

# Memorandum

**MID-WILLAMETTE VALLEY COUNCIL OF GOVERNMENTS**  
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**To: City of Amity EOA Technical Advisory Committee (TAC)**

**From: Joey Shearer, MWVCOG**

**Date: February 20, 2015**

**Subject: Employment Lands & EOA Update**

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This memo serves to update the TAC on the Economic Opportunities Analysis (EOA) project that the City of Amity has undertaken, funded by a technical assistance grant provided by the Department of Land Conservation and Development (DLCD).

Since the passage of Senate Bill 100 in 1973, Oregon has maintained a strong statewide land use planning program. The foundation of this program is the 19 Statewide Planning Goals, which each city and county implements through their comprehensive plan, zoning, and development codes. This EOA project fulfills the planning requirements of Statewide Planning Goal 9 (Economic Development) and will result in updates to the Economics Section of the Amity Comprehensive Plan. An update is needed to define the City's vision for future economic development and identify the steps needed to implement the community's vision.

Additionally, the City must forecast population and employment growth over a 20 year planning horizon to ensure there is enough land within the Urban Growth Boundary (UGB) to meet the needs of anticipated growth. If the current supply of land cannot meet the anticipated 20 year demand, a UGB expansion may be necessary.

At the previous meeting in September 2014, the TAC discussed existing conditions in Amity with respect to regional, state, and national trends. As stakeholders in the community, TAC members are uniquely positioned to understand the City's economy. Staff seeks TAC recommendations and suggestions on potential strategies to increase economic development in Amity. The EOA process includes an assessment of historical, present, and future opportunities and challenges that affect economic development. The EOA can be resource that is referenced in future discussions of economic development. We hope to use the beginning of the February 24, 2015 TAC meeting to conclude the previous discussion on:

- Amity's Economic Strengths and Weaknesses
- Amity's Existing Economic Policies and Goals (from the Comprehensive Plan)

The second part of the meeting will explore a more detailed taxlot by taxlot inventory of existing employment lands and the 20 year employment projections summarized below.

## EMPLOYMENT SNAPSHOT

The following is a snapshot of some preliminary employment data provided by the Oregon Employment Department. **Table 1** lists 2013 employment for the Mid-Willamette Valley region. How does Amity fit into this regional context?

**Table 1: Marion, Yamhill, and Polk Counties Employment by Industry, 2013**

Industry	Employment	Percent
Construction & Manufacturing	26,041	14.2%
Trade/Transportation/Utilities	28,423	15.4%
Natural Resources/Mining	14,748	8%
Public Sector (Government)	42,770	23.2%
Education/Health Services	27,495	14.9%
Leisure/Hospitality	16,080	8.7%
Professional/Business Services	13,551	7.4%
Other Services	6,976	3.8%
Financial Activities	7,032	3.8%
Information	1,193	6.5%
<b>Total</b>	<b>184,309</b>	<b>100.0%</b>

Source: State of Oregon Employment Department, Employment Snapshot of Marion, Yamhill, and Polk Counties, 2014.

The Oregon Employment Department projects a 14% growth in employment for the Marion, Yamhill, and Polk County region for the period 2012 to 2022. **Table 2** shows that annual growth rate applied to Amity for the 20 year planning horizon ending in 2034. The current and forecasted employment for Amity will be combined with the results of the employment lands inventory to determine how much employment land is needed to meet the 20 year demand.

**Table 2: Total Employment Projection Amity, 2034**

Sector	2013		2034	
	Percent	Total	Percent	Total
Construction & Manufacturing	9.8%	23	9.8%	31
Retail Trade	8.5%	20	8.5%	27
Accommodation and Food Service	11.1%	26	11.1%	35
CONFIDENTIAL: Ag, Forestry, Fishing, Hunting, Finance, Insurance, Admin, Support, Waste Management, Remediation, Health Care, Social Assistance	9.4%	22	9.4%	29
Other Services (Except Public Administration)	7.2%	17	7.2%	23
Public Sector (Local, State and Federal Employment)	54.0%	127	54.0%	170
<b>Total</b>	<b>100.0%</b>	<b>235</b>	<b>100.0%</b>	<b>315</b>

Source: 2013 employment data provided by the State of Oregon Employment Department. 2013 data sorted and summarized by MWVCOG, 2014. Local employment projection for 2034 calculated by MWVCOG.

## EMPLOYMENT LANDS INVENTORY

The purpose of this analysis is to identify the amount of available employment lands in Amity. This is an analysis of the supply of land and is the first step in determining whether adequate land exists within the existing UGB to serve the 20 year growth projections. Subsequent analyses will estimate the demand for commercial and industrial land.

Staff conducted a ground survey of each taxlot zoned General Commercial (GC) or Light Industrial (LI). Staff also cross-referenced the survey data with Marion County Assessor data (property size, land value, and improvement value) for each taxlot. This data is synthesized, input into GIS and overlaid on the Amity Zoning Map. A map of survey findings will be presented at the February 24 TAC meeting. Survey findings are summarized in the tables below.

### Commercial Zone

In the City of Amity, approximately 14.49 acres (89 taxlots) are zoned GC – General Commercial. **Table 3** displays the results of a ground survey of all GC zoned taxlots. Less than one-quarter of GC Zone land area (3.02 acres) is developed for employment uses. As shown in the Other Non-Employment acres, the majority of GC taxlots are currently developed with residential dwellings

**Table 3: Ground Survey of GC – General Commercial Properties**

USE	ACRES	PERCENT
Employment	3.02	20.8%
Vacant	1.62	11.2%
Other Non-Employment (residential, public)	9.85	68.0%
<b>TOTAL</b>	<b>14.49</b>	<b>100%</b>

### Industrial Zone

In the City of Amity, approximately 9.68 acres (23 taxlots) are zoned LI – Light Industrial. **Table 4** displays the results of a ground survey of all LI zoned taxlots. Just over half of LI land area (5.31 acres) is developed for employment use.

**Table 4: Ground Survey of LI – Light Industrial Properties**

USE	ACRES	PERCENT
Employment	5.31	54.9%
Vacant	2.60	26.9%
Other Non-Employment (residential, public)	1.77	18.3%
<b>TOTAL</b>	<b>9.68</b>	<b>100%</b>

## Split Zoned Properties

There are approximately 6.86 acres of property split zoned in some combination of residential, commercial and industrial. Three of these split zoned properties are located on Stanley Ct, developed as residential, contain a large proportion of residential (R1) zoning and are unlikely to be developed as commercial or industrial. A fourth property at 207 5<sup>th</sup> Street has similar characteristics. Consequently, I propose removing these four residential properties from the study area entirely. The resulting 3.88 acres are primarily split zoned GC and LI, and are shown in **Table 5**. The majority of split zoned employment lands are developed as residential or public uses. The 2.22 acre Amity Fire District property is included in this use category.

**Table 5: Ground Survey of Split Zoned (GC/LI) Properties**

USE	ACRES	PERCENT
Employment	0.43	11.1%
Vacant	0.32	8.2%
Other Non-Employment (residential, public)	3.13	80.7%
<b>TOTAL</b>	<b>3.88</b>	<b>100%</b>

## Next Steps

TAC Task: Help establish a methodology for classifying vacant, partially vacant, and/or redevelopable properties for the purpose of finalizing the employment lands inventory and the 20 year employment lands need.

Once a clear methodology is established for classifying vacant, partially vacant, and/or redevelopable, Staff will calculate the amount of vacant, partially vacant, and redevelopable acres and report back to the TAC for review and comment. These numbers will be used to determine whether there is sufficient commercial and industrial land in the UGB for the 20 year planning period.

## Important Terminology

*"Safe harbor" means an optional course of action that a local government may use to satisfy a requirement of Goal 14. Use of a safe harbor prescribed in this division will satisfy the requirement for which it is prescribed. A safe harbor is not the only way or necessarily the preferred way to comply with a requirement and it is not intended to interpret the requirement for any purpose other than applying a safe harbor within this division. [OAR 660-024-0010(7)]*

Use of the "safe harbor" criteria insulates the City from legal challenges to the final EOA (and subsequent UGB expansion, if applicable) based on the findings and methodology used. Fighting legal challenges to studies and long-range planning projects can incur large costs and cause long delays to City projects. For this reason, the MWVCOG generally recommends using "safe harbor" provisions wherever possible.

## **Safe Harbor for Vacant Employment Land**

### ***OAR 660-024-0050 Land Inventory and Response to Deficiency***

- (3) As safe harbors when inventorying land to accommodate industrial and other employment lands, a local government may assume that a lot or parcel is vacant if it is:*
- (a) Equal to or larger than one-half acres if the lot or parcel does not contain a permanent building; or*
  - (b) Equal to or larger than five acres, if less than one-half acre of the lot or parcel is occupied by a permanent building.*

This safe harbor lays out a specific assumption or methodology for determining whether or not a parcel is “vacant”. This is one component of the methodology that will be discussed at the next TAC meeting.