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**AGENDA ITEM SUMMARY**

**Meeting Date:** June 23<sup>rd</sup>, 2008  
**Meeting Type:** Joint City Council / Planning Commission Work Session  
**Department:** Development Services  
**Staff Contact:** David Reesor  
**Staff Phone No:** 726-3783  
**Estimated Time:** 90 minutes

**SPRINGFIELD  
CITY COUNCIL**

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<b>ITEM TITLE:</b>	<b>ECONOMIC OPPORTUNITIES ANALYSIS / ECONOMIC DEVELOPMENT STRATEGY</b>
<b>ACTION REQUESTED:</b>	Conduct a joint work session with the Planning Commission regarding the Economic Opportunities Analysis / Economic Development Strategy portion of the Commercial Industrial Buildable Lands (CIBL) / Urban Growth Boundary Study. ECONorthwest requests direction from the City Council and the Planning Commission regarding the preferred methodology for employment growth.
<b>ISSUE STATEMENT:</b>	The purpose of this joint City Council / Planning Commission work session is to: (1) present survey results to the Planning Commission / City Council; (2) discuss economic development objectives and target industries based on the June 9 <sup>th</sup> worksession; (3) present employment forecasts and receive direction regarding preferred methodology; and (4) discuss redevelopment potential in Springfield. ECONorthwest will facilitate this work session.
<b>ATTACHMENTS:</b>	Attachment 1: Employment Forecast Memorandum from ECONorthwest Attachment 2: Survey Memorandum from ECONorthwest
<b>DISCUSSION/ FINANCIAL IMPACT:</b>	<p>The attached memoranda provide employment forecasts and a summary of the results of the Community Development Survey. These findings will be discussed at the work session. ECONorthwest will seek input from the Council and Planning Commission regarding the following questions:</p> <ul style="list-style-type: none"><li>▪ What is the appropriate rate of employment growth for Springfield over the next twenty-years?</li><li>▪ How much redevelopment does the City want to encourage? What type of redevelopment should be encouraged and where should it occur?</li><li>▪ Does the City want to encourage employment in non-employment zones? In other words, to what extent does the City want to allow or encourage home-based occupations and neighborhood commercial uses?</li></ul> <p>ECONorthwest is requesting direction from the City Council and the Planning Commission regarding the preferred methodology for employment growth. The employment growth rate will ultimately guide the site needs analysis portion of the UGB study. The State allows cities to choose a “safe harbor” approach to forecast employment growth in order to satisfy policy requirements. The City is not obligated to use a safe harbor method, but selecting a rate that does not exceed either of the safe harbors listed in OAR 660-024-0040(8) significantly decreases the chances of the forecast being challenged successfully. One potential safe harbor method (Option 1) assumes employment will grow at the same rate as population (1%). The second safe harbor method (Option 2) assumes that Springfield’s employment will grow at the same rate as Lane County’s employment (1.4%). The third option (not safe harbor - Option 3) assumes that Springfield will capture a larger share of regional employment and grow at a faster rate than Lane County’s employment (2%). Again, however, staff agrees with the consultant that the complexities associated with not selecting a safe harbor option create risk that would distract Springfield from its goal of establishing the discrete UGB and expanding it, as preliminary findings indicate will be necessary. Reexamining the employment forecast after establishment and expansion of the UGB can occur at any time and be completed as a post-acknowledgement plan amendment. As mentioned in the attached memorandum related to employment forecast, <b>ECONorthwest recommends that the City use the Lane County employment growth rate methodology (Option 2)</b> because (1) it uses a safe harbor methodology, and (2) the population growth rate methodology (Option 1) could be questioned since the urban area does not have a coordinated population forecast.</p>

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