



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: 503-373-0050

Fax: 503-378-5518

www.oregon.gov/LCD



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: December 16, 2015

Jurisdiction: Douglas County

Local file no.:

DLCD file no.: 003-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 12/14/2015. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 38 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A 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).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

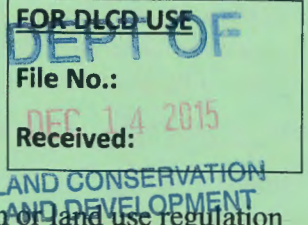
DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us

DLCD FORM 2



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION



Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See OAR 660-018-0040). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use Form 4 for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use Form 5 for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use Form 6 with submittal of an adopted periodic review task.

Jurisdiction: DOUGLAS COUNTY

Local file no.: N/A

Date of adoption: 12/09/2015 Date sent: 12/11/2015

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 10/08/2015

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No
If yes, describe how the adoption differs from the proposal:

NO.

Local contact (name and title): CHERYL GOODHUE, PLANNING MANAGER

Phone: 541-440-4289

E-mail: cagoodhu@co.douglas.or.us

Street address: ROOM 106 JUSTICE BLDG., COURTHOUSE

City: ROSEBURG

Zip: 97471-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

SEE ATTACHED BOARD DRAFT, DATED DECEMBER, 2015 FOR TITLES OF AMENDED SECTIONS.

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

Change from change.	to	acres.	A goal exception was required for this
Change from change.	to	acres.	A goal exception was required for this
Change from change.	to	acres.	A goal exception was required for this
Change from	to	acres.	A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address):

List affected state or federal agencies, local governments and special districts:

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

**BEFORE THE BOARD OF COMMISSIONERS
OF DOUGLAS COUNTY, OREGON**

Douglas County Official Records
Patricia K. Hitt, County Clerk
Commissioners' Journals

2015-1068

12/10/2015

AN ORDINANCE ADOPTING AMENDMENTS TO)
THE DOUGLAS COUNTY COMPREHENSIVE PLAN)

ORDINANCE NO. 2015-12-01

RECITALS

- A. Amendments to the Douglas County Comprehensive Plan are needed in order to amend the Population Element of the Comprehensive Plan to reflect the new Douglas County 50-year coordinated population forecast completed by Portland State University, as well as to effect a minor Plan Map correction and a textual correction to the Coastal Resources Plan.
- B. On November 19, 2015, the Douglas County Planning Commission held a Legislative hearing and unanimously recommended that the amendments, as contained in the attached draft, be adopted by the Board of Commissioners.

THE DOUGLAS COUNTY BOARD OF COMMISSIONERS ORDAIN AS FOLLOWS:

SECTION ONE: The amendments contained in the yellow-cover attachment titled "Amendments to the DOUGLAS COUNTY COMPREHENSIVE PLAN," BOARD DRAFT dated DECEMBER 2015, are ADOPTED and by reference made part of this ordinance.

SECTION TWO: The amendments are necessary and appropriate and shall become effective on January 8, 2016.

SECTION THREE Severability: If any provision of this ordinance is held to be invalid by any court of competent jurisdiction, such invalidity shall not affect the validity of any other provision of the ordinance. The ordinance shall be construed as if such invalid provision had never been included.

DATED this 9th day of December, 2015.

DOUGLAS COUNTY OREGON
FILED

DEC 10 2015

PATRICIA K. HITT, COUNTY CLERK

BOARD OF COUNTY COMMISSIONERS
OF DOUGLAS COUNTY, OREGON


Chair


Commissioner


Commissioner

Amendments to the
DOUGLAS COUNTY COMPREHENSIVE PLAN

BOARD DRAFT
DECEMBER, 2015

Planning Commission
November 19, 2015

Board of Commissioners
December 9, 2015

SUMMARY
LEGISLATIVE AMENDMENTS to the
COMPREHENSIVE PLAN
BOARD DRAFT - DECEMBER 2015

Planning Commission Hearing: November 19, 2015
Board of Commissioners Adoption: December 9, 2015
Effective date of Amendments: January 8, 2016

Subject	Summary	Effect
1. Population Element	Amendment to the Population Element of the Comprehensive Plan to reflect the new Douglas County 50-year coordinated population forecast completed by the Population Research Center at PSU (Portland State University). The amendment results from House Bill 2253 adopted by the 2013 Legislature, which replaced the former population forecasting system (where cities and counties were required to prepare and update their own coordinated population forecasts), with a simplified system that would reduce costs for local governments, as well as ensure that cities and counties are using the best available data in conjunction with their land use planning. The proposed amendment will replace, in its entirety, the former Population Element.	Deregulation
2. Plan Map Correction	Amendment to correct a mapping error resulting from clarification of a Plan/zone line as recorded in Land Partition Plat 2008-0025A, Surveyor's Records of Douglas County.	Clarification
3. Coastal Resources Plan Textual Correction	Amendment to correct two misapplied exception references identified in the Coastal Resource Plan.	Clarification

NOTE: With these amendments, the inside cover page of the Comprehensive Plan will be updated to reflect current members of the Board of Commissioners, Planning Commission and Committee for Citizen Involvement.

TABLE OF CONTENTS

☐ COMPREHENSIVE PLAN AMENDMENT TO THE POPULATION ELEMENT

- 1. Proposed Population Element Amendment**
- 2. Current Population Element to be Replaced**

☐ COMPREHENSIVE PLAN MAP CORRECTION

☐ COASTAL RESOURCES PLAN TEXTUAL CORRECTION

NOTE: With these amendments, the inside cover page of the Comprehensive Plan will be updated to reflect current members of the Board of Commissioners, Planning Commission and Committee for Citizen Involvement.

PROPOSED POPULATION ELEMENT AMENDMENT

POPULATION

INTRODUCTORY SUMMARY

INTRODUCTION

The population projections provided within this element are a result of the Douglas County 50-year Coordinated Population Forecast from 2015 to 2065 completed by the Population Research Center at Portland State University. The Coordinated Population Forecast is a result of House Bill 2253 (2013), codified in ORS 197A.300 - ORS 197A.325, which was created in order to simplify the method for growing cities to evaluate their need for additional land and development capacity, based on the provided population forecast.

The change in law provides the opportunity for local governments to rely upon a Coordinated Population Forecast completed by the Population Research Center at Portland State University on a regular basis every four years. The new forecast method is designed so that counties and smaller cities can complete the planning process with limited resources. The method for larger cities was also streamlined with emphasis on assuring that lands within urban growth boundaries (UGBs) are used efficiently. The new methods clarify how cities decide where to grow when they have shown a need for additional land. The Douglas County 50-year Coordinated Population Forecast from 2015 to 2065 completed by the Population Research Center at Portland State University is hereby adopted by reference into the Douglas County Comprehensive Plan.

HISTORICAL

Different growth patterns occur in different parts of the County and these local trends within the UGBs and the area outside UGBs collectively influence population growth rates for the county as a whole.

Douglas County's total population has grown slowly since 2000, with average annual growth rates of approximately one percent between 2000 and 2010 (Figure 1); however, some of its sub-areas experienced more rapid population growth during the 2000s. Sutherlin, the second most populous UGB, and Canyonville posted the highest average annual growth rates at 1.7 and 3.0 percent, respectively, during the 2000 to 2010 period.

Douglas County's positive population growth in the 2000s was the direct result of substantial net in-migration. Meanwhile an aging population not only led to an increase in deaths, but also resulted in a smaller proportion of women in their childbearing years. This has led to fewer births in recent years. The larger number of deaths relative to births caused natural decrease (more deaths than births) in every year from 2000 to 2014. While net in-migration outweighed declining natural increase during the early and middle years of the last decade, the gap between these two numbers shrank during the later years. In

more recent years (2010 to 2014) net in-migration has increased, bringing with it population growth.

FORECAST

Total population in Douglas County as a whole as well as within its sub-areas will likely grow at a slightly faster pace in the near-term (2015 to 2035) compared to the long-term (Figure 1). The tapering of growth rates is largely driven by an aging population—a demographic trend which is expected to contribute to natural decrease (more deaths than births). As natural decrease occurs, population growth will become increasingly reliant on net in-migration.

Even so, Douglas County's total population is forecast to increase by more than 20,000 over the next 20 years (2015-2035) and by more than 43,000 over the entire 50 year forecast period (2015-2065). Sub-areas that showed strong population growth in the 2000s are expected to experience similar rates of population growth during the forecast period.

Figure 1. Douglas County and Sub-Areas—Historical and Forecast Populations, and Average Annual Growth Rates (AAGR)

	Historical			Forecast				
	2000	2010	AAGR (2000-2010)	2015	2035	2065	AAGR (2015-2035)	AAGR (2035-2065)
Douglas County	100,399	107,667	0.7%	110,051	132,587	153,136	0.9%	0.5%
Canyonville ¹	1,498	2,005	3.0%	2,104	3,243	4,672	2.2%	1.2%
Drain	1,204	1,352	1.2%	1,346	1,510	1,686	0.6%	0.4%
Elkton	169	195	1.4%	207	289	420	1.7%	1.2%
Glendale	946	979	0.3%	981	1,106	1,324	0.6%	0.6%
Myrtle Creek	6,998	7,478	0.7%	7,614	9,469	13,032	1.1%	1.1%
Oakland	1,117	1,097	-0.2%	1,108	1,221	1,250	0.5%	0.1%
Reedsport	4,437	4,244	-0.4%	4,237	4,723	4,903	0.5%	0.1%
Riddle	1,030	1,182	1.4%	1,172	1,245	1,262	0.3%	0.0%
Roseburg	26,599	28,344	0.6%	29,870	39,239	46,905	1.4%	0.6%
Sutherlin	6,883	8,138	1.7%	8,298	11,096	13,994	1.5%	0.8%
Winston	4,917	5,571	1.3%	5,851	7,560	11,085	1.3%	1.3%
Yoncalla	1,082	1,085	0.0%	1,088	1,130	1,131	0.2%	0.0%
Outside UGBs	43,519	45,997	0.6%	46,177	50,752	51,563	0.5%	0.1%

Sources: U.S. Census Bureau, 2000 and 2010 Censuses; Population Research Center (PRC)

¹ For simplicity each UGB is referred to by its primary city's name.

POPULATION

Douglas County's total population grew by about 32 percent between 1975 and 2014—from roughly 83,000 in 1975 to about 109,000 in 2014. During this approximately 40-year period, the county realized the highest growth rates during the 1970s, which coincided with a period of relative economic prosperity. During the early 1980s,

challenging economic conditions, both nationally and within the county, led to population decline. Again, during the late 1990s and 2000s, challenging economic conditions yielded declines in population growth. Even so Douglas County experienced positive population growth over the last decade (2000 to 2010)—averaging about one percent per year. However in recent years, growth rates have decreased, leading to slower population growth between 2010 and 2014.

Douglas County's population change is the sum of its parts, in this sense countywide population change is the combined population growth or decline within each sub-area. During the 2000s, Douglas County's average annual population growth rate stood at about one percent (Figure 2). At the same time Canyonville and Sutherlin recorded average annual growth rates of 3.0 and 1.7 percent, respectively. Other smaller UGBs (i.e., Drain, Elkton, Riddle, and Winston) also experienced average annual growth rates greater than one percent, while population in the remaining UGBs (i.e., Glendale, Myrtle Creek, Roseburg, and Yoncalla) increased at rates at or below that of the county as a whole. Oakland and Reedsport recorded population decline between 2000 and 2010.

Figure 2. Douglas County and Sub-areas—Total Population and Average Annual Growth Rate (AAGR) (2000 and 2010)

	2000	2010	AAGR (2000-2010)	Share of County 2000	Share of County 2010
<i>Douglas County</i>	100,399	107,667	0.7%	100.0%	100.0%
Canyonville ²	1,498	2,005	3.0%	1.5%	1.9%
Drain	1,204	1,352	1.2%	1.2%	1.3%
Elkton	169	195	1.4%	0.2%	0.2%
Glendale	946	979	0.3%	0.9%	0.9%
Myrtle Creek	6,998	7,478	0.7%	7.0%	6.9%
Oakland	1,117	1,097	-0.2%	1.1%	1.0%
Reedsport	4,437	4,244	-0.4%	4.4%	3.9%
Riddle	1,030	1,182	1.4%	1.0%	1.1%
Roseburg	26,599	28,344	0.6%	26.5%	26.3%
Sutherlin	6,883	8,138	1.7%	6.9%	7.6%
Winston	4,917	5,571	1.3%	4.9%	5.2%
Yoncalla	1,082	1,085	0.0%	1.1%	1.0%
Outside UGBs	43,519	45,997	0.6%	43.3%	42.7%

Sources: U.S. Census Bureau, 2000 and 2010 Censuses

² For simplicity each UGB is referred to by its primary city's name.

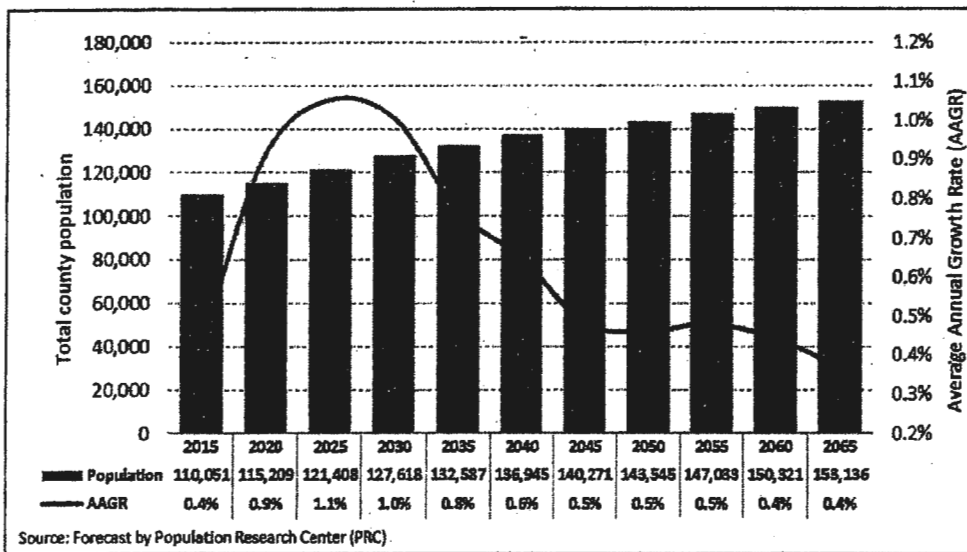
FORECAST TRENDS

Under the most-likely population growth scenario in Douglas County, countywide and sub-area populations are expected to increase over the forecast period. The countywide population growth rate is forecast to peak in 2025 and then slowly decline throughout the forecast period. Forecasting tapered population growth is largely driven by

an aging population, which is expected to contribute to an increase in deaths, as well as a decrease in births—fewer women within child bearing years (ages 10 to 49). The aging population is expected to in turn contribute to natural decrease over the forecast period. The change in net migration is expected to remain relatively steady throughout the forecast period.

Douglas County's total population is forecast to grow by a little more than 43,000 persons (39 percent) from 2015 to 2065, which translates into a total countywide population of 153,136 in 2065 (Figure 3). The population is forecast to grow at the highest rate—approximately one percent per year—in the near-term (2015-2025). This anticipated population growth in the near-term is based on two core assumptions: 1) Douglas County's economy will continue to strengthen in the next five years, and; 2) an increasing number of Baby Boomers will retire to the county. The single largest component of growth in this initial period is net in-migration. More than 14,000 net in-migrants are forecast for the 2015 to 2025 period.

Figure 3. Douglas County—Total Forecast Population by Five-year Intervals (2015-2065)



HISTORICAL TRENDS

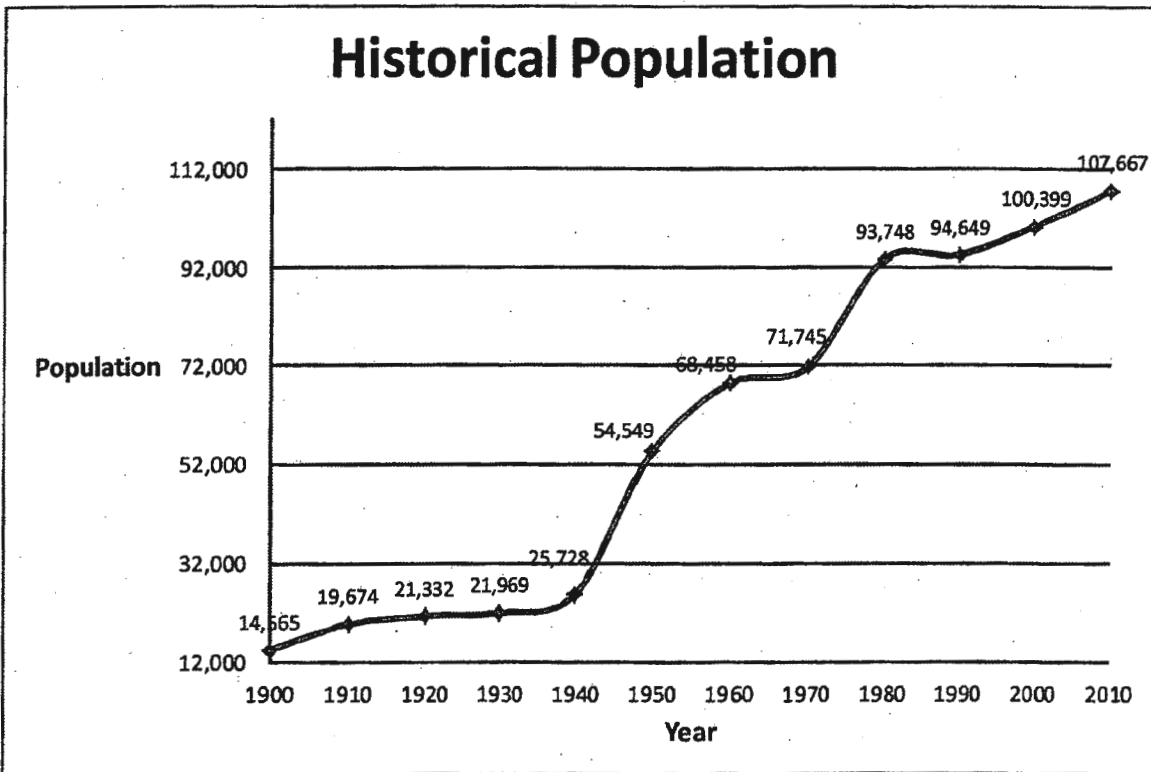
Douglas County has seen the majority of its historical growth occur in the 1940's and the 1970's.

The number of people living in Douglas County doubled in size increasing from 25,728 in 1940 to 54,549 in 1950. Much of this growth can be contributed to the commercial boom created by World War II. The harvesting of timber became a critical part of the war effort. Money became available for increased mill operations. By the end of the 1940's there were about 300 mills in Douglas County.

Although not as significant as the 1940's, similar growth was experienced within the county through the 1970's. Within the decade the population increased by 30 percent, growing from 71,745 people to 93,748 people.

In the last 30 years the population growth in Douglas County has begun to level off, explosions in growth as experienced in the 1940's and 1970's have not occurred nor are they anticipated in the future. The historical population of Douglas County over the last 110 years is provided in Figure 4.

Figure 4. Douglas County—Historical Population Data (1900 - 2010)



POPULATION ELEMENT FINDINGS

1. House Bill 2253 (2013), codified as ORS 197A.300 - ORS 197A.325 creates new simplified methods for growing cities to evaluate their additional land and development capacity, based on a Douglas County 50-year Coordinated Population Forecast provided by the Population Research Center at Portland State University.
2. Portland State University will update their Coordinated Population Forecast for the county and associated cities every 4 years.
3. The Douglas County 20-year average annual growth rate from 2015 to 2035 is approximately 1 percent.
4. The 50-year Coordinated Population Forecast from 2015 to 2065 created by the Population Research Center at Portland State University is adopted by reference into the Douglas County Comprehensive Plan.
5. In the past 50 years, Douglas County has experienced the following growth:
 - A. From 1960 to 1970, the population experienced a 4.8 percent increase in growth from 68,458 to 71,745 people.
 - B. From 1970 to 1980, the population experienced a 30.6 percent increase in growth from 71,745 to 93,748 people.
 - C. From 1980 to 1990, the population experienced a .9 percent increase in growth from 93,748 to 94,649 people.
 - D. From 1990 to 2000, the population experienced a 6.0 percent increase in growth from 94,649 to 100,399 people.
 - E. From 2000 to 2010, the population experienced a 7.2 percent increase in growth from 100,399 to 107,667 people.

POPULATION POLICIES

GOAL: To accommodate the County's anticipated growth while promoting wise land use and conservation of natural resources.

OBJECTIVE: Develop a land use plan that provides for orderly growth which reduces the cost of essential services while preserving the basic elements of our environment.

POLICIES:

1. Promote population growth to locate in established service areas.
2. Promote the accommodation of growth within areas where it will have minimal negative impacts on the County's environment and natural resources.
3. Utilize current vacant land found between developments or within committed lands.
4. Direct new urban growth within Douglas County to existing urban areas where underutilized public or semipublic facilities exist or utility service investments have already been made.
5. Coordinate planning efforts of local governments and special districts to maximize efficiency of public facilities, and have land use actions reflect the goals of the plan.
6. Facilitate and support Douglas County's urban unincorporated areas and rural communities as places to accommodate growth consistent with these policies and recognized development areas within the Comprehensive Plan.
7. Utilize the population projections within the Douglas County 50-year Coordinated Population Forecast from 2015 to 2065 created by the Population Research Center at Portland State University and coordinate with cities when evaluating proposed urban growth boundary changes.

**CURRENT POPULATION ELEMENT TO BE
REPLACED**

Amendments to the

**DOUGLAS COUNTY
COMPREHENSIVE PLAN**
(Limited to Population, in response to LUBA remand)

**SECOND DRAFT
As ADOPTED**

January 12, 2011

Board of Commissioners
Public Hearing - December 08, 2010
January 12, 2011

***SUBSEQUENTLY APPEALED TO LUBA (CASE
NO. 2010-004) AND REMANDED. WORK IS
CONTINUING. (JANUARY 2012)***

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KEY:

Additions and Amendments are identified by both **Bolding** and Underlining.
Deletions are identified by ~~STRUCKOUT~~ text.

1. Amendments to Chapter 10: Population Element

Amend Page 10-2

TABLE 10-3. 2000 POPULATION AND YEAR 2030 POPULATION PROJECTIONS.
Total Population Using County Projections

Sub Area	Class	2000 Pop	2030 Total	2000-2030	Annual Growth %
Coastal	City	4,370	5,359	989	
	UGB (2)	67	<u>82</u>	<u>15</u>	
	UUA	385	565	180	
	Rural	1,591	2,916	1,325	
	Subtotal	6,413	8,922	2,509	1.30%
North	City	2,220	3,238	1,018	
	UGB (2)	224	<u>310</u>	<u>86</u>	
	UUA	0	0	0	
	Rural	3,734	5,458	1,724	
	Subtotal	6,178	9,006	2,828	1.53%
Central	City	32,440	51,403	18,963	
	UGB (2)	6,357	<u>8,980</u>	<u>2,623</u>	
	UUA	5,885	12,336	6,451	
	Rural(1)	16,124	11,839	(4,285)	
	Subtotal	60,806	84,558	23,752	1.30%
South	City	6,600	10,109	3,509	
	UGB (2)	3,532	<u>5,067</u>	<u>1,535</u>	
	UUA	0	0	0	
	Rural	16,870	22,369	5,499	
	Subtotal	27,002	37,545	10,543	1.30%
County Wide	City	45,630	71,700	26,070	1.90%
	UGB	10,180	14,439	4,259	1.39%
	UUA	6,270	12,901	6,631	3.53%
	Rural	38,319	40,586	2,267	0.20%
Total		100,399	139,626	39,227	

(1) The Central Area contains the UUA of Glide, Green, Shady and Dillard. In addition it has the UGB of Oakland, Roseburg, Sutherlin and Winston. The Comprehensive Plan findings recognize that over time, growth will shift from rural to urban densities. The reduction in rural growth in the Central subarea is one example of that rural to urban

shift. The County reduced its annual growth rate forecast from 1.57 (2000) to 1.29 (2009). This table calculates growth within City UGB (UGA and City limits) at the anticipated annual growth rate. The rural classification is the remaining population from the County forecast after removing city UGB forecasted growth. Historically, the Comprehensive Plan has projected a shift from predominately resource and rural to more urban densities.

(2) The County has adopted an updated coordinated forecast for the Comprehensive Plan of each city. Within the UGA the projection used the County growth or City growth rate whichever was lowest. The city projection was used within city limits. The coordinated forecast was applied to extend the 20 year forecast within city limits. The County high rate (1.29%) was applied to extend the 20 year forecast within in the urban growth area (outside city limits but inside UGB) and update each jurisdiction's 20 year forecast. A summary of this analysis is shown in Table 10-4. This process is consistent with the safe harbor found in OAR 660-024-0030(4)(a).

Amend Page 10-3 Delete Existing Table 10-4 and replace the following

TABLE 10-4 City Population Forecast for incorporated area and urban growth area					
City		2000	2010	2020	2030
Canyonville	City	1295	1791	2130	2534
	UGA	<u>173</u>	<u>237</u>	<u>270</u>	<u>306</u>
	UGB (Total)	<u>1468</u>	<u>2028</u>	<u>2400</u>	<u>2840</u>
Drain	City	1020	1102	1217	1344
	UGA	<u>184</u>	<u>198</u>	<u>220</u>	<u>243</u>
	UGB (Total)	<u>1204</u>	<u>1300</u>	<u>1437</u>	<u>1587</u>
Elkton	City	145	258	299	347
	UGA	<u>13</u>	<u>23</u>	<u>26</u>	<u>30</u>
	UGB (Total)	<u>158</u>	<u>281</u>	<u>325</u>	<u>377</u>
Glendale	City	860	974	1076	1189
	UGA	<u>72</u>	<u>82</u>	<u>90</u>	<u>99</u>
	UGB (Total)	<u>932</u>	<u>1056</u>	<u>1166</u>	<u>1288</u>
Myrtle Creek	City	3430	3720	4382	5085
	UGA	<u>3272</u>	<u>3587</u>	<u>4077</u>	<u>4636</u>
	UGB (Total)	<u>6702</u>	<u>7307</u>	<u>8459</u>	<u>9721</u>
Oakland	City	955	964	1065	1178
	UGA	<u>150</u>	<u>151</u>	<u>167</u>	<u>185</u>
	UGB (Total)	<u>1105</u>	<u>1115</u>	<u>1232</u>	<u>1361</u>
Reedsport	City	4370	4392	4851	5359
	UGA	<u>67</u>	<u>67</u>	<u>74</u>	<u>82</u>
	UGB (Total)	<u>4437</u>	<u>4459</u>	<u>4925</u>	<u>5441</u>
Riddle	City	1015	1066	1178	1301
	UGA	<u>15</u>	<u>16</u>	<u>17</u>	<u>19</u>
	UGB (Total)	<u>1030</u>	<u>1082</u>	<u>1195</u>	<u>1320</u>

TABLE 10-4 City Population Forecast for incorporated area and urban growth area					
City		2000	2010	2020	2030
Roseburg	City	20125	21993	26211	31238
	UGA	<u>5676</u>	<u>6244</u>	<u>7705</u>	<u>9531</u>
	UGB (Total)	<u>25801</u>	<u>28237</u>	<u>33916</u>	<u>40769</u>
Sutherlin	City	6720	8031	9320	10816
	UGA	<u>264</u>	<u>314</u>	<u>357</u>	<u>406</u>
	UGB (Total)	<u>6984</u>	<u>8345</u>	<u>9677</u>	<u>11222</u>
Winston	City	4640	6068	7042	8173
	UGA	<u>267</u>	<u>348</u>	<u>395</u>	<u>449</u>
	UGB (Total)	<u>4907</u>	<u>6416</u>	<u>7437</u>	<u>8622</u>
Yoncalla	City	1055	1149	1333	1547
	UGA	<u>27</u>	<u>29</u>	<u>33</u>	<u>38</u>
	UGB (Total)	<u>1082</u>	<u>1178</u>	<u>1366</u>	<u>1585</u>
Grand Totals	All Cities	45630	51508	60104	70109
	All UGA's	<u>10180</u>	<u>11296</u>	<u>13431</u>	<u>16024</u>
	All UGB's	<u>55810</u>	<u>62804</u>	<u>73535</u>	<u>86133</u>
County Total		100399	108223	119180	139626

Amend Page 10-5 (paragraph two)

The 1990 Census indicated that the population of the cities was 39,811. The 2000 Census indicates that the population of the cities was 45,630. **The growth of cities (1990-2000) was forecast at an overall average rate of 1.28%. The total growth for all cities in 2030 was 71,700. The cities acknowledged forecasted growth rates exceed the county projections. The total growth rate for all cities is projected at 1.9% from 2000 to 2030 on an annual basis.** This relates to a county wide annual growth rate for cities of 1.9 percent from 2000 to 2030. The county wide annual growth rate for cities is above both the County forecasted high rate (1.3%) and low rate (1.05%) listed in prior versions (Table 1) of this element.

Amend Page 10-5 (last two sentences on the bottom of page)

In 2030, it is projected that ~~52.4%~~ **51.3%** of the population will reside in incorporated cities. This table [10-3] also includes ~~more realistic~~ **identifies how the urban area projections of impact rural housing opportunities. As incorporated cities near projected growth and as based upon urban unincorporated area meet growth assumptions used in the County overall population projections less growth is allocated to rural lands.**

Amend Page 10-9
MIGRATION

8. Job opportunities are a prime factor in growth although other factors such as environment and perceived living quality can stimulate growth. **Douglas County has worked for diversification within its basic industries and has long standing support of providing industrial development opportunities.**
9. The County has had a high rate of in-migration during the period of 1970 to 1980 which accounted for 61 percent of the population growth. This trend was reversed during the period of 1980-1990 as shown by the lower population growth and an out-migration of 45%. **Between 1990-2000 in-migration accounted for an increase of 4,808 persons and net natural increased the population by 942 persons.**
10. **During recessionary periods, there are** ~~There has been a continued~~ out-migration of young adults especially in the 20-24 year age group. In the period of 1970 to 1988 there was a 9.6% population reduction within this age group. **In the period of 1990 to 2000, th 20-24 year age group stabilized and experienced a minor (130 people) gain.**

Amend Page 10-10

11. There has been a ~~substantial~~ **sustained** in-migration of older adults increasing the over 65 years category. The county population increased by ~~2,451~~ **5,750** people in the period of 1990-94 ~~2000~~. The over 65 age category accounted for ~~57.8%~~ **53.4%** this population growth. This in-migration rate also includes other older adults and is not equally distributed in the age categories above 50 years of age.
- X. **The median age of Douglas County citizens increased from the 1990 Census from 36 to 41.2 in the 2000 Census. If Douglas County continues to age, net natural increase (birth minus deaths) will play a lessor role in the growth of the County. The expectation is Net-migration (in-migration minus out-migration) will consist primarily of seniors in-migrating to the County for lower cost of living and quality of life and secondarily to younger families seeking employment options created from the increases in service industries and economic diversification in manufacturing and the wood products industry.**

GEOGRAPHICAL DISTRIBUTION

- ~~19. If present trends continue, population growth pressure will persist in the South Umpqua Basin. (Note - this finding is removed because it duplicates the last sentence in Finding 15)~~

CITY COUNTY COORDINATION AND ANALYSIS

Amend Page 10-11

24. In 2005, the DLCD adopted a three "safe harbors" (OAR 660-24-0030(4)) for cities to use to adopt a population forecast for their urban areas. Generally, these options include using the county projection, using OEA or developing their own forecast, if there is not a reasonably current county coordinated forecast to use, when considering updates to their urban growth boundary. Pursuant to the rule, the coordinated forecast must be adopted by each city
- X. Between 1999 and 2005 many changes were made to the Periodic Review laws. The first change, SB 543 exempted seven Douglas County cities from periodic review requirements. In 2003, SB 920 made the completion of some periodic review tasks optional. In 2005, HB 3310 further narrowed the scope of periodic review and exempted many counties for periodic review. Douglas Counties cities have been either exempted from periodic review or their periodic review schedules have been suspended.

MODEL FINDINGS

2. The fastest growing segment of the aging population is the "old old" - people 85 years and older. The 45 - 59 year age group is the fastest growing segment of the adult population. These The 65 and above age group is growing and consideration must be given to seniors who are often frail or sick and in need of supportive services, such as home and community based health care.
4. The 2000 census found the median household size is 2.5. The model recognizes the high number of seniors and uses a split rate for household size. The median household size for families under 55 is 2.6. The median household size assumed by the model for families over 55 is 1.5 This recognizes that seniors typically have smaller households than younger age cohorts.
5. Douglas County does not have a large high technology industry and is not impacted significantly by fluctuations in that market. The improved economic downturn conditions in other areas of the country (most notably California) will slow has slowed in-migration to Oregon. As the recession fades, the housing and manufacturing markets will recover, and in-migration to Douglas County will return to more normal levels not be impacted by the change in the high-tech industry. Lower cost of living and lifestyle choices will attract retiree's and families to Douglas County.

6. The wood products industry **makes up 70% of all manufacturing jobs in Douglas County** provides 63% of the support for local employment. ~~The rate exceeds all counties in Oregon and is higher than the state.~~ The industry has survived the economic recession of the 1980's and the environmental challenges of the 1990's. The industry has a clear view of the hurdles they face in the future, but are also counting on comparative advantages to help overcome them: highly productive timberland and a critical mass of knowledge, ability, technical support, and infrastructure. ~~Oregon Timberlands could support a sustainable annual harvest of at least 5 billion board feet. The potential annual harvest will likely be below sustainable levels, probable not to exceed 4.5 billion board feet.~~
7. Employment in the wood products industry has declined since the late 1970's. Despite these reductions, employment is growing for the state as a whole as new companies in new industries are diversifying manufacturing and services. The wood products industry is also diversifying. New wood processing innovations are creating markets for species, grades and sizes of trees that were considered non commercial in the past. ~~A host of wood products can now be engineered to desired strength and size specifications by laminating, finger jointing, and edge-gluing small pieces of wood.~~ The change in the basic wood product industry creates new job opportunities in the manufacturing sector. This portion of the County economy will continue to expand. **A new market is the development of "green industry" - the County is coordinating with Federal partners to evaluate the potential of reclaiming dead or dying timber as a source for bio fuels.**
9. Transportation Firms will increase as trucking companies look to Douglas County's central location along the I-5 corridor. ~~Generally, Employment growth in along the I-5 corridor area will remain strong was impacted by the recession. As the County's economic recovers, one of the first areas to improve will be along the I-5 Corridor as firms take advantage of transportation access and central location.~~
10. Tourism will play an expanding role in Douglas County's future, specifically hotel/motel, restaurant and bar, retail store sales, and recreation and amusement related businesses. **Recent examples of interest in the tourism industry is shown in increased ATV activities at the coast, vineyards and the creation of the viticulture educational opportunities at Umpqua Community College.**
12. Other trends such as more out-sourcing by businesses, increased consumption of health and personal services by households in general, and the increased number of retirement aged persons in the county are also pushing employment up in the service sector. **For Douglas County, the highest gains are in education, health, leisure and hospitality services ("Employment**

Projections by Industry and Occupation 2006-2016" by the Oregon Employment Department.)

15. **In 2004, the OEA population projection increased the State of Oregon 2040 projection by 232,408 people. OEA reduced seventeen counties 2040 forecast and the OEA forecast shifted growth to MPO's. This re-allocation of growth** is not policy neutral, objective or scientific. Rather, it is a reasoned inference based upon limited data, debatable policy premises, and debatable methodological premises. The same is true of the county's projection. The main difference is that Douglas County's projection adds a level of specificity to the information used by the State. It also recognizes that the state land use policy is not evenhanded. It can enhance growth in one part of the state by constraining in others.

XX As part of the publication of the OEA Long Range Forecast in 1997, the State met with all jurisdictions to review its long range forecast and to gather feedback. In the 2004 OEA forecast update, all of the OEA model assumptions were removed and the allocations to counties were changed. Despite this significant change to the OEA model, no outreach to counties was conducted by the Office of Economic Analysis. This OEA update was not coordinated statewide or with the County forecast.

XX The long term Office of Economic Analysis rate was similar to the short term CPRC estimates experienced during the recession. OEA chose to extend those rates found during the recession for the entire forecast period. The County rebukes the State scenario of long term recession for Douglas County and chose that high rate of our projection forecast as our preferred alternative for the expectation of future growth.

XX. The County selected the high range of the population forecast as the preferred alternative after considering the historic growth patterns. The County found that both the State and the County have experienced cyclical recessionary pressure. The county anticipates recovery from the recent recession to be similar to past experience and chose the high rate as its' preferred alternative because it is more appropriate.

Amend Page 10-12:13

MODEL ASSUMPTIONS

NOTE: Due to the changes in assumptions between the OEA model and the Douglas County model, no relationship exists between the OEA results and Douglas County results. This comment does not address the quality of the results, only that the differences result from changes in basic policy assumptions. **The April 2004 Office of**

Economic Analysis model update was published without any local coordination. More importantly, the 2004 OEA model update removed all the assumptions contained in the 1997 OEA long term forecast.

1. **The "Baby Boomer" generation was born between 1944 and 1964. The first baby boomers are approaching their 70's.** The aging of the "Baby Boomer" generation ~~will~~ **has** caused a growth spurt of this ~~the~~ **65+** age group (between 2010 and 2020.) By 2020, the state of Oregon will have experienced a 70% or more increase in their numbers of elderly. **In 2008, Portland State University Center for Population Research and Census reported that 12.9% of the state was aged 65 years or older versus 18.9% for Douglas County.** The numbers of elderly in Douglas County's is expected to increase at a rate significantly higher than the rate experienced by the state.
2. **Recovery from the recent recession will increase growth in the Services, retail trade and construction industries will continue to grow.** Transfers from the ranks of unemployed and new entrants into the work force will reduce this number by 10%.
4. School enrollment has ~~been~~ **had** low growth in years 1995 to 2009, low to moderate **enrollment** growth for the years 2005 to 2030 **is projected**. This projection is based on the growth experienced in the school districts, the growth in service industries and continued stabilization in the wood products industry.
6. In Douglas County, between 1985 and 1990, employment increased at an average rate of 2.9% per year. Between 1992 and 1994, employment increased at an average rate of 2.3%. The **Oregon Employment Department** forecasted rate for Douglas County is a 1.1 percent average annual increase from 2008 to 2015. The assumed rate of employment between 2016 and 2030, will over time increase toward the State average annual increase in employment.

POPULATION

INTRODUCTORY SUMMARY

INTRODUCTION

Several factors influence population growth and settlement patterns. Among these factors are public services, natural resources, technology, attitudes, economy and physical development. Attitudes about housing types, recreation, transportation and quality of life, influence the type and amount of growth. In certain areas, attitudes may actually outweigh economic considerations in determining growth patterns.

Some of the County's population growth is due to the attitude of people wishing to take advantage of the perceived quality of life. This perceived quality of life, along with lower taxes, health services, recreation opportunities, makes Douglas County an attractive place to retire or pursue a less metropolitan way of life.

IMMIGRATION

The percentage of the County's growth due to immigration largely from metropolitan areas implies a changing attitude toward those more cosmopolitan values, possible increase in educational attainment, and outside the County sources of revenue. Also, this growth may encourage direct conflict with traditional agriculture and forestry lifestyles due to competition for land and indirectly through attitudes concerning recreation, wilderness, herbicides and common forest or agricultural practices.

Natural resources, such as the availability of water, have influenced settlement patterns in the past and will be a greater determinant in the future. Even today, County reports concerning water consumption indicate a deficit of water in many of the communities. Those most dramatically affected are located in the South Umpqua Basin. Without a method of meeting those demands, traditional settlement patterns may be altered.

PLANNING FOR THE FUTURE

More important for planning than the number of new people which will reside in the County is where they will live and how much land they will require. To ensure the enhancement of the quality of life in Douglas County, a rational "balanced growth" policy needs to be developed during the planning process. This balanced growth policy would encourage more efficient location of new development. This means directing development into areas where services, facilities and utilities already exist or can supply "cost effective" services. Growth needs to be directed away from natural hazard areas, away from valuable agricultural and forest lands or other open space use areas where such development would present adverse impacts or require the wasteful expenditure of public tax dollars.

Population increases and accompanying development must be anticipated and planned. If growth is not planned, problems may result such as: an over-allocation of resources (such as water); increased dependence on fossil fuels, especially for transportation (including school buses); and increased pressure to convert resource land to nonresource use.

In short, Douglas County can continue to expect a steady growth in population. If the growth is anticipated and completely planned, the increased needs of more people can be met in a positive fashion. It is more important to consider the implications of an increase in population than the population increase itself. By the year 2030 the population of Douglas County can be expected to total between 132,016 and 139,626 persons. Tables 10-1 and 10-2 summarize this projected growth.

TABLE 10-1. SUMMARY OF PROJECTION RESULTS (Growth Rate)

Table 10-1 Summary of Projections Results (Growth Rate)						
Area	2000	1990-00 Annual Growth Rate	2010 *	2000-10 Annual Growth Rate	2030	2000- 2030 Annual Growth Rate
COUNTY HIGH	100,399	0.61%	108,223	0.78%	139,626	1.30%
COUNTY LOW	100,399	0.61%	107,025	0.66%	132,016	1.05%
1990 Census	94,649	0.61%				
2000 Census	100,399					

* Note: The Center for Population Research and Census reported a population estimate for Douglas County for 2008 of 105,240 people.

TABLE 10-2. POPULATION PROJECTIONS BY SUB AREA.

Subarea	2000	2010		2030	
	Census	Low	High	Low	High
Coastal	6413	6836	6913	8433	8919
North	6178	6586	6659	8124	8592
Central	60806	64819	65545	79955	84564
South	27002	28784	29106	35505	37552
Total	100399	107025	108223	132016	139626

TABLE 10-3. 2000 POPULATION AND YEAR 2030 POPULATION PROJECTIONS.

Total Population Using County Projections

Sub Area	Class	2000 Pop	2030 Total	2000-2030	
Coastal	City	4,370	5,359	989	
	UGB (2)	67	88	21	
	UUA	385	565	180	
	Rural	1,591	2,910	1,319	
	Subtotal	6,413	8,922	2,509	1.30%
North	City	2,220	3,238	1,018	
	UGB (2)	224	326	102	
	UUA	0	0	0	
	Rural	3,734	5,442	1,708	
	Subtotal	6,178	9,006	2,828	1.53%
Central	City	32,440	52,994	20,554	
	UGB (2)	6,357	8,992	2,635	
	UUA	5,885	12,336	6,451	
	Rural(1)	16,124	10,236	(5,888)	
	Subtotal	60,806	84,558	23,752	1.30%
South	City	6,600	10,109	3,509	
	UGB (2)	3,532	5,067	1,535	
	UUA	0	0	0	
	Rural	16,870	22,369	5,499	
	Subtotal	27,002	37,545	10,543	1.30%
County Wide	City	45,630	71,700	26,070	1.90%
	UGB	10,180	14,473	4,293	1.41%
	UUA	6,270	12,901	6,631	3.53%
	Rural	38,319	40,552	2,233	0.19%
Total		100,399	139,626	39,227	

(1) The Central Area contains the UUA of Glide, Green, Shady and Dillard. In addition it has the UGB of Oakland, Roseburg, Sutherlin and Winston. The Comprehensive Plan findings recognize that over time, growth will shift from rural to urban densities. The reduction in rural growth in the Central subarea is one example of that rural to urban shift.

(2) Urban Growth Boundaries (UGB) - The County has adopted an updated coordinated forecast for the Comprehensive Plan of each city. The coordinated forecast was applied to extend the 20 year forecast within city limits. The County high rate (1.29%) was applied to extend the 20 year forecast within in the urban growth area (outside city limits but inside UGB) and update each jurisdiction's 20 year forecast. A summary of this analysis is shown in Table 10-4. This process is consistent with the safe harbor found in OAR 660-024-0030(4)(a).

TABLE 10-4 City Population Forecast for incorporated area and urban growth area					
City		2000	2010	2020	2030
Canyonville	City	1295	1791	2130	2534
	UGA	173	237	270	306
	UGB (Total)	1468	2028	2400	2840
Drain	City	1020	1102	1217	1344
	UGA	184	200	227	259
	UGB (Total)	1204	1302	1444	1603
Elkton	City	145	258	299	347
	UGA	13	23	26	30
	UGB (Total)	158	281	325	377
Glendale	City	860	974	1076	1189
	UGA	72	82	93	106
	UGB (Total)	932	1056	1169	1295
Myrtle Creek	City	3430	3720	4382	5085
	UGA	3272	3587	4077	4636
	UGB (Total)	6702	7307	8459	9721
Oakland	City	955	964	1065	1176
	UGA	150	152	173	197
	UGB (Total)	1105	1116	1238	1373
Reedsport	City	4370	4392	4851	5359
	UGA	67	67	77	87
	UGB (Total)	4437	4459	4928	5446
Riddle	City	1015	1066	1178	1301
	UGA	15	16	18	20
	UGB (Total)	1030	1082	1196	1321
Roseburg	City	20125	22093	26931	32829
	UGA	5676	6144	6985	7940
	UGB (Total)	25801	28237	33916	40769
Sutherlin	City	6720	8031	9320	10816
	UGA	264	314	357	406
	UGB (Total)	6984	8345	9677	11222
Winston	City	4640	6068	7042	8173
	UGA	267	348	395	449
	UGB (Total)	4907	6416	7437	8622

TABLE 10-4 City Population Forecast for incorporated area and urban growth area					
City		2000	2010	2020	2030
Yoncalla	City	1055	1149	1333	1547
	UGA	27	29	33	38
	UGB (Total)	1082	1178	1366	1585
Grand Totals	All Cities	45630	51608	60824	71700
	All UGA's	10180	11199	12731	14474
	All UGB's	55810	62807	73555	86174
County Total		100399	108223	119180	139626

CPRC Estimates used for each City during years 2001 to 2008. City coordinated rate used from 2009 to 2030
Some numbers reported in this summary table may differ slightly due to rounding.

Information contained in the 1980 Census and information contained in city comprehensive plans regarding unincorporated housing within city urban growth boundaries (UGBs) indicate that the number of persons residing within city UGBs in 1980 was less than estimated by those plans. The cumulative total of the projections or estimates developed by the cities for their respective 1980 UGB populations was 48,565 persons. This figure is 5.9% higher than the 45,859 persons indicated by the 1980 census to be residing in these areas.

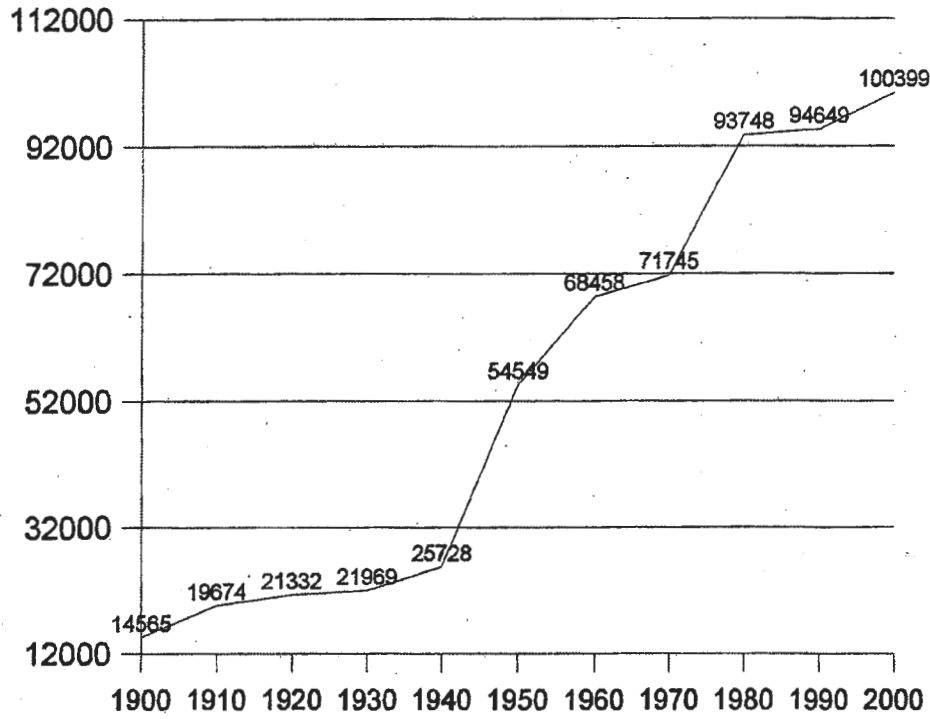
The 1990 Census indicated that the population of the cities was 39,811. The 2000 Census indicates that the population of the cities was 45,630. This relates to a county wide annual growth rate for cities of 1.9 percent from 2000 to 2030. The county wide annual growth rate for cities is above both the County forecasted high rate (1.3%) and low rate (1.05%) listed in prior versions (Table 1) of this element.

The high County projection for rural population in 1980 was 28,440 persons. This figure is 36% lower than the 38,559 persons indicated by the 1980 Census. The rural population for the 2000 census was 38,319 persons.

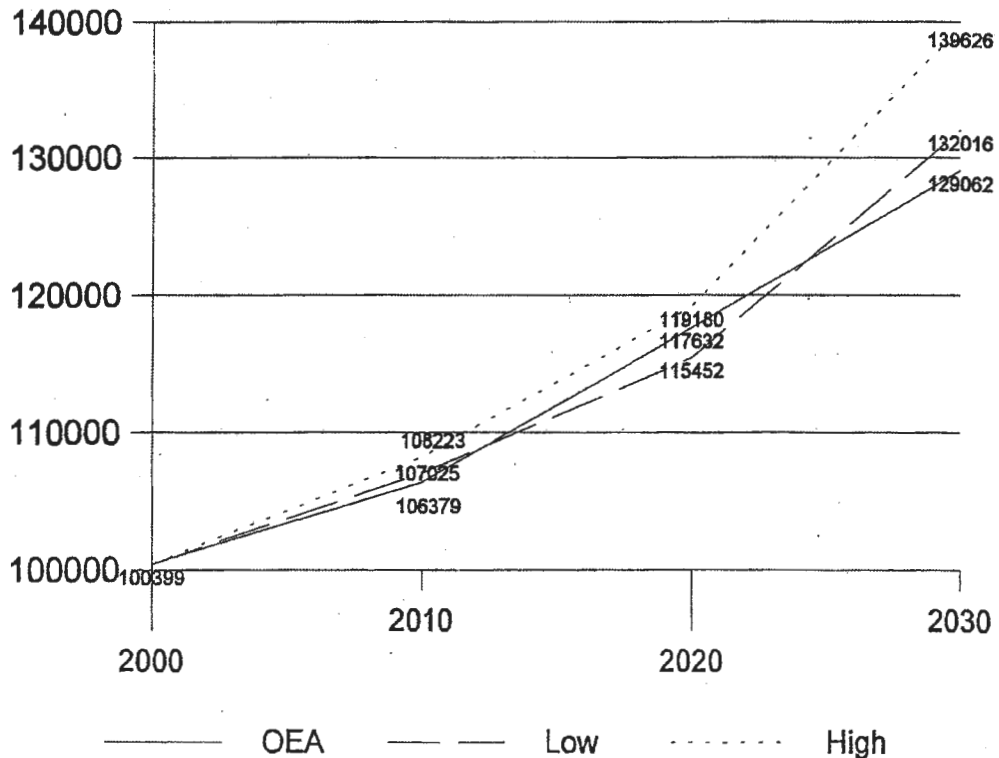
This overestimation of 1980 city UGB population and underestimate of 1980 rural population resulted in a overestimation of city UGB population and conversely underestimation of rural population in the same year.

The County formed a population coordination committee with the twelve cities in 1995. This committee was reformed in 2009 to update coordination efforts for the population forecast. The population figures in this plan were jointly adopted by the cities and County in advance of the Census publication and can only be modified by joint City-County plan amendment. Table 10-3 indicates that there has been a slow shift from rural areas to incorporated cities. In 1980, 41.6% of the population lived in cities. In 2030, it is projected that 52.1% of the population will reside in incorporated cities. This table also includes more realistic projections of rural housing growth based upon assumptions used in the County overall population projections.

Historical Population

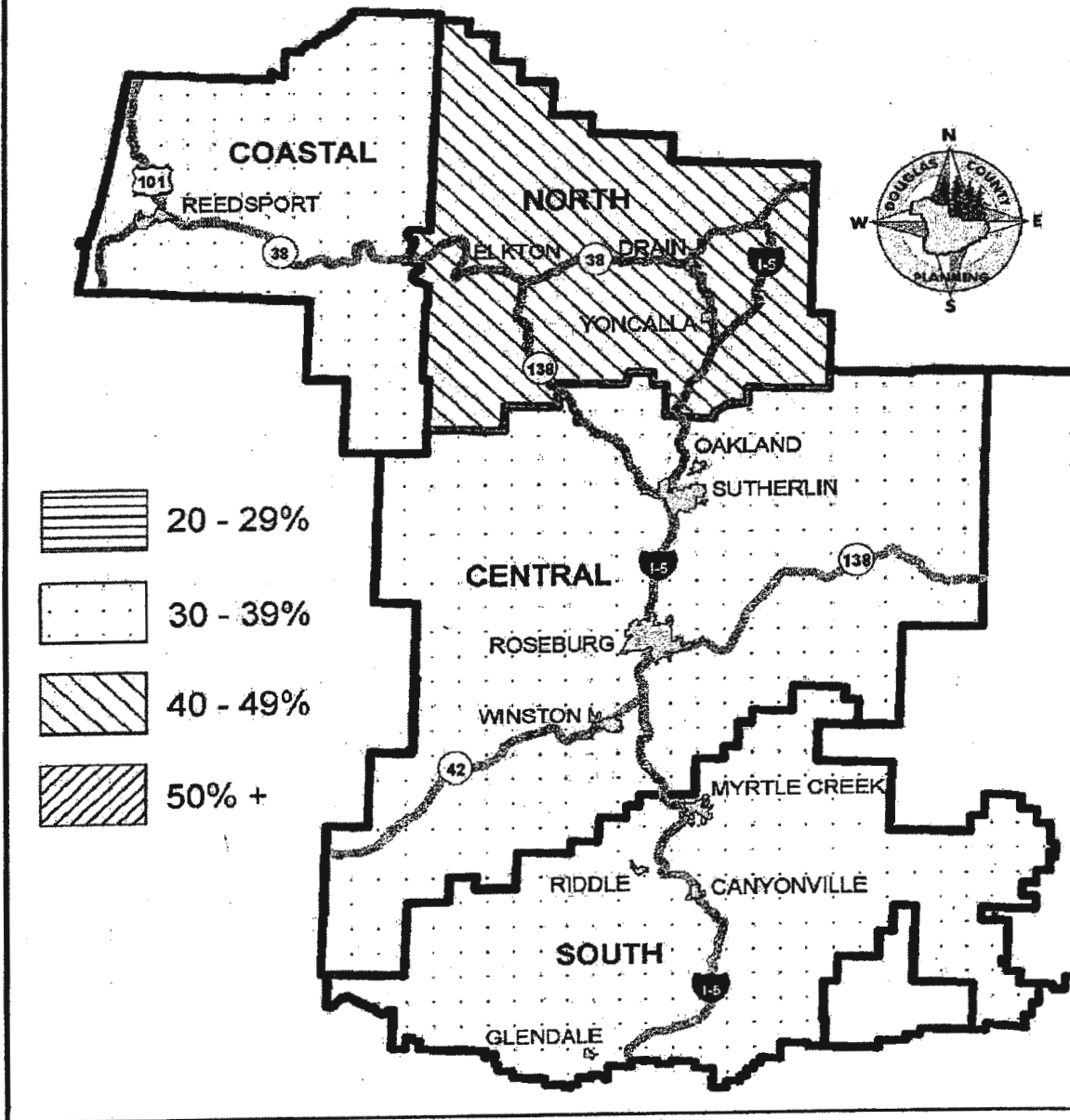


Projected Population



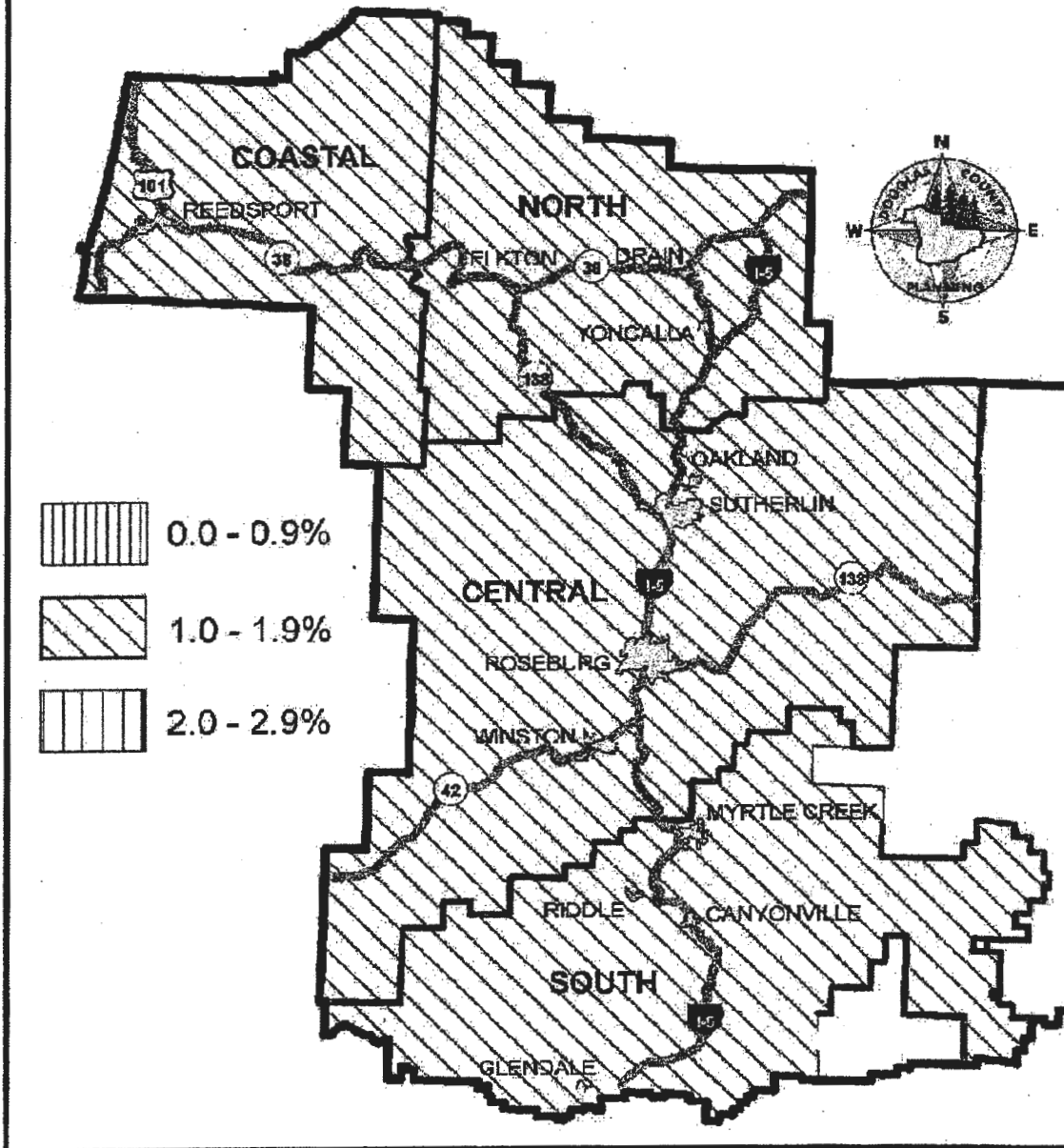
Sub-Area Percentage Increase

Cities Included 2000 - 2030
Using Coordinating Committee Projection and 2010 Population as Base



Distribution of Total Annual Population Increase

Cities Included 2000 - 2030
Using 2000 Population as Base and High Projections



POPULATION ELEMENT FINDINGS

POPULATION GROWTH

1. Although somewhat erratic, the County and cities have experienced population growth during the period of 1950 through 2005. Overall the County population increased by 89 percent over this period.
2. Recent population growth has increased at a more rapid rate than economic growth in the County's basic industrial sector.
3. Historically, the unincorporated areas of the County have had a larger proportion of the population than the incorporated areas. However, this situation is anticipated to reverse over the next 20 years, with areas within city urban growth boundaries receiving up to 60% of the future County growth.

POPULATION CHARACTERISTICS

4. There has been an increase during the years of 1960 through 2000 in the upper (older) age categories of the population. During that period the percentage of the County population 65 years of age and older increased by 101% as compared with 65% for the state, overall.
5. The County has a lower percentage of population in the under 15 years category than the state (19% as compared with 20%).
6. The County population can basically be considered racially homogeneous with 97.3 percent of the population being classified in one race. The demographic of the County is the majority 93.9 percent, which is white. The largest minority population is Hispanic at 3.3 percent.
7. The County's residents have a lower percentage of college graduates than the state and nation as a whole (13.3 % versus 25.1%).

MIGRATION

8. Job opportunities are a prime factor in growth although other factors such as environment and perceived living quality can stimulate growth.
9. The County has had a high rate of in-migration during the period of 1970 to 1980 which accounted for 61 percent of the population growth. This trend was reversed during the period of 1980-1990 as shown by the lower population growth and an out-migration of 45%.
10. There has been a continued out-migration of young adults especially in the 20-24 year age group. In the period of 1970 to 1988 there was a 9.6% population reduction within this age group.
11. There has been a substantial in-migration of older adults increasing the over 65 years category. The county population increased by 2,451 people in the period of 1990-94. The over 65 age category accounted for 53.4% this population growth. This in-migration rate also includes other older adults and is not equally distributed in the age categories above 50 years of age.

GEOGRAPHICAL DISTRIBUTION

12. The major population concentration is located in the Sutherlin, Roseburg, Winston, Myrtle Creek corridor of the County.
13. The majority of the population is concentrated in areas with public water and/or sewer.
14. The County contains several urban unincorporated areas which currently have high growth rates.
15. Over 30% of the population is concentrated in the South Umpqua Basin and dependent on water from the South Umpqua River. If present trends continue, population growth pressure will persist in the Umpqua Basin.
16. Based on building permit activity during the years of 1974 to 1978 and the 1990 Census (Year structure built), the cities with the largest growth within the County are Roseburg, Winston, Sutherlin, and Myrtle Creek and the south county areas of Green, and Tri City.
17. The County projection anticipates an increase in population between 2000 and 2030 of 31,617 to 39,227 people based on the Douglas County projection and the projections of all 12 incorporated cities in Douglas County.
18. The trend of city urban growth boundaries receiving most of the new growth will continue.
19. If present trends continue, population growth pressure will persist in the South Umpqua Basin.

CITY COUNTY COORDINATION AND ANALYSIS

20. The 1995 Oregon Legislature adopted HB 2709. Section 7 of this bill codified as ORS 195.036 requires the County to establish and maintain "a population forecast for the entire area within its boundary for use in maintaining and updating comprehensive plans." Section 7 also requires the County "to coordinate the forecast with the local governments within its boundary."
21. In an effort to update the 1995 Population Element a Population Coordination Committee consisting of all 12 incorporated cities, Douglas County and URCOG was convened.
22. During the period of April 1996 and August 1996, the committee reviewed Douglas County Planning Department analysis of the existing model as updated from the 1990 census data. Following the acceptance of this analysis, the historical growth of each city was reviewed and a comparison to each Comprehensive Plan projection completed. A similar process was completed to update the forecast using 2000 census data.
23. This current update is based upon the 2000 census. Between 1995 and 2000 a lengthy process was conducted and included the coordinated input of Douglas County and each incorporated city as required by ORS 197.063, as well as that of the Department of Land Conservation and Development (DLCD) and the Office of Economic Analysis, as required by Statewide Planning Goal 2.
24. In 2005, the DLCD adopted a "safe harbor" (OAR 660-24-0030(4)) for cities to use, if there

is not a reasonably current county coordinated forecast to use, when considering updates to their urban growth boundary. Pursuant to the rule, the coordinated forecast must be adopted by each city.

DEFINITIONS

1. "Labor force" is defined as people aged 16 and over that are currently working or actively seeking work and those not defined as "Not in the labor force."
2. "Not in the labor force" is defined as all persons in the civilian non institutional population who are neither employed or unemployed. This group includes discouraged workers, defined as persons not in the labor force who want and are available for a job and who have looked for work sometime in the past 12 months, but are not currently looking, because they believe there are no jobs available or there are none for which they would qualify.

MODEL FINDINGS

1. No data exist for Douglas County (or Oregon) that specifies how seniors are attached to the labor force.
2. The fastest growing segment of the aging population is the "old old" - people 85 years and older. These seniors are often frail or sick and in need of supportive services, such as home and community based health care.
3. Retired Seniors (over age 65 and not part of the work force: remaining 80% in this age group) are a growing portion of the population. This group requires increased services such as recreation, medical support and specialized housing.
4. The median household size for families under 55 is 2.6. The medium household size assumed by the model for families over 55 is 1.5 This recognizes that seniors typically have smaller households than younger age cohorts.
5. Douglas County does not have a large high technology industry. The improved economic conditions in other areas of the country (most notably California) will slow in-migration to Oregon. In-migration to Douglas County will not be impacted by the change in the high-tech industry. Lower cost of living and lifestyle choices will attract retiree's and families to Douglas County.
6. The wood products industry provides 63% of the support for local employment. The rate exceeds all counties in Oregon and is higher than the state. The industry has survived the economic recession of the 1980's and the environmental challenges of the 1990's. The industry has a clear view of the hurdles they face in the future, but are also counting on comparative advantages to help overcome them: highly productive timberland and a critical mass of knowledge, ability, technical support, and infrastructure. Oregon Timberlands could support a sustainable annual harvest of at least 5 billion board feet. The potential annual harvest will likely be below sustainable levels, probable not to exceed 4.5 billion board feet.
7. Employment in the wood products industry has declined since the late 1970's. Despite these reductions, employment is growing for the state as a whole as new companies in new industries are diversifying manufacturing and services. The wood products industry is also diversifying. New wood processing innovations are creating markets for species, grades and sizes of trees that were considered non commercial in the past. A host of wood

products can now be engineered to desired strength and size specifications by laminating, finger jointing, and edge-gluing small pieces of wood. The change in the basic wood product industry creates new job opportunities in the manufacturing sector. This portion of the County economy will continue to expand.

8. The forest is managed by differing National Forest Districts, Bureau of Land Management, Forest Industry and non-industrial private timber holdings. This creates overlapping regulations. Federal regulations address forest planning and management. State regulations (Forest Practices Act) regulates forest practices on non-federal lands.
9. Transportation Firms will increase as trucking companies look to Douglas County's central location along the I-5 corridor. Generally, employment growth in the I-5 corridor area will remain strong.
10. Tourism will play an expanding role in Douglas County's future, specifically hotel/motel, restaurant and bar, retail store sales, and recreation and amusement related businesses.
11. Douglas County specialty horticulture (greenhouse and nursery crops, including Christmas trees) will increase agricultural employment. With new trade opportunities opening on the pacific rim, the potential exists for further increases.
12. Other trends such as more out-sourcing by businesses, increased consumption of health and personal services by households in general, and the increased number of retirement aged persons in the county are also pushing employment up in the service sector.
13. Business and professional, health and social services will lead non-manufacturing job creation.
14. Increased population should also lead to increased demand for education and general government services. Political and fiscal pressures may limit job growth in the public sector.
15. The OEA population projection is not policy neutral, objective or scientific. Rather, it is a reasoned inference based upon limited data, debatable policy premises, and debatable methodological premises. The same is true of the county's projection. The main difference is that Douglas County's projection adds a level of specificity to the information used by the State. It also recognizes that the state land use policy is not evenhanded. It can enhance growth in one part of the state by constraining in others.

MODEL ASSUMPTIONS

NOTE: Due to the changes in assumptions between the OEA model and the Douglas County model, no relationship exists between the OEA results and Douglas County results. This comment does not address the quality of the results, only that the differences result from changes in basic policy assumptions.

1. The aging of the "Baby Boomer" generation will cause a growth spurt of this age group (between 2010 and 2020.) By 2020, the state of Oregon will have experienced a 70% or more increase in their numbers of elderly. The numbers of elderly in Douglas County's is expected to increase at a rate significantly higher than the rate experienced by the state.
2. Services, retail trade and construction industries will continue to grow. Transfers from the

ranks of unemployed and new entrants into the work force will reduce this number by 10%.

3. In Oregon, 72% of families are dual income (both parents work). This trend is similar in Douglas County (70%).
4. School enrollment has been low growth in years 1995 to 2009, low to moderate growth in years 2005 to 2030. This projection is based on the growth experienced in the school districts, the growth in service industries and continued stabilization in the wood products industry.
5. The environmental regulatory setting at the federal, state and local level will create an expanding need for a government presence in Douglas County. Moderate growth in the government sector is anticipated.
6. In Douglas County, between 1985 and 1990, employment increased at an average rate of 2.9% per year. Between 1992 and 1994, employment increased at an average rate of 2.3%. The forecasted rate for Douglas County is a 1.1 percent average annual increase from 2008 to 2015. The assumed rate of employment between 2016 and 2030, will over time increase toward the State average annual increase in employment.
7. Douglas County ranks twelfth of all counties in Oregon in terms of total farm sales. This ranking is not expected to change.

POPULATION POLICIES

GOAL: To accommodate the County's anticipated growth while promoting wise land use and conservation of natural resources.

OBJECTIVE A: Develop a land use plan that provides for orderly growth which reduces the cost of essential services while preserving the basic elements of our environment.

POLICIES:

1. Promote population growth to locate in established service areas.
2. Promote the accommodation of growth within areas where it will have minimal negative impacts on the County's environment and natural resources.
3. Utilize current vacant land found between developments or within committed lands.
4. Direct new urban growth within Douglas County to existing urban areas where underutilized public or semipublic facilities exist or utility service investments have already been made.
5. Promote alternatives to Douglas County's present linear sprawling development patterns, and also encourage development of land with less resource value.
6. Coordinate planning efforts of local governments and special districts to maximize efficiency of public facilities, and have land use actions reflect the goals of the plan.
7. The County shall periodically, and in cooperation with each city in Douglas County, reassess population projections and make appropriate adjustments. (Revised 11-30-88)

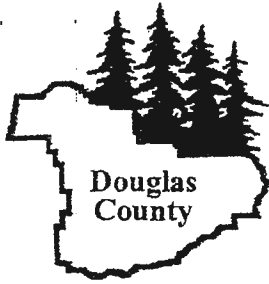
SIGNIFICANCE OF THE POPULATION ELEMENT

The adoption of the population element formally establishes a target population as a basis for comprehensive planning in Douglas County. This target population will be used to establish public needs for housing, rural lands, urban growth boundaries, transportation, public facilities and other key elements of the plan. The County has adopted and is maintaining 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 (and as specified in OAR 660-24-0030.) Also, the subarea projections will anchor the process for planning to satisfy needs based on the anticipated geographical distribution of the population.

Future projects and development must be consistent with the target population and policies set forth in the population element.

Inconsistent proposals will require substantial justification through the plan amendment process to identify and establish comprehensive planning needs beyond those recognized through the use of the target population projection.

COMPREHENSIVE PLAN MAP CORRECTION



PLANNING DEPARTMENT

Room 106, Justice Building
Douglas County Courthouse, Roseburg, Oregon 97470
(541) 440-4289 / FAX (541) 440-6266

COMPREHENSIVE PLAN MAP AMENDMENTS

Staff Contact Person Cheryl Goodhue Date: 9-8-15

Booklet Reference: Page 36 (Tabloid)

Property Location: T 27 S, R 6 W, Section 7, Tax Lot(s) 800, and
T 27 S, R 6 W, Section 7, Tax Lot(s) 803

Tax Account Numbers: R72680 & R72722 (T/L 800), and
R133898 (T/L 803)

The attached map reflects the Comprehensive Plan as adopted December 31, 1980, and effective April 1, 1981, and subsequent changes. Illustrated is the property which is the subject of this memo.

The existing designation is: T/L 800 (Parcel 1) contains ~2 ac FFT
T/L 803 (Parcel 2) contains ~2 ac RC2
and the proposed change is to T/L 800 ~2 ac. FFT to RC2
T/L 803 ~2 ac. RC2 to FFT.

The basis for this amendment is as follows: Land partition plat
2008-0025A, Surveyors Records, Douglas Co, Oregon,
was a plan/zone line division that
reinterpreted the plan/zone line leaving
a reciprocal ~2 ac. portion of incorrect
plan/zone mapping on either side of the new
line, as depicted in the attached maps.*

Approval: Cheryl Goodhue Date: September 28, 2015

Map Updated by: _____ Date: _____

* The plan/zone line in this case is concurrent with the Melrose Rural Community boundary.
-----A Program With GREAT SPIRIT!-----



PLANNING DEPARTMENT

Room 106 • Justice Building • Douglas County Courthouse

Agency Coordination • Administrative • Long Range • Support Services
 (541) 440-4289 • (541) 440-6266 Fax

On-Site Services Community Services
 (541) 440-6183 (541) 464-6443
 (541) 464-6429 (Fax)

DATE: 9-8-15

STAFF CONTACT: Cheryl Goodhue

MEMORANDUM

TO: Keith L. Cubic, Planning Director

FROM: Kelly N. White, Planning Technician

RE: Correction of ZONING Map — see corresponding Plan map Correction

The attached Zoning Map reflects the legislative rezoning effective after April 1, 1981, and subsequent changes. The following Tax Lot(s) and their identifying Tax Account numbers are presently shown on the Zoning Map as:

TWN	RNG	SEC	SUB	TAX LOT	ACT. NO.	CURRENT ZONING	PROPOSED ZONING
27	6	7		800	R72680	} ~2 ac. w/i Parcel 1, FF → RR	
					R72722		
27	6	7		803	R133898	} ~2 ac. w/i Parcel 2, RR → FF	

The Planning Department recommends correction of this Zoning Map so that the Zoning will be in conformance with the adopted Comprehensive Plan.

This resulted from:		This correction posted:
<input type="checkbox"/> Cartographic Error	<input type="checkbox"/> UGB Specificity Required	<input type="checkbox"/> No Database Change Required
<input checked="" type="checkbox"/> Plan-Zone Interpretation <u>Land Partition Plat 2008-0025A</u>	<input type="checkbox"/> Other	<input type="checkbox"/> Change Posted to Database
		<input type="checkbox"/> Zoning Map Corrected
Comments:		
Proposed Map Correction needed by (deadline): <u>1/8/2016</u>		

Zone Correction authorized by: [Signature]
 Zone Correction completed by: _____

Date: September 28, 2015
 Date: _____

DOUGLAS COUNTY OFFICIAL RECORDS
 BARBARA E. NIELSEN, COUNTY CLERK 2008-0025 A
 NO FEE
 05/05/2008 09:31:28 AM
 PLAT-P&R Cont'd 52nd St-1 RECEIPT/COUNTER
 This is a no fee document

APPROVALS:
David D. Goodhue 4/21/08
 DOUGLAS COUNTY PLANNING DIRECTOR DATE
Kenny Wilson 5-1-08
 DOUGLAS COUNTY SURVEYOR DATE

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES
 REQUIRED BY LAW HAVE BEEN PAID.
Audra K. Conner 5/5/08
 DOUGLAS COUNTY TAX COLLECTOR DATE

FILED THIS 5th DAY OF MAY, 2008, 9:31 O'CLOCK AM
 BARBARA E. NIELSEN 5/5/08 by *Heidi K. Hays*
 DOUGLAS COUNTY CLERK DATE

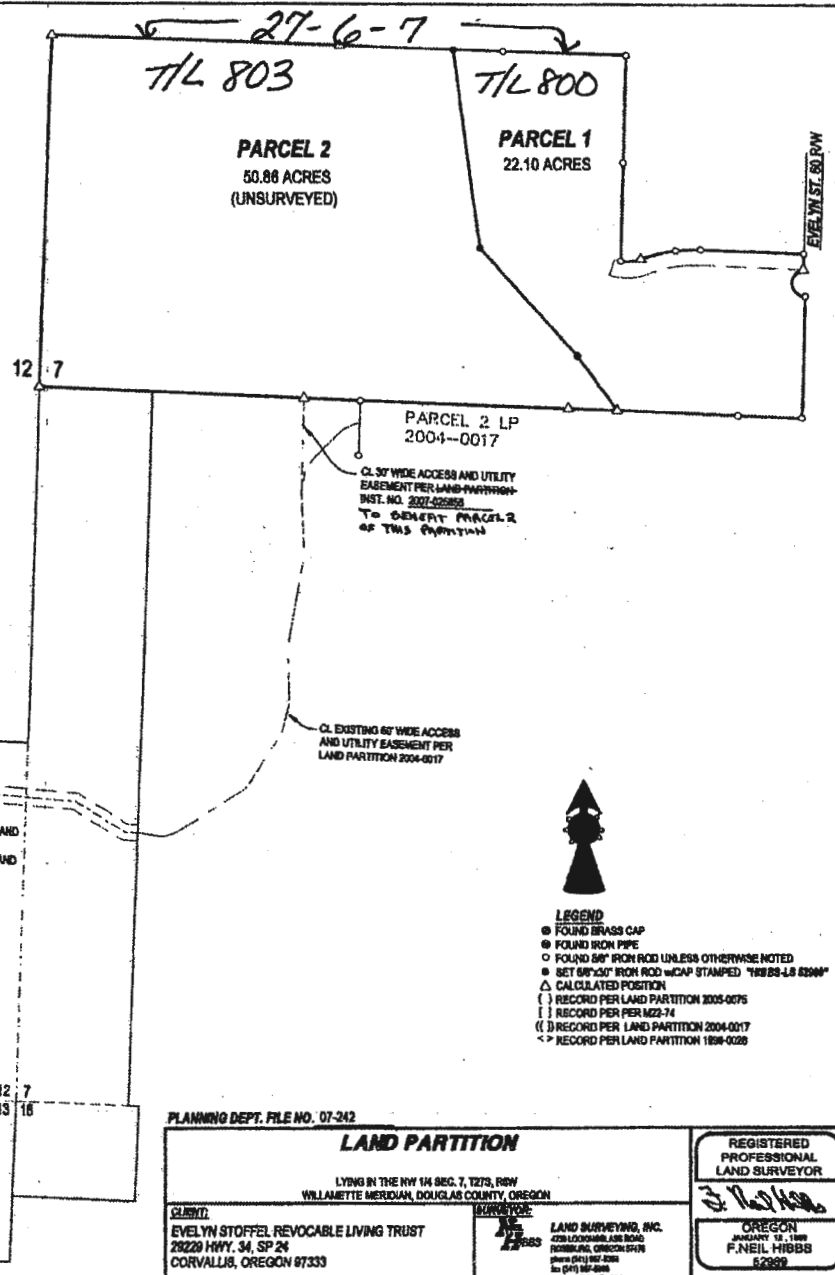


DECLARATION:
 I, NOW ALL PEOPLE BY THESE PRESENTS THAT EVELYN STOFFEL REVOCABLE LIVING TRUST, IS THE
 OWNER OF THE LAND REPRESENTED HEREON AND MORE PARTICULARLY DESCRIBED HEREIN AND HAS
 CAUSED THE SAME TO BE PLATTED INTO PARCELS TOGETHER WITH EASEMENTS AS SHOWN.

SEE CONSENT AFFIDAVIT
 MARY A. SKOUBO, TRUSTEE DATE

SEE CONSENT AFFIDAVIT
 WILLIAM J. STOFFEL, TRUSTEE DATE

CONSENT AFFIDAVIT FILED AS INSTRUMENT NO. 2008-008904



- LEGEND
- FOUND BRASS CAP
 - FOUND IRON PIPE
 - FOUND 60" IRON ROD UNLESS OTHERWISE NOTED
 - SET 60"x30" IRON ROD w/CAP STAMPED "1999-0028"
 - △ CALCULATED POSITION
 - () RECORD PER LAND PARTITION 2008-0075
 - ([) RECORD PER PER M2-74
 - ([]) RECORD PER LAND PARTITION 2004-0017
 - < > RECORD PER LAND PARTITION 1999-0028

PLANNING DEPT. FILE NO. 07-242

LAND PARTITION

LYING IN THE NW 1/4 SEC. 7, T27S, R9W
 WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON

CLIENT: EVELYN STOFFEL REVOCABLE LIVING TRUST 29220 HWY. 34, SP 24 CORVALLIS, OREGON 97333	SURVEYOR: F. NEIL HIBBS LAND SURVEYING, INC. 420 COLUMBIA AVE. SEAS CORVALLIS, OREGON 97339 PHONE (503) 862-2000 FAX (503) 862-2000 www.fneilhibbs.com	REGISTERED PROFESSIONAL LAND SURVEYOR <i>F. Neil Hibbs</i> OREGON JANUARY 14, 1988 F. NEIL HIBBS 52989
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DWG. SCALE: 1"=300' JOB #: 0520-01 DWG. BY: FNB PAGE: 1 OF 2 DATE: MARCH 2008 8302008

2008-0025 A

2008-0025 A

ASSESSOR MAP
T27S R6W SEC 7

BLODGETT
FAMILY TRUST

27060701300

27060701400

27060701500

27-6-27

T/L 803

MELROSE RURAL
COMMUNITY

Parcel 2
2008-0025A

270607A01600

270607A01900

270607A01800

EVELYN ST

27060700803

27060700600



1" = 200'

COMPREHENSIVE PLAN AMENDMENTS (cont. from below)

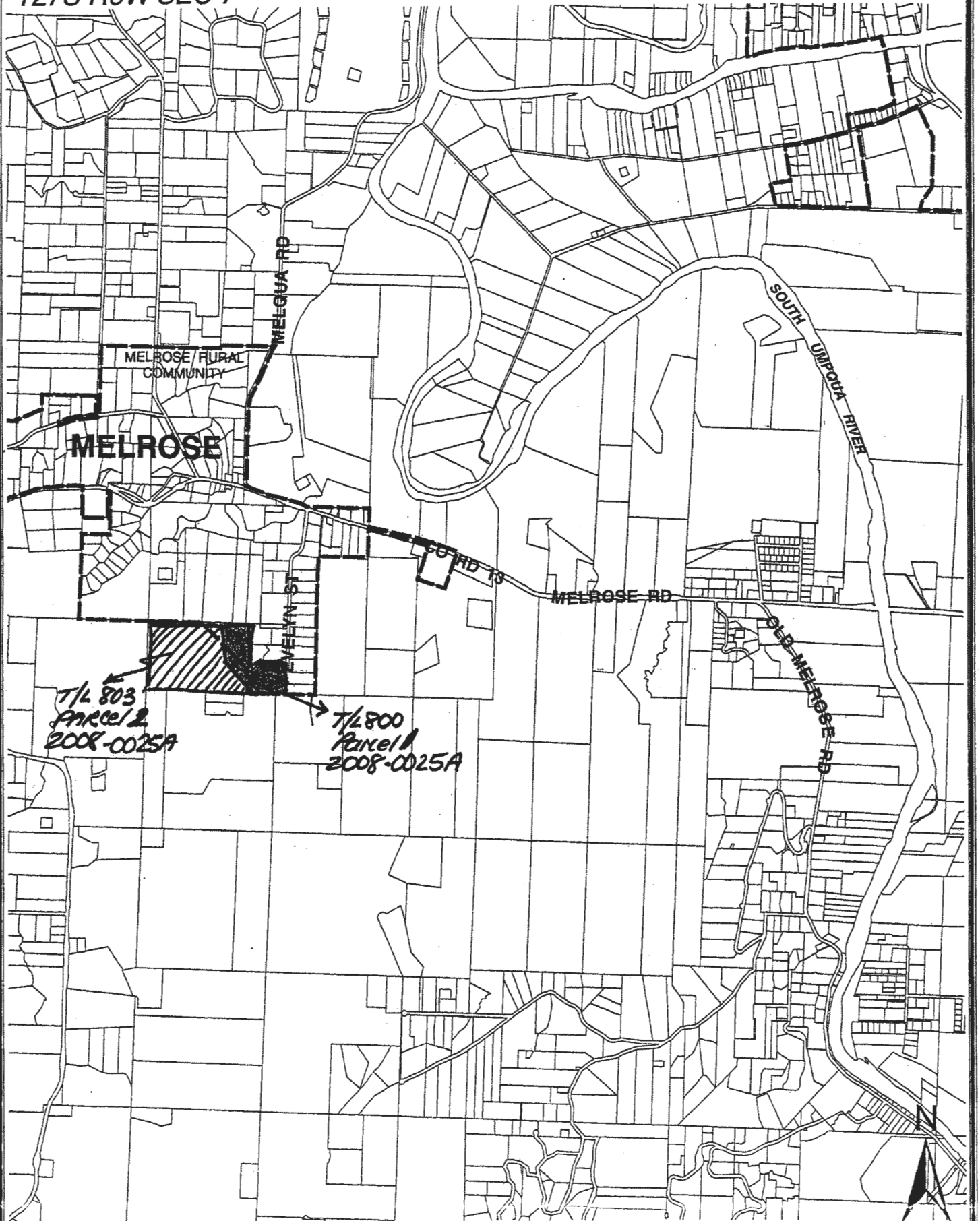
T28S R6W SEC. 18/12 DEC. 26, 1990
T28S R6W SEC. 11 MAR. 11, 1992

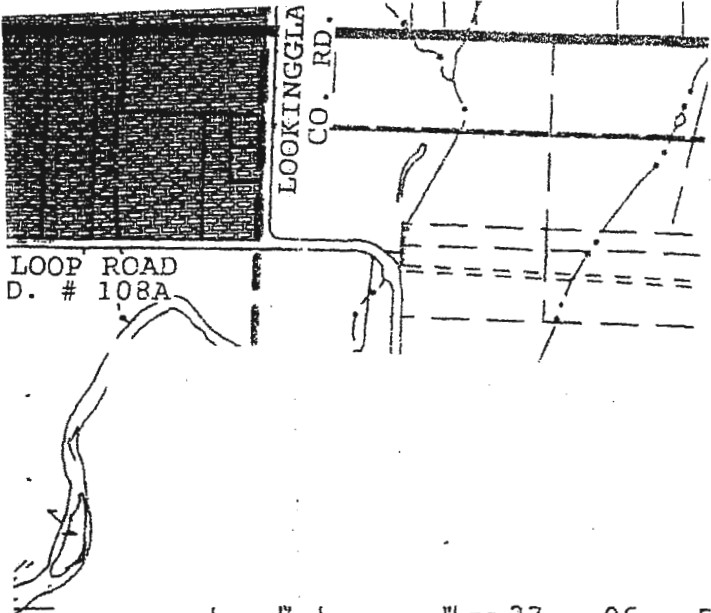
SEE PAGE 10



VICINITY MAP
T27S R6W SEC 7

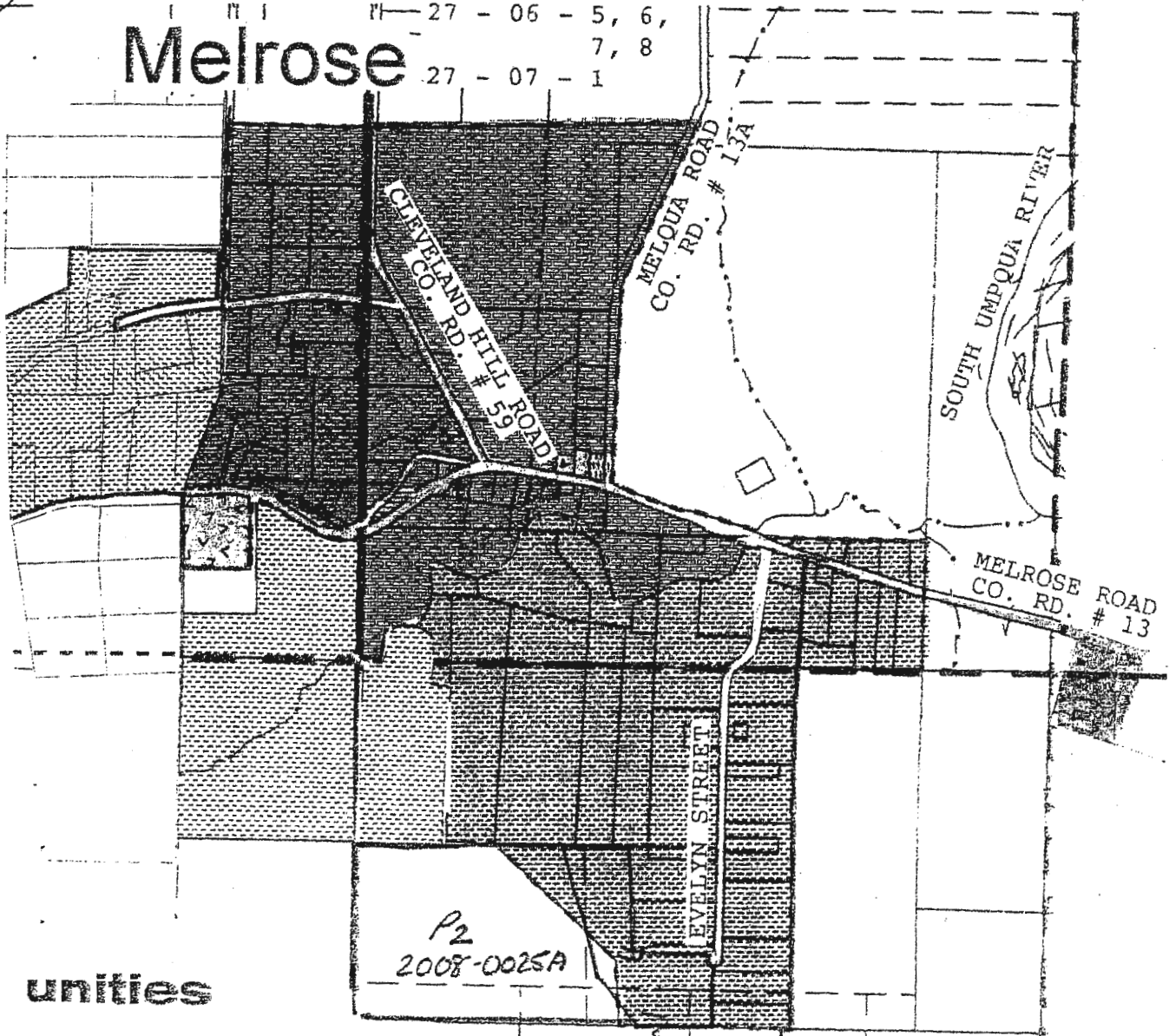
BLODGETT
FAMILY TRUST





Melrose

27 - 06 - 5, 6,
7, 8
27 - 07 - 1



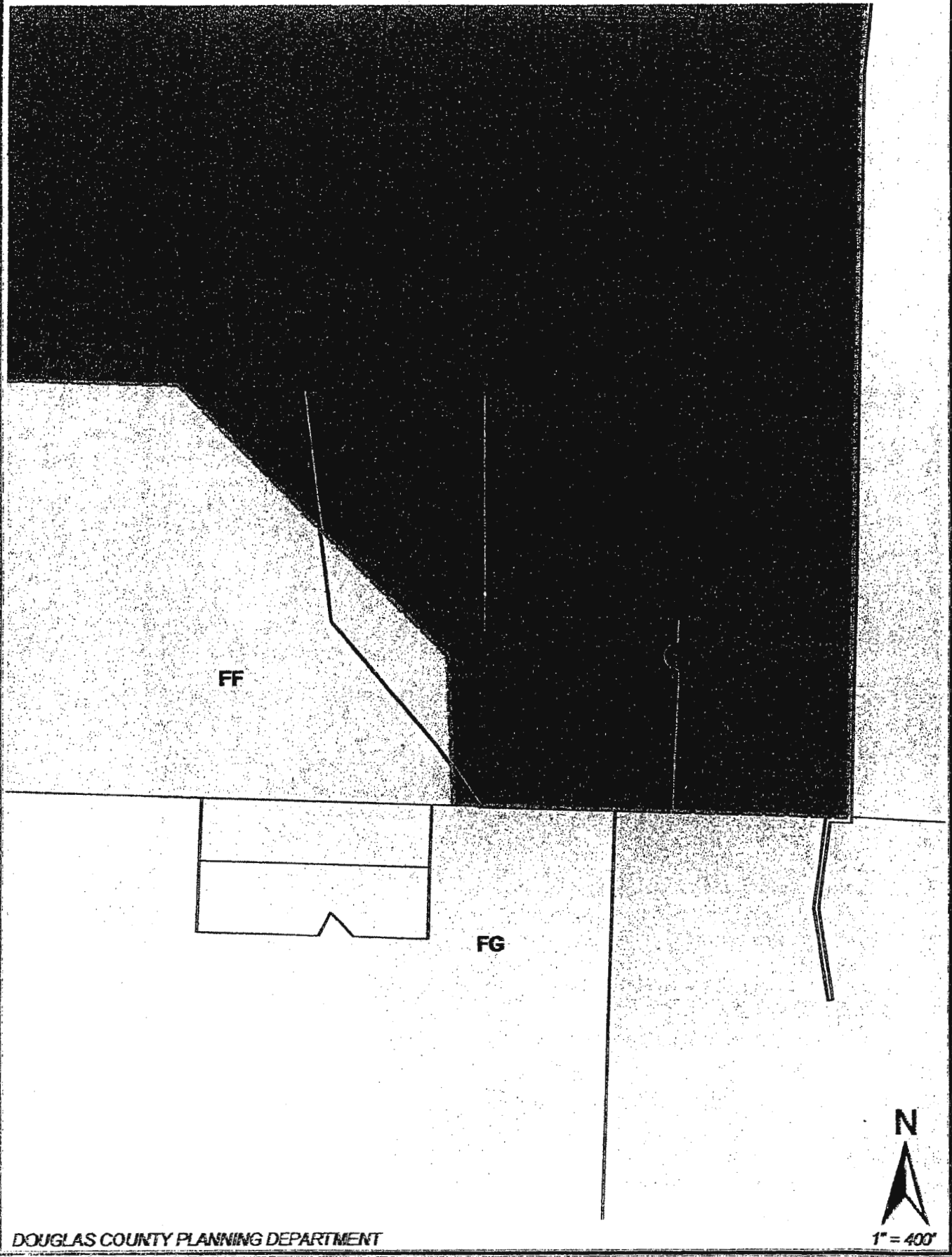
unities

P2
2008-0025A

P1
2008-0025A

ZONING MAP
T27S R6W SEC 7

BLODGETT
FAMILY TRUST



COASTAL RESOURCES PLAN TEXTUAL CORRECTION

Coastal Resources Plan (Text Corrections)

Summary:

In applying the updated Coastal Resources Plan, staff has found two textual corrections needed within Element 2 (Coastal Shorelands).

- 1) On page 2.27 (Shorelands Area No. 9 Bolon Island) of the document, Number 7 within the "Facts About the Area" states the following:

7. *An exception to goal 3 has been taken on Bolon Island to allow for industrial uses. (See Coastal Exception Site 5 of the Exceptions and Non-Exceptions to resource goals of the Douglas County Comprehensive Plan)*

Upon review of "Exception Site 5," as referenced within the text above, the site is actually referring to the exception that was taken for an area north of Bolon Island near Stables Road. This exception is still applicable for the Coastal Shorelands Element, but should be referenced within page 2.29 (Shorelands Area No. 10 East Gardiner).

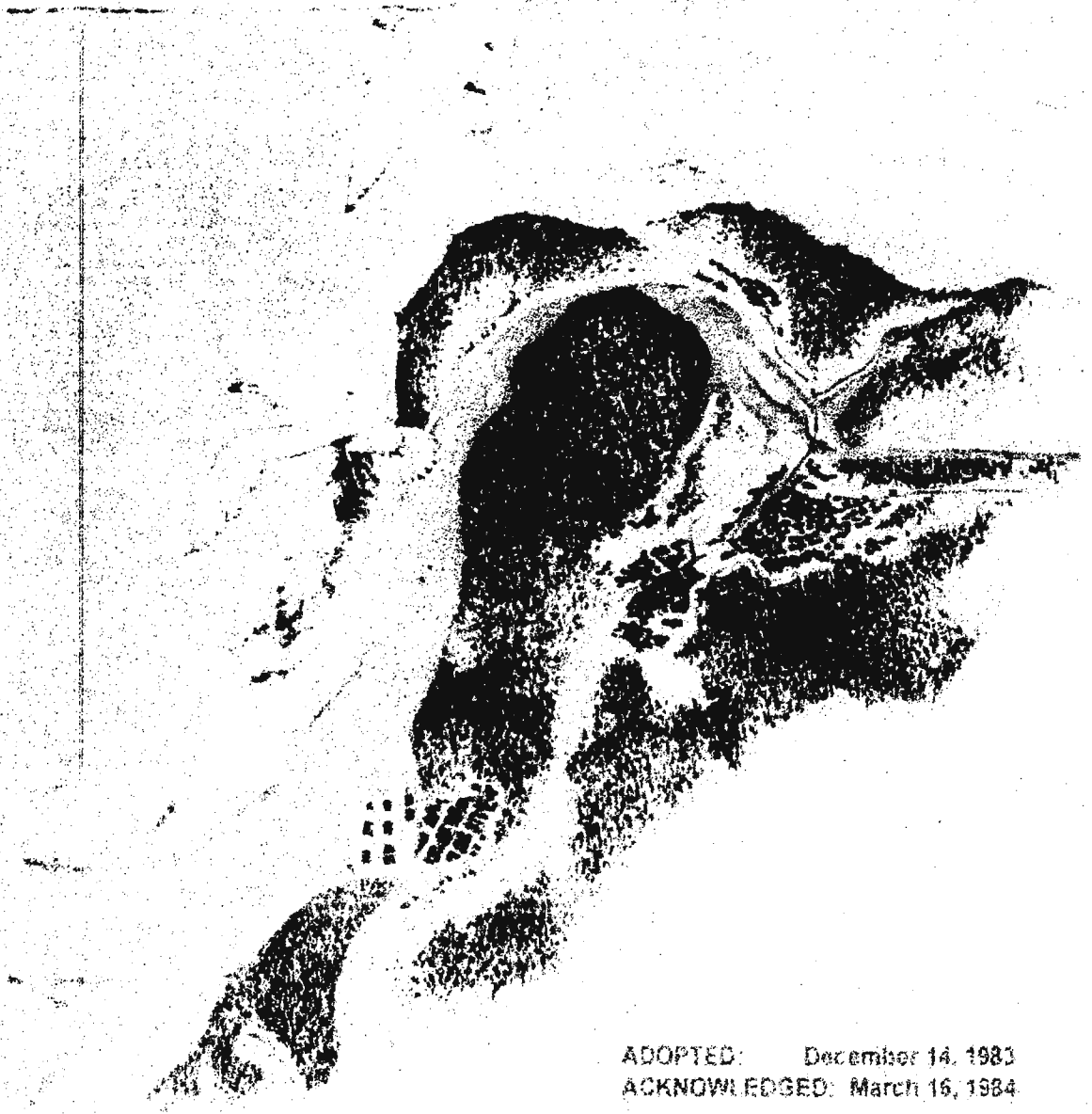
- 2) In addition, on page 2.27 staff has identified that the exception to Goal 11 and Goal 14 completed in 2001 for industrially zoned lands on a portion of Bolon Island, was not referenced for Shorelands Area No. 9 Bolon Island. To correct this oversight, the text on page 2.27 (Shorelands Area No. 9 Bolon Island) will now be amended to correctly reference the Goal 11 and 14 exception that was taken for an area on Bolon Island. The existing text on page 2.27 will be moved to its correct location on page 2.29 (Shorelands Area No. 10 East Gardiner).

****See attached for the proposed textual corrections****

- **Underlined text denotes new text**
- **Strikeouts denote text to be removed**

Coastal Resources Plan

For Douglas County



ADOPTED: December 14, 1983
ACKNOWLEDGED: March 16, 1984
REVISED: November 30, 2014

Shoreland Area No. 9: Bolon Island

Description: This area includes all land on Bolon Island 50 feet from the line of nonaquatic vegetation.

Facts About the Area:

1. The island is serviced by U.S. Highway 101, County Road No. 48 (Lower Smith River Road), Coos Bay Rail Link, Reedsport water and sewer and Central Lincoln Public Utility District and telephone systems.
2. Land on Bolon Island is devoted to industrial water-dependent uses: a planer mill which ships dressed lumber by barge, rail and highway; and a drydock facility for barge repair and maintenance have occurred on the island.
3. The northern half of the island has in the past been used as a dredge spoils site.
4. On the south side of the island, industrial access to the authorized navigation channel is effectively limited by topography and public owner-ship (Bolon Island Tideway State Scenic Corridor), except for two locations which have been historically used for industrial purposes. Navigation to the shipping lanes from the island's northern shoreline is impractical due to height and width restrictions imposed by the two highway and two railroad causeways. To the west and east, areas of mud flat and salt marsh restrict access.
5. The Bolon Island Tideways State Scenic Corridor is located on the southwest corner of Bolon Island. Facilities include:
 - a) Hiking trails
 - b) Jedediah Smith Monument
6. The City of Reedsport supplies sewer and water service to Bolon Island.
7. An exception to goal 3 11 and 14 has been taken on Bolon Island to allow for industrial uses. (See Planning Department File 2001-071 for additional information about the goal exception taken on Bolon Island) (See Coastal Exception Site 5 of the Exceptions and Non-Exceptions to resource goals of the Douglas County Comprehensive Plan)

Classification: Urban Water-Dependent Industrial for the drydock facility and Urban Other for remaining lands.

Management Objectives: The intent of this designation is to encourage the use of these lands for industrial purposes in order to capitalize upon the diversity of public services already in place.

Shorelands Area No. 10: East Gardiner

Description: The area includes that portion of T21S, R12W, Section 25 between MHHW and County Road No. 48 (excluding Goose and Black Islands), and the portion of area within T21S, R12W, Section 26, bounded by MHHW, the 100 year flood plain, and Highway 101.

Facts About the Area:

1. The East Gardiner site is partitioned by the Coos Bay Rail Link right-of-way. Current land use on the balance of the site is residential and open space. The topography, present land use and flood hazard make this site impractical for forestry, farming or grazing.
2. Historically, this property along Stables Road (Douglas County #49B) was used as a disposal site for mill residues and debris.
3. An exception to goal 3 has been taken on a portion of this shorelands area to allow for industrial uses (See Coastal Exception Site 5 of the Exceptions and Non-Exceptions to resource goals of the Douglas County Comprehensive Plan)

Designation: Rural Other

DEPARTMENT
BUILDING
THOUSE
70



DEPT OF

DEC 14 2015

LAND CONSERVATION
AND DEVELOPMENT

DLCD
ATTN: PLAN AMENDMENT SPEC
635 CAPITOL STREET NE SUITE 150
SALEM OR 97301