



Date: January 8, 2007

To: Regional Managers

From: Kay Bork, Associate Planner

Re: Coordinated Population Revisions

At the request of the cities of Oakridge, Lowell, Veneta, and Junction City, the LCOG board authorized the redevelopment of the population forecast allocations adopted by the LCOG Board in February of 2005.

Three of the cities making the request have experienced larger growth than projected in the 2005 Coordinated Population Forecast. Each of the cities were participants in the 2050 process and suggest that a review of the 2050 population forecast and the 2005 adopted forecast be re-evaluated to better reflect their current population increase.

To accomplish the population allocation, existing sources of population projections and historic trends will be used. Population figures and historic trends will be reviewed. Projections from comprehensive plans and transportation system plans, and building permit history will also be reviewed. For population outside of UGBs, Lane County staff will provide information and feedback. Based on this analysis, a preliminary population allocation will be developed.

LCOG staff expect to present preliminary population forecasts at the Regional Managers meeting in March 2006 for review and feedback. Final population forecasts will then be developed based on your feedback and distributed for your review. Following your review and the identification of issues related to the final population forecasts, a process for adoption will be proposed. Ultimately, the LCOG Board will adopt the coordinated population forecasts. Please provide feedback to LCOG staff about the project schedule and process.

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Last Saved: January 10, 2007*

March 8, 2007

To: Regional Managers

Contact: Bob Swank

Subject: Coordinated Populations Forecasts Assumptions

The Regional Managers have discussed the development of revised coordinated population forecasts at their last two meetings. The next step is to review the assumptions that will be used to create draft revised forecasts. After the assumptions have been accepted, the draft forecasts will be developed and then shared with all the Regional Managers at their May meeting.

1. State statute requires that the forecasts balance the Oregon Office of Economic Analysis forecast total for Lane County.
2. The initial draft will be a mathematical historical trend-based forecast. One forecast will be based on 15-year trend information, the same process that was used to develop the forecasts adopted in February, 2005. The other forecast will be based on 5-year trend information. Some comparison and analysis of the differences will be presented with the two forecasts.
3. These forecasts will include the same plus-or-minus five percent margin around the Lane County projections that was used in the most recent forecasts.
4. The forecasts will be done to 2035 to help meet other population forecast requirements.
5. The forecasts will be for the urban growth boundary of each city based on historical rates for each city.

The next steps after review of the draft forecasts will be based on how acceptable the group finds the forecasts. Obviously, major disagreements and/or suggested changes will require more time than general acceptance. Ultimately the revised forecasts will be adopted by the LCOG Board following a public hearing.

April 2, 2007

To: Regional Managers

Contact: Bob Swank

Subject: Coordinated Populations Forecasts

The first draft of revised population forecasts is attached. Each jurisdiction needs to review the forecasts and then provide LCOG staff direction on how to proceed to create acceptable coordinated forecasts.

Assumptions

The assumptions that were used to create draft revised forecasts follow:

1. State statute requires that the forecasts balance the Oregon Office of Economic Analysis forecast total for Lane County.
2. The initial draft will be a mathematical historical trend-based forecast. One forecast will be based on 15-year trend information, the same process that was used to develop the forecasts adopted in February, 2005. The other forecast will be based on 5-year trend information. Both will incorporate the two additional years of estimated population for the cities. Some comparison and analysis of the differences will be presented with the two forecasts.
3. These forecasts will include the same plus-or-minus five percent margin around the Lane County projections that was used in the most recent forecasts.
4. The forecasts will be done to 2035 to help meet other population forecast requirements.
5. The forecasts will be for the urban growth boundary of each city based on historical rates for each city.

Draft Forecasts

There are three forecasts for each jurisdiction in the spreadsheet: the 2004 forecast that was adopted in February, 2005, a forecast based on the annual growth rate for the past 15 years, and a forecast based on the annual growth rate for the last 5 years.

It should be noted that the forecasts for some jurisdictions do not vary very much between the three options. Others are substantially different. For four cities the five year trend rates are higher than the 15 year rates (Lowell, Creswell, Dunes City and Veneta), while for others the 2004 forecast is higher than either revised forecast.

The forecasts that were adopted in February, 2005 included much more research and input from jurisdictions about plans and expected growth. The two forecasts based on historical trend data do not create forecasts for some jurisdictions that are as high as the forecasts adopted two years ago. Coburg, for example, had a forecasted population of 4,200 in the 2004 adopted forecasts, while the trend based forecasts yield a population forecast of less than half that population. Junction City, with the recently announced new mental hospital and a potential date for the new prison, may want to document the need for a higher forecast.

Next Steps

The first next step is for each jurisdiction to review the forecasts and determine if any of the three forecasts are acceptable. Two columns were added to the spreadsheet to show the highest forecast of the three for each jurisdiction and the source of that forecast. The result is a total higher than the OEA forecast for 2030, but within the 5% margin.

If none of the three options is acceptable to a jurisdiction then that jurisdiction will need to develop the documentation that will support a different forecast for the city.

It may take a few iterations to develop a complete set of forecasts that is acceptable to all jurisdictions. Once consensus is reached on the forecasts, 45 days notice will be provided prior to a public hearing at an LCOG Board meeting to adopt the coordinated population forecasts.

Future

In the future LCOG plans to do revised coordinated population forecasts every five years at a minimum, providing at least one update between each Census. The option to do revisions more frequently will be available if requested.

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Last Saved: April 10, 2007*

**Population Forecasts for Urban Growth Boundary Areas in Lane County
April, 2007**

	2006 City		2004 City		2004 UGB		2004 UGB		Growth Rates		2030 UGB		2035		Highest Forecast	
	Certified Population	Population	Certified Population	Population	Adopted Population	Outside City	15 Year Trend	5 Year Trend	Adopted Population	Updated 15 Year	Updated 5 Year	15 Year	5 Year	2030	15 Year	15Year
Eugene	148595	144,640														
Springfield	57065	55,350														
Eug/Spr	205,660	199,990	231,420	31,430	1,270%	0.925%	314,700	320,589	295,353	341,474	309,267	320,589	15Year			
Coburg	1075	1,050	1,050	0	1.888%	1.639%	4,200	1,684	1,588	1,849	1,723	4,200	2004			
Cottage Grove	9275	9,010	9,450	440	1.257%	1.150%	13,400	13,122	12,785	13,597	13,537	13,400	2004			
Creswell	4525	4,120	4,440	320	2.394%	2.862%	8,000	8,509	9,491	9,577	10,929	9,491	5Year			
Dunes City	1345	1,300	1,300	0	0.736%	0.985%	2,000	1,604	1,702	1,664	1,787	2,000	2004			
Florence	8270	7,830	9,310	1,480	1.862%	1.605%	17,200	15,185	14,291	16,652	15,475	17,200	2004			
Junction City	4965	4,910	6,000	1,090	1.634%	0.869%	9,800	8,934	7,452	9,688	7,781	9,800	2004			
Lowell	955	900	900	0	0.831%	1.600%	1,700	1,097	1,279	1,129	1,359	1,700	2004			
Oakridge	3680	3,680	3,780	100	1.106%	0.068%	4,050	4,946	3,860	5,225	3,873	4,946	15Year			
Veneta	4240	3,660	3,660	0	1.545%	3.622%	5,600	6,125	9,960	6,613	11,899	9,960	5Year			
Westfir	335	330	330	0	1.115%	0.184%	410	437	350	462	353	437	15Year			
Outside UGBs	95415	96,570	61,710	-34,860			56,000	56,000	56,000	56,000	56,000	56,000				
Total Cities	244,325	236,780	271,640	34,860			381,060	382,232	358,111	407,930	377,983	393,723				
Total Forecast	339,740	333,350	333,350				437,060	438,232	414,111	463,930	433,983	449,723				
OEA Forecast							431,960	430,454	430,454	451,038	451,038	431,960				
High (+5%)							453,558	451,977	451,977	473,590	473,590	453,558				
Low (-5%)							410,362	408,931	408,931	428,486	428,486	410,362				

May 17, 2007

To: Regional Managers

Contact: Bob Swank

Subject: Coordinated Population Forecasts Process

The revised population forecasts were distributed to the Regional Managers about two months ago. A few of the cities have decided which of the three forecast options that their jurisdiction recommends. At least one city will probably request a different forecast and will develop the documentation to justify the higher forecast.

At this meeting the Regional Managers should agree on a schedule to complete the revised coordinated population forecasts process. The final step in the process is adoption of the revised forecasts by the LCOG Board. The adoption action will require a public hearing with 45 days notice of the hearing. The Board meetings at which this adoption can occur are on September 27 and December 13.

The Regional Managers will need to approve the revised forecasts at their July 17 meeting for the LCOG Board to adopt in September. If the approval does not happen at the July meeting, then approval will be sought at the September 20 meeting and the LCOG Board will consider the forecasts at its December meeting.

There revised forecast recommendation will be presented to the Regional Managers at their July meeting. The recommendation will include the option chosen by each jurisdiction. If a city does not chose one of the three options, the adopted forecast from 2004 will be included in the revised recommendation. If legislation is passed that divides the Eugene/Springfield Urban Growth Boundary, separate forecasts will be developed for the two cities.



July 12, 2007

To: Regional Managers

Contact: Bob Swank

Subject: Coordinated Population Forecasts Recommendation

The attached spreadsheet shows the three options that were suggested for the revised coordinated population forecasts, and the recommended choice for each jurisdiction. During the review period five cities have selected a forecast option, Creswell, Lowell, Oakridge, Veneta and Junction City. The chart shows the default choice for the other jurisdictions, which is the 2004 adopted coordinated forecast.

At this meeting the Regional Managers should decide to recommend the revised forecasts to the LCOG Board for adoption, or to specify the additional process that should be followed to further revise the forecasts. The final step in the process is adoption of the revised forecasts by the LCOG Board. The adoption action will require a public hearing with 45 days notice of the hearing. If the Regional Managers decide to recommend adoption at this meeting, the LCOG Board will consider adoption on September 27.

One forecast requires special consideration. The Eugene/Springfield Metro area forecast has been a single number because there was a shared urban growth boundary. Legislation has now allowed separation of the UGBs for the two cities. There are many issues connected to dividing the metro area, and some very detailed work to develop UGB forecasts for each of the cities. It is recommended that the default forecast from 2004 be used for the Metro area with the understanding that individual forecasts will be developed when the two cities are ready to do that.

**Population Forecasts for Urban Growth Boundary Areas in Lane County
July, 2007**

	2006 City		2004 City		2004 UGB		2004 UGB		2030 UGB		Updated 2030		2035		Highest Forecast		City		Forecast	
	Certified Population	Population	Certified Population	Population	Adopted Population	Outside City	15 Year Trend	5 Year Trend	Adopted Population	Population	15 Year	5 Year	15 Year	5 Year	2030	Forecast	Selected /Default	Source	2035	
Eugene	148595	144,640																		
Springfield	57065	55,350																		
Eug/Spr	205,660	199,990	231,420	231,420	31,430	31,430	1.270%	0.925%	314,700	320,589	320,589	295,353	341,474	309,267	320,589	15year	314,700	Default	335,198	
Coburg	1075	1,050	1,050	1,050	0	0	1.888%	1.639%	4,200	4,200	1,684	1,588	1,849	1,723	4,200	2004	4,200	Default	4,200	
Coitage Grove	9275	9,010	9,450	9,450	440	440	1.257%	1.150%	13,400	13,400	13,122	12,785	13,957	13,537	13,400	2004	13,400	Default	13,957	
Creswell	4500	4,120	4,440	4,440	320	320	2.394%	2.862%	8,000	8,000	8,509	9,491	9,577	10,929	9,491	5year	8,509	15year	9,577	
Dunes City	1345	1,300	1,300	1,300	0	0	0.736%	0.985%	2,000	2,000	1,604	1,702	1,664	1,787	2,000	2004	2,000	Default	2,000	
Florence	8270	7,830	9,310	9,310	1,480	1,480	1.862%	1.605%	17,200	17,200	15,185	14,291	16,652	15,475	17,200	2004	17,200	Default	17,200	
Junction City	4965	4,910	6,000	6,000	1,090	1,090	1.634%	0.869%	9,800	9,800	8,934	7,452	9,688	7,781	9,800	2004	9,800	2004/City	10,627	
Lowell	955	900	900	900	0	0	0.831%	1.600%	1,700	1,700	1,097	1,279	1,129	1,359	1,700	2004	2,823	City	3,538	
Oakridge	3680	3,680	3,780	3,780	100	100	1.106%	0.068%	4,050	4,050	4,946	3,860	5,225	3,873	4,946	15year	4,946	15year	5,225	
Veneta	4240	3,660	3,660	3,660	0	0	1.545%	3.622%	5,600	5,600	6,125	9,960	6,613	11,899	9,960	5year	9,960	5year	11,899	
Westfir	335	330	330	330	0	0	1.115%	0.184%	410	410	437	350	462	353	437	15year	410	Default	462	
Outside UGBs	95415	96,570	61,710	61,710	-34,860				56,000	56,000	56,000	56,000	56,000	56,000	56,000		56,000	Default	56,000	
Total Cities	244,300	236,780	271,640	271,640	34,860				381,060	382,232	358,111	408,290	377,983	393,723			387,948		413,883	
Total Forecast	339,715	333,350	333,350	333,350					437,060	438,232	414,111	464,290	433,983	449,723			443,948		469,883	
OEA Forecast									431,960	430,454	430,454	451,038	451,038	431,960			431,960		451,038	
High (+5%)									453,558	451,977	451,977	473,590	473,590	453,558			453,558		473,590	
Low (-5%)									410,362	408,931	408,931	428,486	428,486	410,362			410,362		428,486	
Notes																				
1	The 2035 forecast uses the same rate choice as the 2030.																			
2	If default was the choice, then the 15 year rate forecast was selected for 2035.																			
3	If the 2030 adopted was greater than the 15 year forecast, the 2030 adopted was selected for 2035.																			
4	Lowell defined a 4.62% growth rate.																			
5	Junction City's 2035 forecast was computed by applying the 15 year rate to the 2004 adopted 2030 forecast.																			
6	Due to size and political sensitivity, the 2004 adopted 2030 forecast was chosen for the Metro area.																			
7	The Metro 2035 forecast was computed by applying the 15 year rate to the 2004 adopted 2030 forecast.																			



September 12, 2007

To: Regional Managers

Contact: Bob Swank

Subject: Coordinated Population Forecasts Recommendation

The attached spreadsheet shows the three options that were suggested for the revised coordinated population forecasts, and the recommended choice for each jurisdiction. During the review period five cities have selected a forecast option, Creswell, Lowell, Oakridge, Veneta and Junction City. The chart shows the default choice for the other jurisdictions, which is the 2004 adopted coordinated forecast.

At the July meeting there was general consensus that the forecasts should be recommended for adoption. Springfield asked for a little more time to analyze the numbers, and has since responded that they accept the proposed numbers. The forecasts are on the LCOG Board of Directors agenda for adoption following a public hearing. The meeting is on Saturday, September 22nd in Oakridge.

One forecast is likely to be revised in the next year or two. The Eugene/Springfield Metro area forecast has been a single number because there was a shared urban growth boundary. Legislation has now allowed separation of the UGBs for the two cities. Forecasts for the two cities will be developed when requested by the two cities.

There are other issues about these forecasts that are related to whether their adoption by the LCOG Board is a landuse decision. The details of these issue will be discussed at the meeting.

The Lane County Board of Commissioners adopted a resolution on September 12th, which requests LCOG to postpone its scheduled public hearing concerning the Coordinated Population Forecasts.

SWANK Bob J

From: KLOEPPEL George W
Sent: Wednesday, September 19, 2007 8:53 AM
To: *LCOG Regional Managers
Subject: Tomorrow's Meeting, Population Forecasts

I'm sorry that I will not be at tomorrow's Regional Managers' meeting. Byron Vanderpool and I will be at a meeting in California. Just a word on the Population Forecast item--number 3. At last Wednesday's meeting, the County Commissioners passed a resolution requesting that LCOG "postpone the hearing now scheduled with respect to the coordinated population projection and forecast pending discussion with the Lane County Board of Commissioners as to the timing of, and process for, revising such population projections and forecasts."

The referenced public hearing is scheduled for the LCOG Board of Directors at its meeting on Saturday, September 22, in Oakridge. In my view, the clear *intent* of the Commissioners was to advise that the Forecasts *not be adopted* (as indicated on the LCOG Board agenda) this week. The issue of the hearing was the focus of the BCC resolution, however. For us, the problem with the Commissioners' resolution is the fact that the hearing has had public notice. After conversation with the Chair of the Board of Commissioners, the County Administrator, and the LCOG Executive Committee, it will be my recommendation that the public hearing be opened as advertised, that testimony be received and that the hearing be kept open along with the public record on this subject. I will recommend that the LCOG Board take no action on the Forecasts this month. This approach will allow us to keep faith with any citizens, city representatives, or other interested parties that are present and which to provide comment (at the advertised public hearing) and also honor the Commissioners' desire to slow the adoption process.

An editorial comment for your consideration tomorrow: In my view, the Forecasts are all about the vision for the future of the individual cities of Lane County. Clearly, the County has an interest as well, but the process focuses on the cities and their UGBs. Doing the forecast task is, as I noted to the Commissioners last week, not "rocket science." We have worked from past population trends, taken the expressed visions of the cities and worked with you folks to make a coordinated picture for the whole county. There are those who have commented that some forecasted populations are higher in the out-years than is realistic. In that regard, the "vision" of the cities involved is key. Certainly, the citizens of your communities have a major hand in crafting that vision for the future, but at the end of the day it is the elected leadership of the cities that put that vision into practice. (You don't need to hear this from me, do you?). As we hold off the adoption of updated Coordinated Population Forecasts at least until December, you may want to advise your Councils to consider seeking additional public input on the municipal vision with respect to future population. That's a choice that the individual cities will make--not LCOG.

Again, sorry to miss tomorrow's meeting. Have a good one. george