919	25	2.9%	94.6%	3.28	0	65	1,895
2010	3,185	66	2.2%			956	1,011	18	1.9%	94.6%	3.33	0		1,945
2015	3,570	77	2.3%			1,073	1,124	23	2.1%	95.5%	3.33	0		
2020	4,004	87	2.3%			1,205	1,262	28	2.3%	95.5%	3.32	0		
2025	4,486	96	2.3%			1,351	1,415	31	2.3%	95.5%	3.32	0		
2030	4,919	87	1.8%			1,482	1,553	28	1.9%	95.5%	3.32	0		

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Idanha	Pop	# Ave Ann Pop Growth	% Ave Ann Pop Growth	% Pop 65+	% Pop Hispanic	Hseholds	Hsg Units	# Ave Ann Hsg Growth	% Ave Ann Hsg Growth	Occpncy Rate	PPH	GQ pop	Births	Schl Enrl*
1990	264			11.1%	4.5%	96	103			93.2%	2.75	0	0	
2000	210	-5	-2.3%	9.0%	5.1%	87	112	1	0.9%	77.8%	2.42	0	0	718
2005	230	4	1.8%			95	120	2	1.4%	79.2%	2.42	0	3	681
2010	237	1	0.6%			98	124	1	0.6%	79.2%	2.43	0		634
2015	249	2	0.9%			103	123	0	-0.1%	83.6%	2.42	0		
2020	259	2	0.8%			107	128	1	0.8%	83.6%	2.42	0		
2025	266	1	0.5%			110	132	1	0.6%	83.6%	2.41	0		
2030	279	3	1.0%			116	139	1	1.0%	83.6%	2.41	0		

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Idanha (MarCo)	Pop	# Ave Ann Pop Growth	% Ave Ann Pop Growth	% Pop 65+	% Pop Hispanic	Hseholds	Hsg Units	# Ave Ann Hsg Growth	% Ave Ann Hsg Growth	Occpncy Rate	PPH	GQ pop	Births	Schl Enrl*
1990	160			12.5%	4.9%	60	66			90.7%	2.67	0	0	
2000	131	-3	-2.0%	8.9%	6.8%	53	67	0	0.1%	79.2%	2.48	0	0	718
2005	145	3	2.0%			58	74	1	2.0%	79.5%	2.48	0	2	681
2010	150	1	0.7%			60	76	0	0.5%	79.5%	2.50	0		634
2015	154	1	0.4%			61	73	0	-0.6%	83.8%	2.50	0		
2020	160	1	0.8%			64	77	1	0.8%	83.8%	2.50	0		
2025	163	1	0.4%			65	78	0	0.4%	83.8%	2.50	0		
2030	170	1	0.9%			68	82	1	0.9%	83.8%	2.49	0		

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Jefferson	Pop	# Ave Ann Pop Growth	% Ave Ann Pop Growth	% Pop 65+	% Pop Hispanic	Hseholds	Hsg Units	# Ave Ann Hsg Growth	% Ave Ann Hsg Growth	Occpncy Rate	PPH	GQ pop	Births	Schl Enrl*
1990	1,810			9.0%	11.6%	600	630			95.2%	3.01	3	41	
2000	2,488	68	3.2%	7.2%	20.7%	818	886	26	3.4%	92.3%	3.04	0	51	981
2005	2,515	5	0.2%			827	894	2	0.2%	92.5%	3.04	0	48	877
2010	3,162	129	4.6%			1,038	1,122	46	4.5%	92.5%	3.05	0		930
2015	3,598	87	2.6%			1,183	1,269	29	2.5%	93.2%	3.04	0		
2020	4,085	97	2.5%			1,344	1,442	35	2.6%	93.2%	3.04	0		
2025	4,583	100	2.3%			1,509	1,619	35	2.3%	93.2%	3.04	0		
2030	5,121	108	2.2%			1,687	1,810	38	2.2%	93.2%	3.03	0		

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Keizer	Pop	# Ave Ann Pop Growth	% Ave Ann Pop Growth	% Pop 65+	% Pop Hispanic	Hseholds	Hsg Units	# Ave Ann Hsg Growth	% Ave Ann Hsg Growth	Occpncy Rate	PPH	GQ pop	Births	Schl Enrl*
1990	21,768			14.1%	5.7%	8,288	8,529			97.2%	2.59	307	395	
2000	31,890	1,012	3.8%	12.1%	12.3%	11,978	12,635	411	3.9%	94.8%	2.64	279	504	35,108
2005	34,735	569	1.7%			13,028	13,742	222	1.7%	94.8%	2.63	416	557	38,873
2010	36,892	431	1.2%			13,702	14,454	142	1.0%	94.8%	2.66	402		40,144
2015	39,424	506	1.3%			14,674	15,364	182	1.2%	95.5%	2.66	402		
2020	42,129	541	1.3%			15,701	16,439	215	1.4%	95.5%	2.66	419		
2025	44,476	469	1.1%			16,598	17,378	188	1.1%	95.5%	2.65	419		
2030	46,955	496	1.1%			17,540	18,363	197	1.1%	95.5%	2.65	437		

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Mill City	Pop	# Ave Ann Pop Growth	% Ave Ann Pop Growth	% Pop 65+	% Pop Hispanic	Hseholds	Hsg Units	# Ave Ann Hsg Growth	% Ave Ann Hsg Growth	Occpncy Rate	PPH	GQ pop	Births	Schl Enrl*
1990	1,537			15.4%	6.7%	570	609			93.6%	2.69	0	41	
2000	1,516	-2	-0.1%	13.4%	11.4%	551	620	1	0.2%	88.9%	2.75	0	26	718
2005	1,555	8	0.5%			566	639	4	0.6%	88.5%	2.75	0	20	681
2010	1,629	15	0.9%			613	692	11	1.6%	88.5%	2.66	0		634
2015	1,644	3	0.2%			619	682	-2	-0.3%	90.7%	2.65	0		
2020	1,703	12	0.7%			642	707	5	0.7%	90.7%	2.65	0		
2025	1,747	9	0.5%			659	726	4	0.5%	90.7%	2.65	0		
2030	1,792	9	0.5%			677	746	4	0.5%	90.7%	2.65	0		

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Mill City (MarCo)	Pop	# Ave Ann Pop Growth	% Ave Ann Pop Growth	% Pop 65+	% Pop Hispanic	Hseholds	Hsg Units	# Ave Ann Hsg Growth	% Ave Ann Hsg Growth	Occpncy Rate	PPH	GQ pop	Births	Schl Enrl*
1990	309			12.2%	14.3%	109	121			89.5%	2.85	0	7	
2000	316	1	0.2%	12.5%	10.9%	107	135	1	1.0%	79.5%	2.95	0	5	718
2005	315	0	-0.1%			107	134	0	-0.1%	79.8%	2.95	0	5	681
2010	330	3	0.9%			114	143	2	1.4%	79.8%	2.88	0		634
2015	334	1	0.3%			116	140	-1	-0.6%	83.3%	2.88	0		
2020	343	2	0.5%			119	144	1	0.6%	83.3%	2.87	0		
2025	352	2	0.5%			123	147	1	0.5%	83.3%	2.87	0		
2030	367	3	0.9%			128	154	1	0.9%	83.3%	2.87	0		

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	Pop	# Ave Ann Pop Growth	% Ave Ann Pop Growth	% Pop 65+	% Pop Hispanic	Hseholds	Hsg Units	# Ave Ann Hsg Growth	% Ave Ann Hsg Growth	Occpncy Rate	PPH	GQ pop	Births	Schl Enrl*
Mt Angel														
1990	2,794			20.8%	20.2%	801	813			98.5%	2.93	447	53	
2000	3,128	33	1.1%	18.2%	27.7%	1,062	1,128	32	3.3%	94.2%	2.75	209	46	754
2005	3,630	100	3.0%			1,212	1,287	32	2.6%	94.2%	2.72	337	62	799
2010	4,013	77	2.0%			1,376	1,460	35	2.5%	94.2%	2.68	325		793
2015	4,272	52	1.3%			1,385	1,449	-2	-0.2%	95.6%	2.85	325		
2020	4,434	33	0.7%			1,439	1,505	11	0.8%	95.6%	2.85	340		
2025	4,697	53	1.2%			1,532	1,603	20	1.3%	95.6%	2.84	340		
2030	4,977	56	1.2%			1,626	1,701	20	1.2%	95.6%	2.84	354		

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	Pop	# Ave Ann Pop Growth	% Ave Ann Pop Growth	% Pop 65+	% Pop Hispanic	Hseholds	Hsg Units	# Ave Ann Hsg Growth	% Ave Ann Hsg Growth	Occpncy Rate	PPH	GQ pop	Births	Schl Enrl*
Salem														
1990	108,784			14.5%	6.1%	41,304	42,970			96.1%	2.41	9,082	1,792	
2000	137,543	2,876	2.3%	12.4%	14.6%	50,940	54,043	1,107	2.3%	94.3%	2.53	8,832	2,109	35,108
2005	147,250	1,941	1.4%	11.6%	21.3%	54,816	58,111	814	1.5%	94.3%	2.52	8,868	2,106	38,873
2010	157,974	2,145	1.4%			58,384	61,894	757	1.3%	94.3%	2.54	9,578		40,144
2015	169,416	2,288	1.4%			62,990	66,395	900	1.4%	94.9%	2.54	9,578		
2020	181,690	2,455	1.4%			67,779	71,440	1,009	1.5%	94.9%	2.53	9,994		
2025	192,672	2,196	1.2%			72,210	76,109	934	1.3%	94.9%	2.53	9,994		
2030	204,320	2,330	1.2%			76,758	80,899	958	1.2%	94.9%	2.53	10,411		

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Salem (MarCo)	Pop	# Ave Ann Pop Growth	% Ave Ann Pop Growth	% Pop 65+	% Pop Hispanic	Hseholds	Hsg Units	# Ave Ann Hsg Growth	% Ave Ann Hsg Growth	Occpncy Rate	PPH	GQ pop	Births	Schl Enrl*
1990	95,667			13.8%	6.2%	36,070	37,528			96.1%	2.41	8,758	1,573	
2000	119,373	2,371	2.2%	11.5%	15.4%	43,764	46,443	891	2.1%	94.2%	2.54	8,288	1,869	35,108
2005	126,525	1,430	1.2%			46,596	49,412	594	1.2%	94.3%	2.53	8,445	1,803	38,873
2010	133,568	1,409	1.1%			48,560	51,496	417	0.8%	94.3%	2.57	8,988		40,144
2015	142,491	1,785	1.3%			52,112	54,936	688	1.3%	94.9%	2.56	8,988		
2020	150,798	1,661	1.1%			55,259	58,253	663	1.2%	94.9%	2.56	9,379		
2025	158,157	1,472	1.0%			58,181	61,332	616	1.0%	94.9%	2.56	9,379		
2030	165,824	1,533	0.9%			61,079	64,383	610	1.0%	94.9%	2.55	9,770		

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Scotts Mills	Pop	# Ave Ann Pop Growth	% Ave Ann Pop Growth	% Pop 65+	% Pop Hispanic	Hseholds	Hsg Units	# Ave Ann Hsg Growth	% Ave Ann Hsg Growth	Occpncy Rate	PPH	GQ pop	Births	Schl Enrl*
1990	286			8.5%	2.1%	91	94			96.9%	3.12	0	10	
2000	316	3	1.0%	12.5%	3.5%	109	109	1	1.4%	100.0%	2.91	0	7	3,664
2005	330	3	0.9%			115	115	1	1.1%	100.0%	2.87	0	4	3,604
2010	388	12	3.2%			135	135	4	3.2%	100.0%	2.88	0		3,610
2015	425	8	1.9%			148	150	3	2.1%	98.8%	2.87	0		
2020	476	10	2.2%			166	168	4	2.3%	98.8%	2.87	0		
2025	526	10	2.0%			184	186	4	2.0%	98.8%	2.87	0		
2030	581	11	2.0%			203	205	4	2.0%	98.8%	2.87	0		

*Total public school enrolled in school district(s) in which area is located; 2007 enrollment number is placed in '2010' cell.

	Pop	# Ave Ann Pop Growth	% Ave Ann Pop Growth	% Pop 65+	% Pop Hispanic	Hseholds	Hsg Units	# Ave Ann Hsg Growth	% Ave Ann Hsg Growth	Occpncy Rate	PPH	GQ pop	Births	Schl Enrl*
Silverton														
1990	5,932			18.6%	6.1%	2,237	2,331			96.0%	2.60	114	104	
2000	7,610	168	2.5%	13.4%	11.3%	2,775	2,937	61	2.3%	94.5%	2.71	80	130	3,664
2005	8,230	124	1.6%			3,000	3,174	47	1.6%	94.5%	2.71	105	128	3,604
2010	9,552	264	3.0%			3,493	3,695	104	3.0%	94.5%	2.71	101		3,610
2015	10,484	186	1.9%			3,843	4,046	70	1.8%	95.0%	2.70	101		
2020	11,507	205	1.9%			4,224	4,447	80	1.9%	95.0%	2.70	106		
2025	12,255	150	1.3%			4,504	4,743	59	1.3%	95.0%	2.70	106		
2030	13,052	159	1.3%			4,802	5,056	63	1.3%	95.0%	2.69	110		

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	Pop	# Ave Ann Pop Growth	% Ave Ann Pop Growth	% Pop 65+	% Pop Hispanic	Hseholds	Hsg Units	# Ave Ann Hsg Growth	% Ave Ann Hsg Growth	Occpncy Rate	PPH	GQ pop	Births	Schl Enrl*
St. Paul														
1990	322			11.8%	26.0%	104	105			99.0%	3.09	0	10	
2000	352	3	0.9%	14.1%	25.8%	122	127	2	1.9%	96.1%	2.88	0	6	222
2005	415	13	3.3%			144	150	5	3.4%	95.9%	2.88	0	3	228
2010	441	5	1.2%			156	162	2	1.6%	95.9%	2.83	0		234
2015	510	14	2.9%			181	186	5	2.7%	97.1%	2.83	0		
2020	586	15	2.8%			207	214	6	2.8%	97.1%	2.82	0		
2025	663	16	2.5%			235	242	6	2.5%	97.1%	2.82	0		
2030	747	17	2.4%			265	273	6	2.4%	97.1%	2.82	0		

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Stayton	Pop	# Ave Ann Pop Growth	% Ave Ann Pop Growth	% Pop 65+	% Pop Hispanic	Hseholds	Hsg Units	# Ave Ann Hsg Growth	% Ave Ann Hsg Growth	Occpnncy Rate	PPH	GQ pop	Births	Schl Enrl*
1990	5,029			13.2%	3.1%	1,870	1,922			97.3%	2.69	0	90	
2000	6,829	180	3.1%	12.3%	9.2%	2,523	2,658	74	3.2%	94.9%	2.71	5	119	2,339
2005	7,505	135	1.9%			2,776	2,922	53	1.9%	95.0%	2.70	0	118	2,452
2010	8,171	133	1.7%			2,973	3,129	41	1.4%	95.0%	2.75	0		2,466
2015	8,938	153	1.8%			3,256	3,404	55	1.7%	95.7%	2.74	0		
2020	9,777	168	1.8%			3,566	3,727	65	1.8%	95.7%	2.74	0		
2025	10,538	152	1.5%			3,846	4,021	59	1.5%	95.7%	2.74	0		
2030	11,359	164	1.5%			4,149	4,337	63	1.5%	95.7%	2.74	0		

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Sublimity	Pop	# Ave Ann Pop Growth	% Ave Ann Pop Growth	% Pop 65+	% Pop Hispanic	Hseholds	Hsg Units	# Ave Ann Hsg Growth	% Ave Ann Hsg Growth	Occpnncy Rate	PPH	GQ pop	Births	Schl Enrl*
1990	1,487			31.9%	0.9%	493	502			98.2%	2.57	221	28	
2000	2,139	65	3.6%	29.4%	1.6%	684	709	21	3.4%	96.5%	2.66	317	15	2,339
2005	2,225	17	0.8%			709	736	5	0.8%	96.3%	2.61	377	22	2,452
2010	2,677	90	3.7%			944	981	49	5.7%	96.3%	2.45	364		2,466
2015	2,963	57	2.0%			1,062	1,095	23	2.2%	97.0%	2.45	364		
2020	3,304	68	2.2%			1,196	1,233	28	2.4%	97.0%	2.44	380		
2025	3,633	66	1.9%			1,332	1,373	28	2.1%	97.0%	2.44	380		
2030	4,004	74	1.9%			1,478	1,524	30	2.1%	97.0%	2.44	396		

*Total public school enrolled in school district(s) in which area is located; 2007 enrollment number is placed in '2010' cell.

Turner	Pop	# Ave Ann Pop Growth	% Ave Ann Pop Growth	% Pop 65+	% Pop Hispanic	Hseholds	Hsg Units	# Ave Ann Hsg Growth	% Ave Ann Hsg Growth	Occpnrcy Rate	PPH	GQ pop	Births	Schl Enrl*
1990	1,266			18.6%	2.3%	438	455			96.3%	2.78	47	20	
2000	1,175	-9	-0.7%	22.5%	4.3%	482	513	6	1.2%	94.1%	2.43	3	21	2,199
2005	1,570	79	5.8%			630	667	31	5.3%	94.5%	2.42	44	14	2,245
2010	1,970	80	4.5%			796	843	35	4.7%	94.5%	2.42	42		2,254
2015	2,334	73	3.4%			948	999	31	3.4%	94.9%	2.42	42		
2020	2,753	84	3.3%			1,122	1,182	37	3.4%	94.9%	2.41	44		
2025	3,188	87	2.9%			1,303	1,373	38	3.0%	94.9%	2.41	44		
2030	3,664	95	2.8%			1,500	1,581	42	2.8%	94.9%	2.41	46		

*Total public school enrolled in school district(s) in which area is located; 2007 enrollment number is placed in '2010' cell.

Woodburn	Pop	# Ave Ann Pop Growth	% Ave Ann Pop Growth	% Pop 65+	% Pop Hispanic	Hseholds	Hsg Units	# Ave Ann Hsg Growth	% Ave Ann Hsg Growth	Occpnrcy Rate	PPH	GQ pop	Births	Schl Enrl*
1990	13,535			26.8%	31.2%	4,823	4,957			97.3%	2.70	492	355	
2000	20,191	666	4.0%	18.1%	49.9%	6,316	6,870	191	3.3%	91.9%	3.12	511	413	4,186
2005	22,110	384	1.8%			6,971	7,585	143	2.0%	91.9%	3.11	450	526	4,830
2010	24,866	551	2.3%			7,346	7,993	82	1.0%	91.9%	3.33	434		5,121
2015	27,872	601	2.3%			8,261	8,822	166	2.0%	93.7%	3.32	434		
2020	31,243	674	2.3%			9,280	9,909	218	2.3%	93.7%	3.32	453		
2025	34,099	571	1.7%			10,149	10,837	186	1.8%	93.7%	3.32	453		
2030	37,216	623	1.7%			11,093	11,844	202	1.8%	93.7%	3.31	472		

*Total public school enrolled in school district(s) in which area is located; 2007 enrollment number is placed in '2010' cell.

Marion Co (unicorp)	Pop	# Ave Ann Pop Growth	% Ave Ann Pop Growth	% Pop 65+	% Pop Hispanic	Hseholds	Hsg Units	# Ave Ann Hsg Growth	% Ave Ann Hsg Growth	Occpncy Rate	PPH	GQ pop	Births	Schl Enrl*
1990	71,882			12.4%	5.9%	25,426	26,460			96.1%	2.79	975	962	
2000	79,555	767	1.0%	12.2%	13.3%	27,960	29,581	312	1.1%	94.5%	2.81	870	1,161	52,271
2005	81,420	373	0.5%			28,639	30,298	143	0.5%	94.5%	2.81	870	1,188	56,899
2010	84,985	713	0.9%			29,770	31,495	239	0.8%	94.5%	2.83	840		59,144
2015	87,783	560	0.6%			30,821	32,413	184	0.6%	95.1%	2.82	840		
2020	91,565	756	0.8%			32,194	33,856	289	0.9%	95.1%	2.82	877		
2025	94,516	590	0.6%			33,283	34,998	228	0.7%	95.1%	2.81	877		
2030	97,541	605	0.6%			34,387	36,158	232	0.7%	95.1%	2.81	913		

*Total public school enrolled in school district(s) in which area is located; 2007 enrollment number is placed in '2010' cell.

Salem-Keizer UGB	Pop	# Ave Ann Pop Growth	% Ave Ann Pop Growth	% Pop 65+	% Pop Hispanic	Hseholds	Hsg Units	# Ave Ann Hsg Growth	% Ave Ann Hsg Growth	Occpncy Rate	PPH	GQ pop	Births	Schl Enrl*
1990	159,677			14.1%	5.8%	60,635	62,911			96.4%	2.48	9,437	2,676	
2000	203,966	4,429	2.4%	12.2%	14.7%	75,513	79,983	1,707	2.4%	94.4%	2.58	9,331	3,240	35,108
2005	217,284	2,663	1.3%			80,734	85,467	1,097	1.3%	94.5%	2.56	10,557	3,380	38,873
2010	233,864	3,316	1.5%			86,246	91,304	1,167	1.3%	94.5%	2.59	10,193		40,144
2015	250,246	3,276	1.4%			92,724	97,545	1,248	1.3%	95.1%	2.59	10,193		
2020	267,780	3,507	1.4%			99,485	104,656	1,422	1.4%	95.1%	2.58	10,636		
2025	283,422	3,128	1.1%			105,672	111,161	1,301	1.2%	95.1%	2.58	10,636		
2030	299,980	3,312	1.1%			112,062	117,877	1,343	1.2%	95.1%	2.58	11,079		

*Total public school enrolled in school district(s) in which area is located; 2007 enrollment number is placed in '2010' cell.

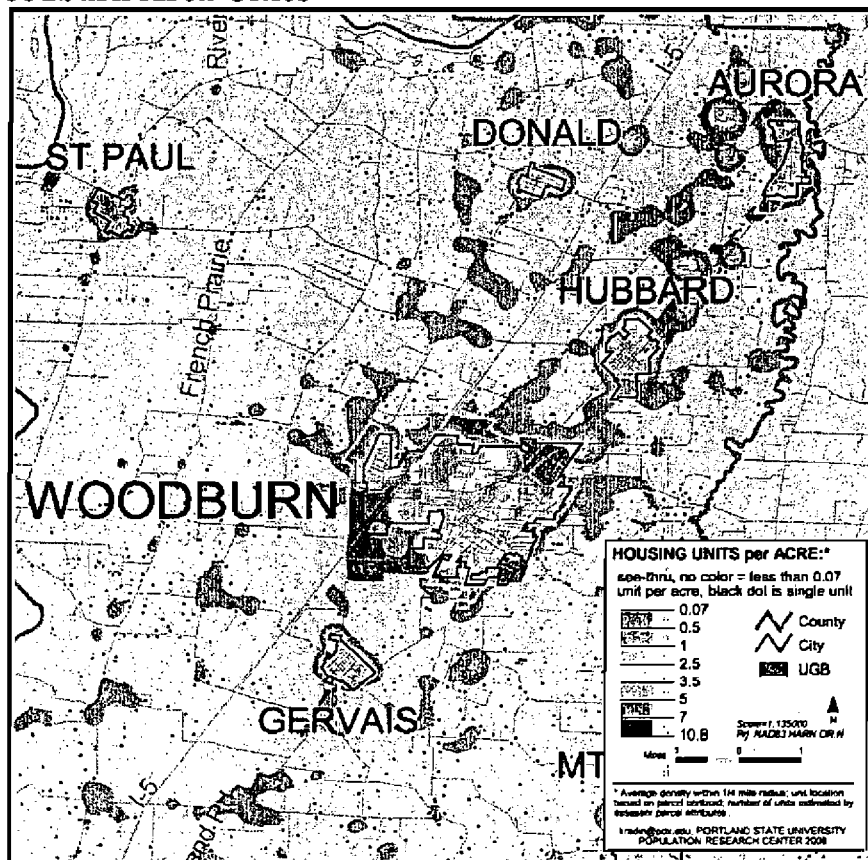
APPENDIX 4

**Maps of Housing Unit Density in Marion County
Cities & Urban Growth Areas**

Housing Density Maps (2007) Marion County Cities & Urban Growth Areas

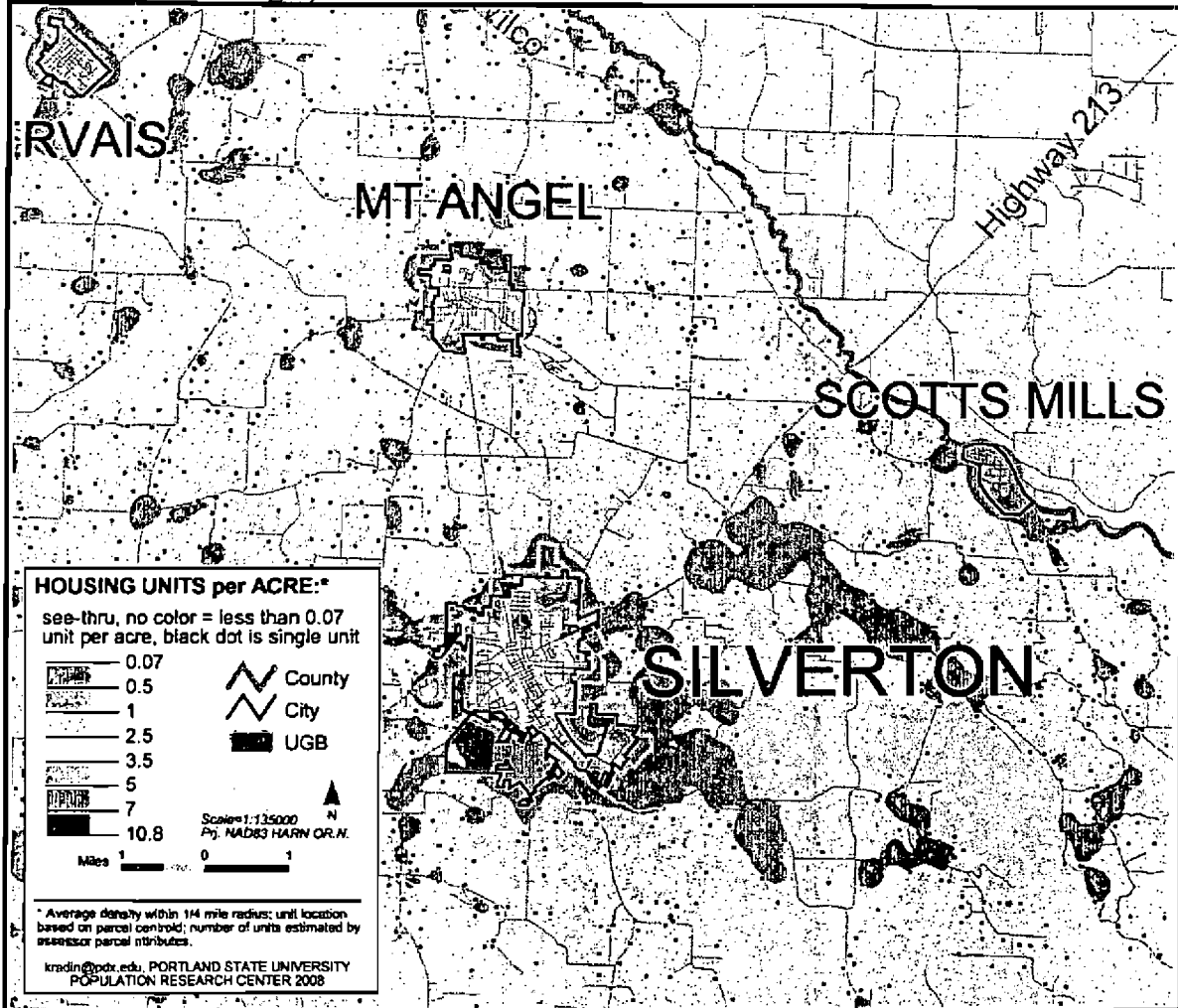
The following maps show the density distribution of existing housing in and around the cities of Marion County. Depicted at the same scale, four of the five images group cities that are close to one other, which allows for easy comparison of sizes and densities. Images start at the north side of the county, along I-5, then work their way south and east to Mill City, Gates, Detroit and Idanha. These latter four cities are mapped at a larger scale and grouped together in separate panes. Urban Growth Boundaries (yellow lines) are graphically drawn beneath city boundaries (thinner black lines), and the urban growth areas are filled-in dark grey. The density layer, which shows housing density in units per acre, has been graphically drawn on top of the urban growth area layer. Locations with the lightest densities (locations where densities are less than 0.07 units per acre, on average) have no color and they are see-through. Legends use the same classes and colors from map to map. Classes are separated by break values. The first class is 0 to 0.07 units per acre (no color, see-through), the second class is 0.07 to 0.5 units per acre (dark, flat blue), the third class is 0.5 to 1 unit per acre (lighter blue), and so on. Lower density colors are 'cool', such as blue; higher densities colors are 'hot', such as orange and red. Individual housing units in rural locations are represented with black dots.

Woodburn Area Cities



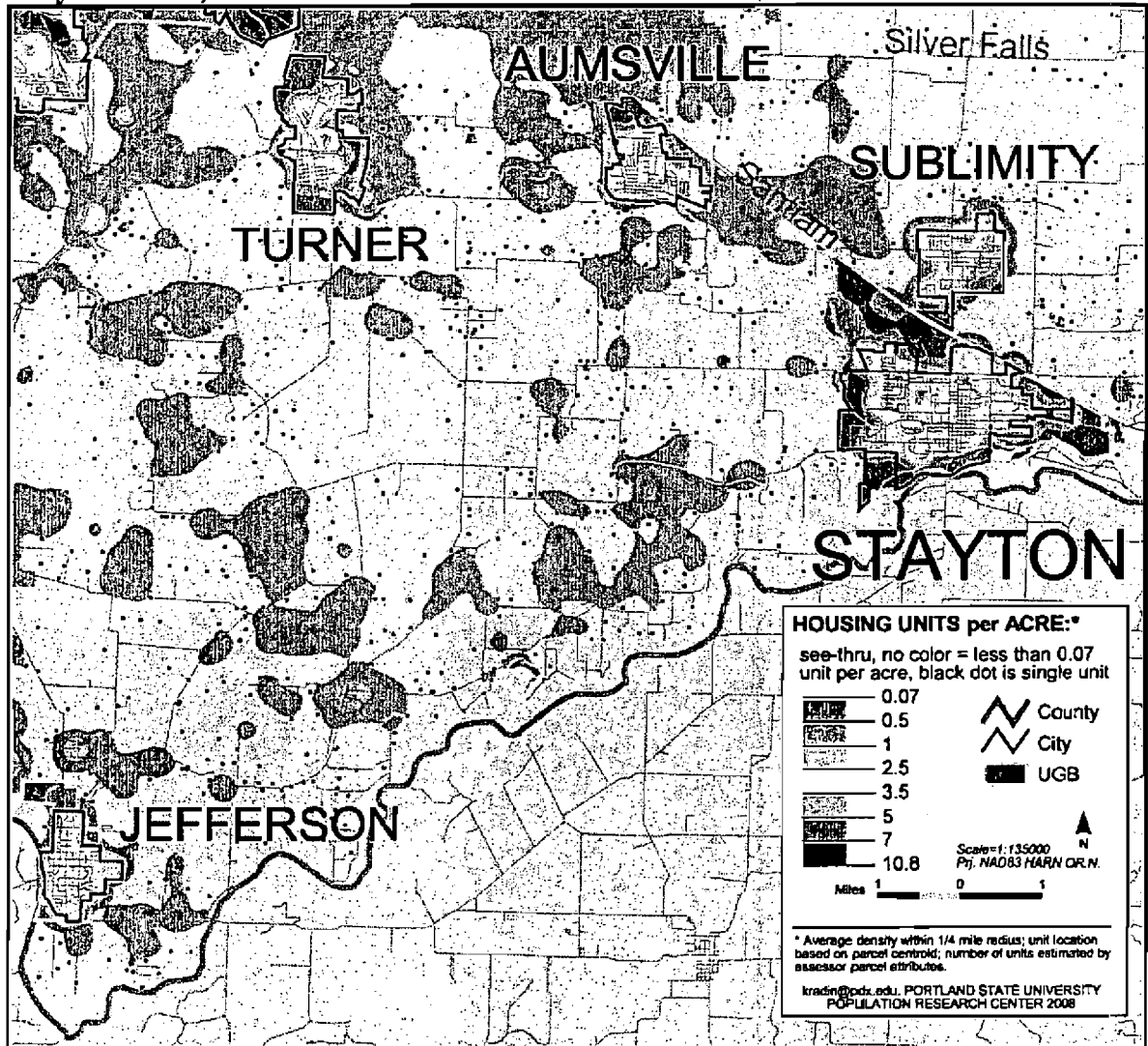
The densest locations in Woodburn, the largest city at the north side of the county, range from 5 to 7 units per acre on average (dark orange). Territory within the city and inside the UGB remains undeveloped and/or non-residential (dark gray).

Silverton, Mt. Angel, and Scotts Mills



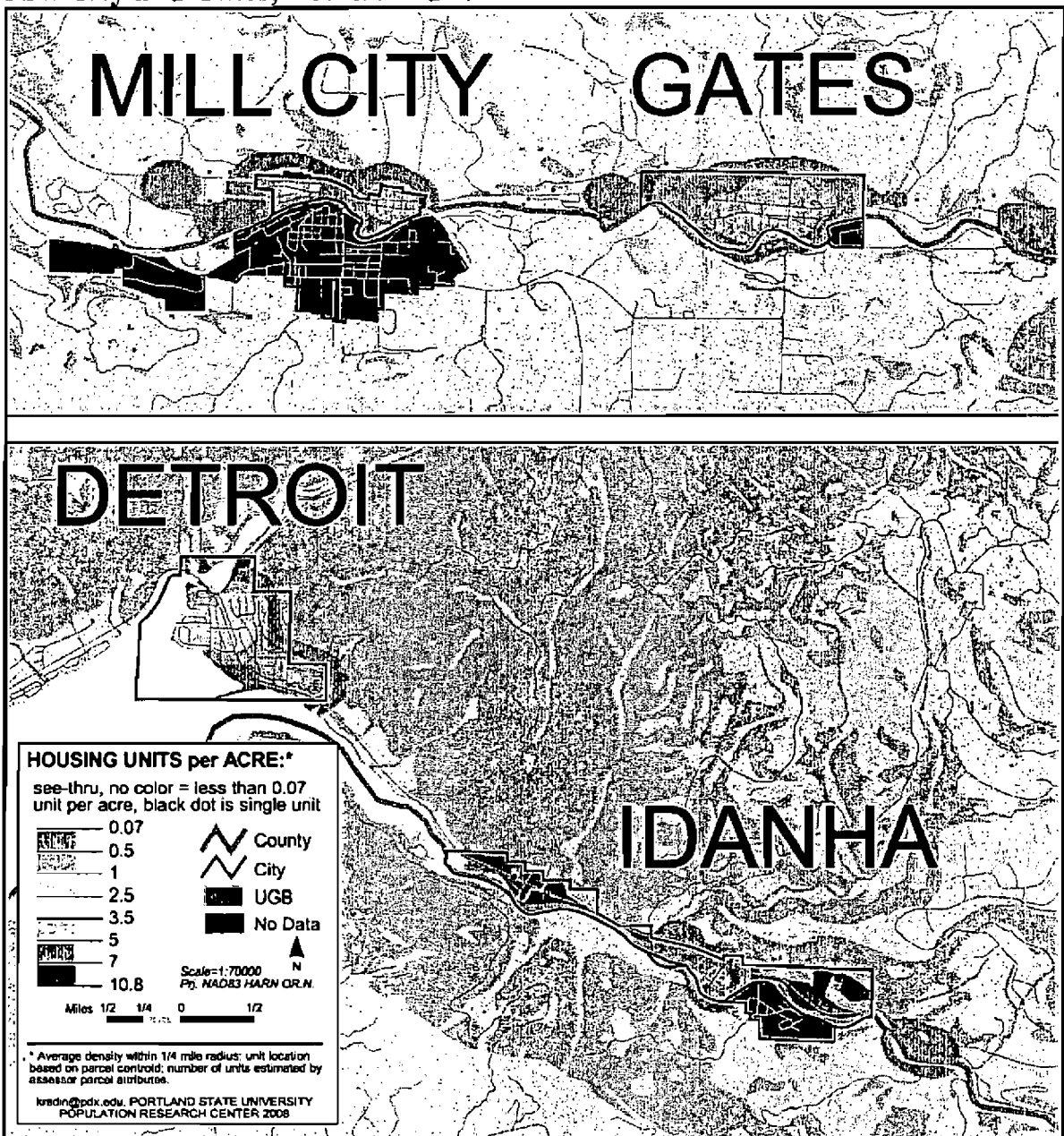
Mount Angel, Silverton and Scotts Mills are southeast of Woodburn. Scotts Mills' UGB and city limits are the same (black and yellow boundaries perfectly coincide), while those for Mt Angel and Silverton differ. Silverton has a substantial amount of undeveloped land at its southwest corner.

Stayton Area, Jefferson



Like Scotts Mills, Turner's and Sublimity's UGB and city boundaries coincide. The other cities in this area have undeveloped land outside the city boundaries yet within their UGBs.

Mill City and Gates, Detroit and Idanha



Traveling east along the Santiam Highway, Mill City and Gates are reached, and then Detroit and Idanha further east. The darker portions of Mill City, Gates, and Idanha reflect parts within Linn County. No location-specific housing units have been converted to a density surface in these areas.

APPENDIX 5

Estimated Land Capacity for New Housing Units (Potential Numbers of New Housing Units on Vacant Taxlots Zoned Residential)

Please note the following when reviewing the estimated capacities:

- Estimates were prepared for cities and their UGBs and were developed for research purposes.
- Current (2007) zoning, city boundaries and UGB areas are assumed to be consistent through the forecast period.
- Taxlots zoned as 'Urban Transitional Farm' are included in the capacity estimates.
- Environmental and building constraints accounted for in the taxlot datasets were used to exclude taxlots where housing development is unlikely or difficult.
- The capacity estimates were developed for a range of potential housing units that Marion County may have the capacity to hold. The difference between the high and low numbers in the range is the number of taxlots with additional environmental constraints. The lower number includes fewer buildable taxlots than the higher estimate because more taxlots were excluded from the inventory due to the consideration of more environmental constraints.
- Housing unit density coefficients were multiplied by estimated vacant residential acreage to estimate housing unit capacity. Coefficients are based on existing housing unit density and current zoning. Different coefficients were calculated for each residential zone.
- Some areas within UGBs are not yet zoned for urban densities. In these cases, efficiency guidelines from the Marion County Comprehensive Plan (adopted in 2002) were used.
- The capacities can easily be different as zoning and average densities can vary or may change.

Potential Capacity of Vacant Land Zoned Residential for New Housing Units

Area	City Capacity		UGB Capacity	
	Est. Housing Units on Lots with More Bldg Constraints	Est. Housing Units on Lots with Fewer Bldg Constraints	Est. Housing Units on Lots with More Bldg Constraints	Est. Hsg Units on Lots with Fewer Bldg Constraints
AUMSVILLE	504	753	1,036	1,287
AURORA	129	201	404	522
DETROIT	522	536	522	536
DONALD	60	60	60	60
GATES (Marion Co.)	760	787	760	787
GERVAIS	64	64	200	200
HUBBARD	47	54	51	80
IDANHA (Marion Co.)	226	240	226	240
JEFFERSON	222	261	537	872
KEIZER	736	1,628	736	1,628
MILL CITY (Marion Co.)	42	55	58	72
MT ANGEL	529	529	1,379	1,379
SALEM (Marion Co.)	6,838	7,343	16,108	20,459
SCOTTS MILLS	459	510	459	510
SILVERTON	1,434	1,605	3,447	3,999
ST PAUL	56	59	56	59
STAYTON	545	695	4,618	5,636
SUBLIMITY	862	864	1,076	1,077
TURNER	296	535	296	535
WOODBURN	1,262	1,414	3,805	4,083
MARION COUNTY	15,593	18,194	35,098	42,393

APPENDIX 6

Data Sources

This population forecast report is based on data obtained from several sources. Much of the data were aggregated to the County or city level of geography by PRC staff. The data sources include:

- **Decennial Census.** The decennial census is the only source of data collected for small areas across the nation. We used 1990 and 2000 census data to obtain the population, by age and sex, residing in the County, its cities, and unincorporated area. We compared the changes from 1990 to 2000 to develop an initial estimate of the age-sex profile for net migrants in the cohort-component models. Female population ages 15-40 were used with birth data to calculate fertility rates. In addition, data for population by race/ethnicity, and housing were obtained from the two censuses.
- **American Community Survey.** This is survey data from the U.S. Census Bureau survey that are available for area with population of 65,000 or more. The American Community Survey asks the same or similar questions as the 1990 and 2000 censuses. We used the 1990 and 2000 Censuses and 2004-2006 American Community Survey data to develop estimates of housing and population change, including estimates of net migration for Marion County.
- **Annual Population Estimates.** Annual population estimates for cities and counties of Oregon are prepared by the Population Research Center at Portland State University as part of its Population Estimates Program. Data on State income tax returns, births, deaths, Medicare and school enrollment, and information about changes in housing stock and group quarters population are utilized in developing the population estimates. We used population estimates of Marion County and its cities and unincorporated area from 2000 to 2007 in this study to help to approximate growth trends throughout the County.

- **Group Quarters and Annexation Data.** Data for the population residing in group quarters facilities and for the numbers of persons living on properties annexed into cities from the County post-2000 were available from PRC's Population Estimates Program. The most recent data used are from 2007.
- **Area Boundary Files.** Marion County GIS Division, Polk County GIS Department, and the Oregon Geospatial Enterprise provided the boundary files for cities and UGBs within our study area. The boundaries are those that were current in 2007. These files are used for mapping and for aggregating demographic and other data unique to each city and other geographic parts in our study area.
- **Building Permit Data.** Building permit data were obtained from three different sources: PRC's Population Estimates Program annual questionnaires, U.S. Census Bureau Residential Construction Division, and as an ancillary reference for the Salem-Keizer area, *Building Permit Data and Population Estimates for the Salem-Keizer Area, January-December 2007*, created by Mid-Willamette Valley Council Of Governments. Building permit data were used, along with taxlot data, to estimate the number of housing units constructed after the 2000 Census and create a current housing inventory for each geographic part in our study area.
- **Land Use Data.** Taxlot data were from Marion County Taxation & Assessment, dated August 8, 2006, and Polk County GIS Department. Zoning data are from Marion County GIS Division and Polk County GIS Department. Taxlot data were used to create current housing unit inventories for the geographic parts in our study area. Taxlot and zoning data were both used to develop the housing unit capacity estimates. Additionally, data for taxlots with environmental constraints included in a spatial dataset from a 2002 Fregonese study and transferred to PRC from Marion County GIS were also used to develop the capacity estimates.
- **Birth and Death Data.** Information on births and deaths reported for the Marion County area were obtained from the Oregon Center for Health Statistics for years 1990 to 2007. The data were used for two purposes. One use was for calculating overall

fertility and mortality rates for the County. These rates were used in the demographic models. The second use was to note the number of births in order to examine the correspondence between births and population change.

- **School Enrollment Data.** These data were obtained from the Oregon Department of Education for school districts in Marion County for years 1997-2007. Changes in the levels of school enrollment suggest changes in population and households, such as increasing or decreasing net migration or average household size.
- **Local Employment Dynamics Data.** These data for 2002-2004 provide background information about commuting patterns of workers. The percentage of workers that reside in Marion County and have jobs in the County was calculated. Where within the County these workers have jobs was also detected. An area's availability of employment or draw of workers, influences population and housing changes.
- **Oregon Labor Force Data and Employment Projections.** Labor force data from the Oregon Employment Department for 2000-2007 were evaluated to determine trends and relation to population change. The employment projections, also from the Employment Department, were available for the economic region in which Marion County is located (Region 3, which also includes Polk and Yamhill Counties) are available for 2006 to 2016. We approximated a portion of Region 3's projected number of jobs to represent the number of projected jobs in Marion County. We then related and compared our population projections to the employment projections. We developed a simple economic model to forecast countywide net migration based on the projected demand for additional workers in the employment projections. The projected net migration was compared to the net migration forecasted in our model.
- **Regional Economic Profiles and Reports.** Background and current economic information for Marion County and Economic Region 3 were obtained from the Oregon Employment Department. The information was used to provide us with an understanding of historical and recent economic trends and the general economic

climate in our study area. Ultimately, the information enabled us to make more rational assumptions when developing Marion County's future population.

- **Other Background Information.** Marion County Comprehensive Plan (versions dated during 1998-2006), amendments to the Comprehensive Plan, Marion County Rural Transportation System Plan (2005), and the SKATS Regional Transportation System Plan (2007) were reviewed for background information and for purposes of comparing population forecasts.

POPULATION HISTORY AND PROJECTIONS

The first U.S. Census of Population, in 1850, reported Marion County's population as 2,749. At that time, other Oregon counties reporting population were: Benton, 814, Clackamas, 1,859; Clatsop, 462; Linn, 994, Polk, 1,051; Washington, 2,652; and Yamhill, 1,512.

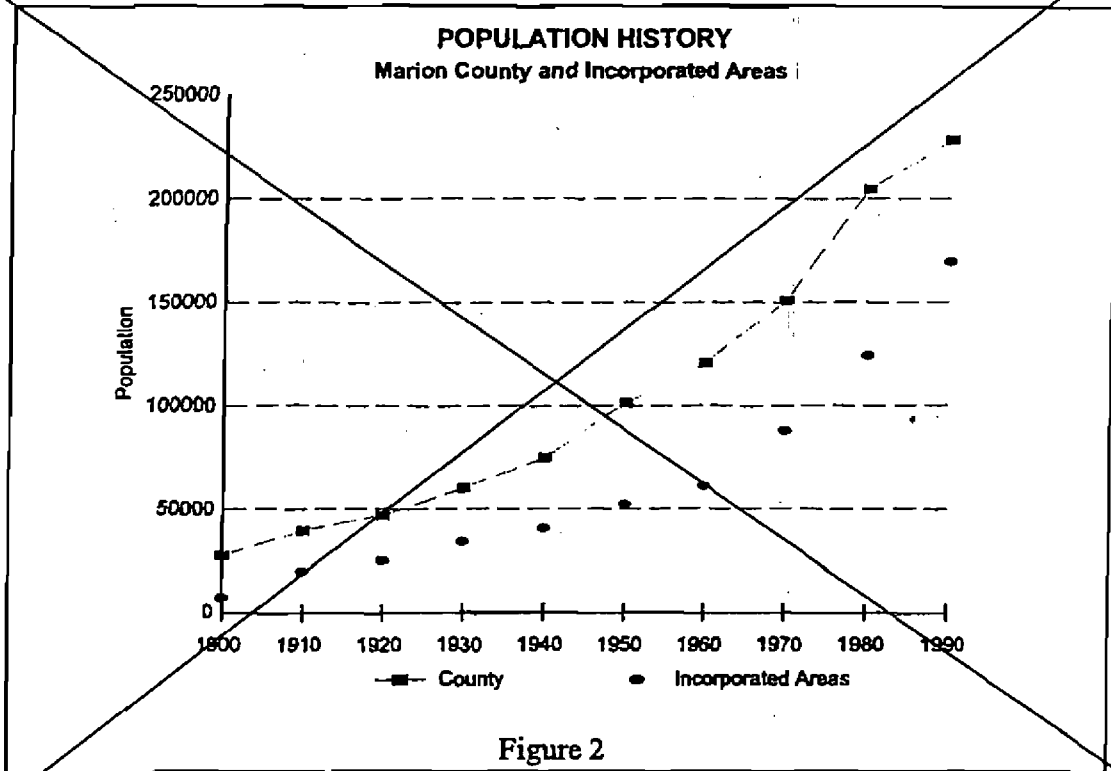
Historical population from 1900 for the State of Oregon, Marion County and the incorporated areas within the county is shown by Table No. 19. Figure 2 graphically shows the population growth trend of the county and the incorporated areas in the county and also the relationship between the two. In 1900, population within incorporated areas accounted for just 26.8 percent of total county population. By 1910, a major change had taken place in the amount of population residing within incorporated areas, with the figure at 50.6 percent. The incorporated population comprised 50 to 60 percent of the county's population into the 1970's, but by 1980 the incorporated area supported over 70 percent of the residents. The fluctuation in the percentages is a function of the manner in which incorporations and annexations have taken place.

TABLE NO. 19 (Updated to include 2000 Census Information)
POPULATION HISTORY 1900 – 2000
Oregon, Marion County, and Incorporated Areas Within Marion County

	1900	1920	1940	1950	1960	1970	1980	1990	2000
Oregon	413,536	783,389	1,089,684	1,521,341	1,768,687	2,633,105 2,091,533	2,842,321 2,633,149	2,842,321	3,421,399
Marion County	27,713	47,187	75,246	101,401	120,999	151,309	171,700	230,028	284,838
Aumsville	-	171	174	281	300	590	1,432	1,650	3,003
Aurora	122	229	228	242	274	306	523	567	655
Detroit	-	-	-	-	206	328	367	331	262
Donald	-	126	164	187	201	231	267	316	612
Gates	-	-	-	-	189	250	455	499	471
Gervais	224	268	332	457	438	746	799	992	2,009
Hubbard	213	320	387	493	526	975	1,640	1,881	2,483
Idanha	-	-	-	442	295	280	319	289	232
Jefferson	273	417	479	636	716	936	1,702	1,805	2,487
Keizer	-	-	-	-	-	-	-	21,884	32,203
Mill City	-	-	-	-	1,289	1,451	1,565	1,555	1,537
Mt Angel	537	936	1,032	1,315	1,428	1,973	2,876	2,778	3,121
St Paul	-	160	183	226	254	346	312	322	354
Salem	4,258	17,679	30,908	40,087	45,245	62,960	89,233	107,786	136,924
Scotts Mills	-	208	227	217	155	208	249	283	312
Silverton	656	2,251	2,925	3,146	3,081	4,301	5,168	5,635	7,414
Stayton	324	649	1,085	1,507	2,108	3,170	4,396	5,011	6,816
Sublimity	-	172	280	367	490	634	1,077	1,491	2,148
Turner	-	289	414	610	770	846	1,116	1,218	1,199
Woodburn	828	1,656	1,982	2,395	3,120	7,495	11,196	13,404	20,100

Source: U.S. Census Bureau

Concentrations of population adjacent to incorporated areas may exist for a number of years before the area is either incorporated or annexed. By 2000, with the incorporation of Keizer, incorporated areas accounted for nearly 79 percent of Marion County's population. This demonstrates that the percentages of incorporated population do not always reflect the true amount of urban population. The trend of total urban population growth would *will* most likely be a constantly increasing percentage and would *will* always be a higher percentage than incorporated population.



POPULATION HISTORY
Marion County and Unincorporated Areas

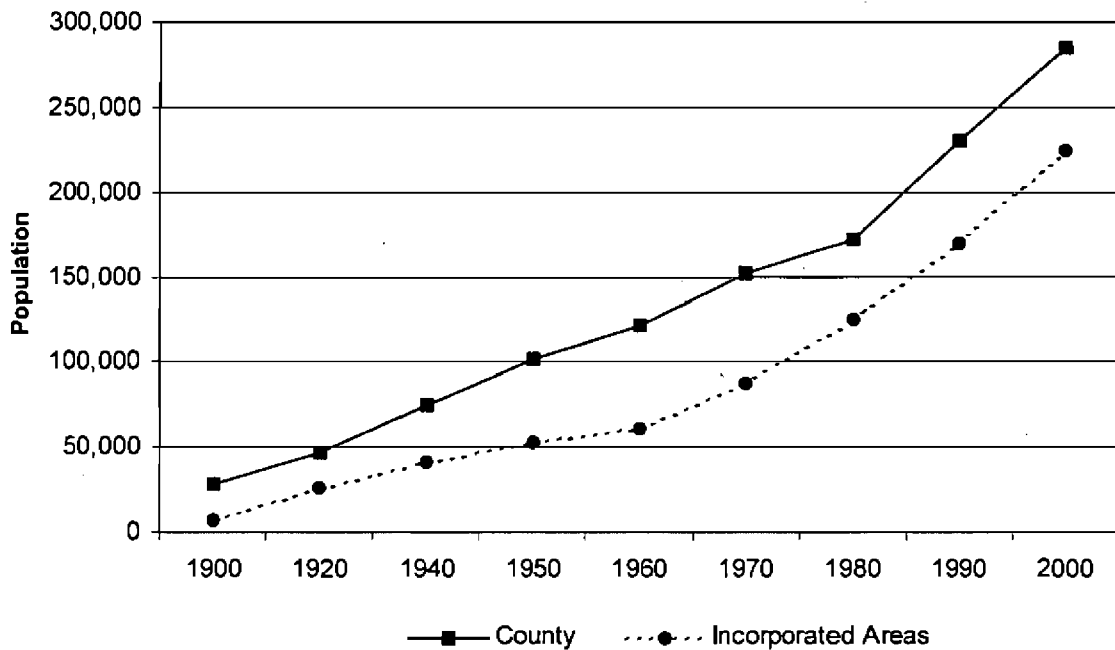


Figure 2

State Population Projections

The history of population growth in the State of Oregon reveals a steady increase in total population every decade from 1900 to 2000. Historic and projected state population is displayed in Table No. 20. The projections were made by the Oregon Office of Economic Analysis in 2004.

The significance of the state population is its magnitude and distribution. ~~According to the U.S. Bureau of Census, The present growth rate (1990-1995) of approximately two percent per year is nearly double the national average⁺. In addition, approximately 70 percent~~ **The majority** of the state population is located in the Willamette Valley where most of the increase in population is occurring. ~~Seventy percent of the state population increase between 1990 and 1995 occurred in the Willamette Valley with about 65 percent of this total increase being due to in-migration. The valley is expected to continue to receive the major share of the state's population increases, putting a great deal of pressure on Marion County and its cities to provide for these new residents.~~

TABLE NO. 20		
OREGON HISTORIC & PROJECTED POPULATION		
Year	Population	Average Annual Growth Rate (%)
1940	1,089,684	--
1950	1,521,341	3.39
1960	1,768,687	1.52
1970	2,091,533	1.69
1980	2,633,156	2.33
1990	2,842,321	0.77
2000	3,421,399	1.79 1.87
2010	3,843,900	1.03 1.17
2020	4,359,258	1.26 1.27
2030	4,891,225	1.15 1.16
2040	5,425,408	1.04

Sources: 1940-2000, U.S. Census;
2010-40 Oregon Office of Economic Analysis

County Population

The trend of continuous increase of total state population has been accompanied by continuous increases in total Marion County population; usually at a higher rate than achieved by total state growth.

Table No. 21 indicates that, like the state, Marion County is experiencing a large percentage of its population increase from in-migration. *According to the population forecast prepared by the Portland State University Population Research Center, Marion County has experienced a steady population growth average per decade this century of approximately 25 percent up through 1990. periods of higher and lower growth rates since the 1970's. The 1997 estimate of 267,700 people in Marion County indicates growth in the 1990s may closely resemble, the long-term average. Most recently, Marion County grew at a 2.2% average annual growth rate from 1990 to 2000 and a 1.3% average annual growth rate from 2000 to 2008. The county is forecasted to grow to 410,245 persons in 2030, which is a 1.2% average annual growth rate from 2010 to 2030.*

TABLE NO. 21
COMPONENTS OF MARION COUNTY AND STATE POPULATION CHANGE
1990-1997

	Births	Deaths	Natural Increase	Net Migration	Total Increase	Percent Increase
Marion County	29,476	16,266	13,210	26,007	39,217	17.2
Oregon	308,272	194,974	113,298	261,381	374,679	13.2

Source: PSU Center for Population Research and Census

TABLE NO. 21
COMPONENTS OF MARION COUNTY AND STATE POPULATION CHANGE
2000-2007

	Births	Deaths	Natural Increase	Net Migration	Total Increase	Percent Increase
Marion County	33,788	17,871	15,917	10,319	36,236	9.2%
Oregon	333,500	221,506	111,994	212,062	324,056	9.5%

Source: PSU Population Research Center 2007 Population Report

TABLE NO. 22
POPULATION ACTUAL & PROJECTED
Marion County and Incorporated Areas Within Marion County

Jurisdiction	1990 ¹	1997 ¹	2000	2020 ²
Marion County	230,028	267,700	284,838	359,581
Aumsville	1,650	2,820	3,003	5,010
Aurora	567	675	655	930
Detroit	331	380	262	535
Donald	316	630	612	1,050
Gates ³	458	489	429	800
Gervais	992	1,220	2,009	2,168
Hubbard	1,881	2,205	2,483	3,105
Idanha ³	308	310	312	420
Jefferson	1,805	2,300	2,487	2,895
Mill City ³	308	310	312	420
Mt Angel	2,778	3,020	3,121	4,365
St Paul	322	350	354	475
Salem/Keizer	129,677	152,530	169,127	255,338
Scotts Mills	283	315	312	420
Silverton	5,635	6,675	7,414	9,965
Stayton	5,011	6,290	6,816	9,250
Sublimity	1,491	2,145	2,148	3,590
Turner	1,218	1,330	11,199	2,363
Woodburn	13,404	16,150	20,100	34,919

¹ City only

² Urban area—city and unincorporated

³ Marion County portion only

Sources: 1990 and 2000, U.S. Census Bureau; 1997, Portland State University Center for Population Research and Census; 2020 Marion County, Oregon Office of Economic Analysis; 2020 cities, Marion County Ordinance No. 1091

The Oregon Office of Economic Analysis (OEA) prepared state and county level population projects in 1997 at five year increments through the year 2040. The Portland State University Population Research Center prepared countywide and city population projections in 2008 at five-year increments through the year 2030. Marion County participated in a series of discussions with representatives of the cities to determine how the estimates for Marion County should be distributed. The population projections for Marion County and all its incorporated cities are shown in Tables No. 22. The methodology used to develop the preliminary projects was a combination of considering growth policies of the various jurisdictions, including the county. The methods used to develop the preliminary projections were a combination of demographic and housing unit models, including a consideration of additional information provided by local jurisdictions.

TABLE NO 22
POPULATION-ACTUAL & PROJECTED
Marion County and Incorporated Areas Within Marion County

Jurisdiction	1990	2000	2007	2030 ¹	aagr 2010-2030
Marion County	228,516	284,834	311,070	410,245	1.20%
Aumsville	1,660	2,989	3,300	5,706	2.20%
Aurora	597	664	955	1,825	2.54%
Detroit	331	262	265	371	1.70%
Donald	314	607	995	2,034	3.20%
Gates ²	466	437	460	487	0.23%
Gervais	999	1,923	2,250	4,597	2.80%
Hubbard	1,901	2,458	3,095	4,718	1.85%
Idanha ²	160	131	145	170	0.63%
Jefferson	1,810	2,488	2,590	5,121	2.44%
Mill City ²	309	316	328	367	0.53%
Mt Angel	2,794	3,128	3,755	4,977	1.08%
Salem/Keizer UGB ²	146,560	185,796	201,391	261,484	1.12%
St Paul	322	352	410	556	1.34%
Scotts Mills	286	316	300	581	2.04%
Silverton	5,932	7,610	9,205	14,418	1.92%
Stayton	5,029	6,829	7,765	11,359	1.66%
Sublimity	1,487	2,139	2,255	3,200	1.53%
Turner	1,266	1,175	1,690	3,664	3.15%
Woodburn	13,535	20,191	22,875	37,216	2.04%
Unincorporated	42,758	45,023	47,041	47,394	0.19%

¹ Forecast Population

² Marion County portion only. Estimates for the entire UGB of the following cities are provided for 2030: Gates, 550; Idanha, 279; Mill City, 1792.

Sources: 1990 and 2000, U.S. Census Bureau; September 2008 Portland State University Population Research Center *Population Forecasts for Marion County, its Cities and Unincorporated Area 2010-2030*

These projections must be viewed as guesses about the future population in Marion County. These numbers may or may not be achieved at specified points in time. It is important, however, that as accurate as possible projections be made for each jurisdiction's planning area to form a database for long- and short-range plans and implementing programs. These projections provide target dates for planners and decision makers to develop and implement the necessary programs to balance the various goals of the community. By programming community services and facilities according to levels of need at appropriate points in time, cost effective use of public and private funds can be improved.

The establishment and maintenance of 20-year projections for Marion County and the cities as shown in Table Nos. 22 are issued by the County to coordinate comprehensive plans and need to be reviewed and updated periodically. As actual growth rates change or new population studies are conducted and adopted, it is expected that these projections will be updated and new projections developed in coordination with the cities.

For Marion County and its five largest cities, scenarios were developed to provide a range of possible populations projections depending on changing economic conditions, and other factors, that may affect migration into Marion County during the forecast period. The scenarios for Marion County in 2010, 2020 and 2030 are displayed in Figure 3. The scenarios for the five largest cities are provided in Table 23.

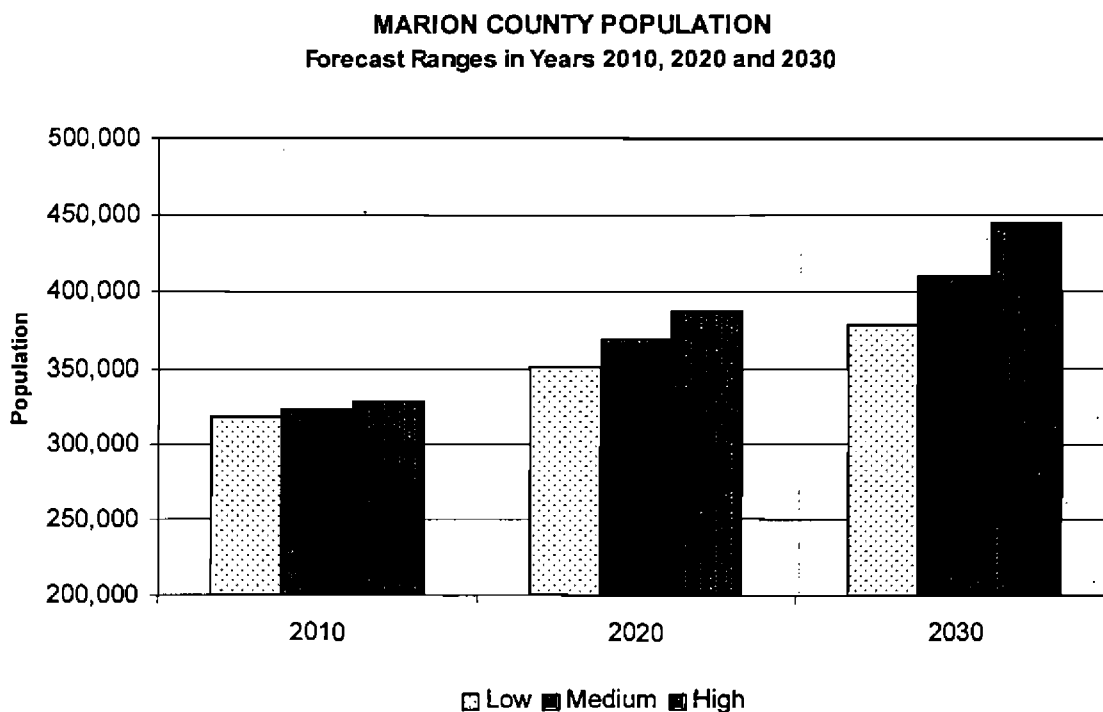


Figure 3

TABLE NO 23
POPULATION RANGES
Marion County's Largest Cities

Jurisdiction	1990	2000	2007	Range	2030 ¹	aagr 2010- 2030
Keizer	21,768	31,890	35,435	Low	41,491	0.70%
				Medium	49,486	1.48%
				High	57,481	2.16%
Salem ²	95,667	119,373	129,830	Low	152,562	0.74%
				Medium	165,824	1.09%
				High	179,586	1.42%
Silverton	5,932	7,610	9,205	Low	11,723	1.18%
				Medium	13,052	1.57%
				High	14,502	1.96%
Stayton	5,029	6,829	7,765	Low	10,053	1.15%
				Medium	11,359	1.66%
				High	12,721	2.13%
Woodburn	13,535	20,191	22,875	Low	34,272	1.69%
				Medium	37,216	2.04%
				High	41,718	2.53%

¹ Population range under three growth scenarios

² Marion County portion only

Sources: 1990 and 2000, U.S. Census Bureau; September 2008 Portland State University Population Research Center *Population Forecasts for Marion County, its Cities and Unincorporated Area 2010-2030*

Although projections were not developed for Polk County, scenarios for the Salem and Keizer Urban Growth Boundary were developed, which includes portions of Salem in Polk County and unincorporated areas of Salem and Keizer in both Marion and Polk Counties. These projections are presented in Table No. 24.

TABLE NO 24
POPULATION RANGES
Components of the Salem/Keizer Urban Growth Boundary

Jurisdiction	1990	2000	2005	Range	2030 ¹	aagr 2010- 2030
Salem/Keizer Urban Growth Boundary	159,677	203,966	217,284	Low	275,449	0.9%
				Medium	299,980	1.2%
				High	324,929	1.6%
Salem	108,784	137,543	147,250	Low	187,905	0.9%
				Medium	204,320	1.3%
				High	221,257	1.6%
Keizer	21,768	31,890	34,735	Low	41,491	0.7%
				Medium	49,486	1.5%
				High	57,481	2.2%
UGB ²	29,125	34,533	35,299	Low	46,053	0.9%
				Medium	48,705	1.1%
				High	52,903	1.5%

¹ Population range under three growth scenarios

² Area inside UGB and outside city limits of Salem and Keizer in Marion and Polk counties.

Sources: 1990 and 2000, U.S. Census Bureau; September 2008 Portland State University Population Research Center *Population Forecasts for Marion County, its Cities and Unincorporated Area 2010-2030*

~~The Office of Economic Analysis (OEA) prepared updated long-term state and county population forecasts in 2004 at five-year increments through 2040 that incorporated the 2000 Census data. The 2004 OEA forecasts will be as a tool reviewing current adopted projections and for developing new coordinated projections with the cities and for the county.~~

~~The City of Woodburn, as part of their Periodic Review work program to update their comprehensive plan, prepared a population and employment projection study in 2002 for the planning period of 2000-2020. The study is the basis for revision to the 2020 projection for the City of Woodburn contained in Table No. 22 and similar revision to the county population total.~~

Urban Population

Projection of urban area population area made based upon the urban growth programs of each city in Marion County and the overall land use goals and policies of the state and county. Each community's growth potential was analyzed using past growth trends and expected growth pressures in the future. Each community was consulted in developing these projections to coordinate city-county growth plans. These projections will help give perspective to the development pattern of Marion County by indicating the relationships among population centers. They will also provide guidance in updating of urban growth boundaries for each city.