

ORDINANCE NO. 2058

AN ORDINANCE UPDATING AND ADOPTING THE EMPLOYMENT BUILDABLE LANDS INVENTORY (2019-2039), CENTRAL POINT COMPREHENSIVE PLAN LAND USE ELEMENT

Recitals:

- A. The City of Central Point (City) is authorized under Oregon Revised Statute (ORS) Chapter 197 to prepare, adopt and revise comprehensive plans and implementing ordinances consistent with the Statewide Land Use Planning Goals.
- B. The City has coordinated its planning efforts with the State in accordance with ORS 197.040(2)(e) and OAR 660-030-0060 to assure compliance with goals and compatibility with City and County Comprehensive Plans.
- C. Pursuant to authority granted by the City Charter and the ORS, the City has determined to update its Employment Buildable Lands Inventory, a component of the Land Element which was last updated in 2013 as part of the 2013 Economic Element update.
- D. Pursuant to the requirements set forth in CPMC Chapter 17.10.100 Amendments – Purpose and Chapter 17.96.010, Procedure, the City has initiated the amendments and conducted the following duly advertised public hearings to consider the proposed amendments:
 - a) Planning Commission hearing on June 4, 2019; and,
 - b) City Council hearing on June 27, 2019.

THE PEOPLE OF THE CITY OF CENTRAL POINT DO ORDAIN AS FOLLOWS:

Section 1. Based upon all the information received, the City Council adopts the Staff Reports and evidence which are incorporated herein by reference; determines that changing community conditions, needs and desires justify the amendments and hereby adopts the changes entirely.

Section 2. The Employment Buildable Lands Inventory, in the City Comprehensive Plan Land Use Element is hereby updated and adopted as set forth in Exhibit A –Comprehensive Employment Buildable Lands Inventor, 2019-2039 which is attached hereto and by this reference incorporated herein.

Section 3. The City Manager is directed to conduct post acknowledgement procedures defined in ORS 197.610 et seq. upon adoption of the Population Element.

Passed by the Council and signed by me in authentication of its passage this 11th day of July, 2019.



Mayor Hank Williams

ATTEST:



City Recorder



Employment Buildable Lands Inventory (BLI)



2019 – 2039

Draft

June 11, 2019



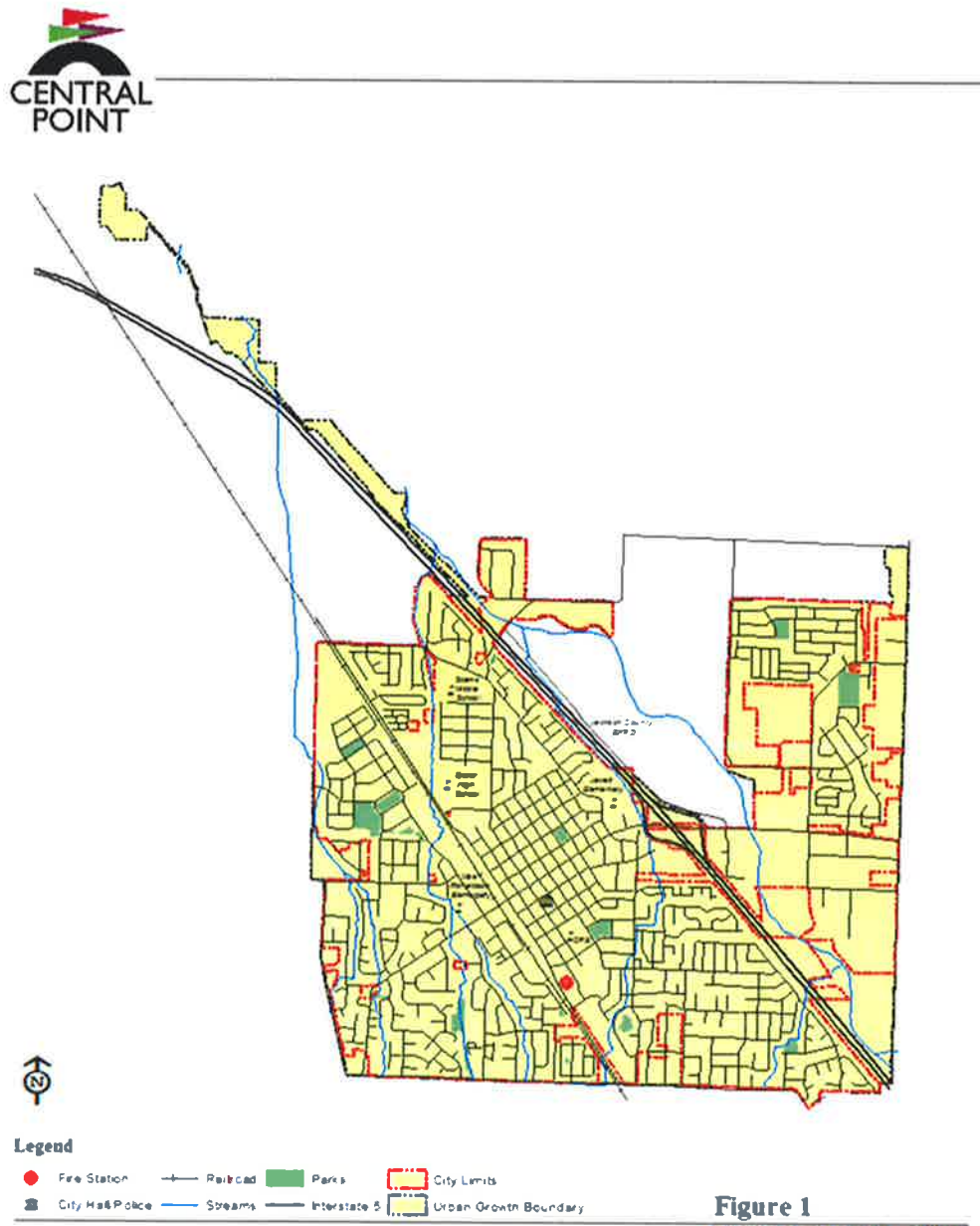
City of Central Point

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1. INTRODUCTION

The purpose of the Employment Buildable Land Inventory (Employment BLI) is to maintain a record of the availability of buildable employment lands within the City’s urban area (Figure 1). The Employment BLI is prepared in accordance with OAR 660-24-0050(1) requiring that cities maintain a buildable lands inventory within the urban growth boundary sufficient to accommodate the employment needs for a 20-year planning period as determined in OAR 660-009-0015. For purposes of this Employment BLI the 20-year planning period is 2019 to 2039.



By definition the Employment BLI is strictly a land inventory system. The Employment BLI is not a policy document. The Employment BLI is used by other Comprehensive Plan elements as a resource for the development and monitoring of policies related to economic development and land use.

The Employment BLI is considered a living document that is continually updated as development activity occurs and is entered into the City’s BLI electronic data base (BLI2019).

2. LAND USE CLASSIFICATIONS AND ZONING

The Employment BLI maintains an accounting of all employment lands by land use classification and zoning (Table 1).

Table 1. Employment Land Use & Zoning

Land Use Classification	Zoning District
Neighborhood Commercial (NC)	Neighborhood Commercial (NC)
	Commercial Medical (C-2(M))
Employment Commercial (EC)	Tourist & Office Professional (C-4)
	Employment Commercial (EC)
General Commercial (GC)	Thoroughfare Commercial (C-5)
	General Commercial (GC)
Light Industrial (Lind)	Industrial (M-1)
General Industrial (Hind)	Industrial General (M-2)
Civic	Civic

The City’s Comprehensive Plan contains five (5) employment land use classifications (Table 2). The employment land use classifications are supported by nine (9) employment zoning districts (Table 3). The Land Use Classifications and Zoning districts are defined and mapped in the City’s Land Use Element.

**Table 2. City of Central Point
Employment Land Inventory by Comprehensive Plan Designation**

Comprehensive Plan Designation	Total City Acres	Total UGB Acres	Total Urban Acres
NC	2.64	7.83	10.47
EC	154.42	11.68	166.10
GC	56.13	-	56.13
TOTAL COMMERCIAL	213.19	19.51	232.70
Lind	78.57	102.37	180.95
HInd	39.67	58.89	98.56
TOTAL INDUSTRIAL	118.24	161.26	279.50
Civic	120.91	0.14	121.05
TOTAL CIVIC	120.91	0.14	121.05
GRAND TOTAL	452.35	180.90	633.25

Source: City of Central Point 2019 BLI

3. EMPLOYMENT LAND INVENTORY

As of December 31, 2018, the City of Central Point’s urban area contained a total of 633 gross acres (Table 2 and 3) of employment designated land, representing 21% of the City’s total land inventory. The City’s Employment lands were distributed amongst three basic land use categories; Commercial (8%), Industrial (9%), and Civic (4%) lands.

**Table 3. City of Central Point
Employment Land Inventory by Zoning District**

Comprehensive Plan Designation	Total City Acres	Total UGB Acres	Total Urban Acres
C-2(m)	12.08	-	12.08
CN	2.64	7.83	10.47
C-4	100.47	8.48	108.95
C-5	12.49	3.19	15.69
EC	29.39	-	29.39
GC	56.13	-	56.13
TOTAL COMMERCIAL	213.19	19.51	232.70
M-1	78.57	102.37	180.95
M-2	39.67	58.89	98.56
TOTAL INDUSTRIAL	118.24	161.26	279.50
Civic	120.91	0.14	121.05
TOTAL CIVIC	120.91	0.14	121.05
GRAND TOTAL	452.35	180.90	633.25

Source: City of Central Point 2019 BLI

4. BUILDABLE EMPLOYMENT LAND INVENTORY

The term “Buildable Land” is typically reserved for residential use¹. However, for purposes of consistency the term “Buildable Land” is applied in this BLI for purposes of identifying and tracking the City’s Employment Land inventory.

Within the City’s urban area, there are approximately 633 acres of employment land distributed over five (5) employment land use classifications and nine (9) employment zoning districts. Approximately 147 acres (23%) of the City’s total employment land is considered net buildable acres. Table 4 and 5 identify the distribution of the employment net buildable land by vacant land type (vacant, constrained, and redevelopment), and total buildable acres. Figure 2 illustrates the geographic distribution of the City’s employment buildable vacant land inventory (May 7, 2019).

In calculating the Employment Net Buildable Lands a determination must be made that the buildable lands are suitable, available and necessary (OAR 660-009-0005(2)) for development throughout the 20-year planning period. There are two basic classifications of buildable employment land:

¹ OAR 660-024-0010(1).

- a. Vacant Land –Lands on which there are no improvements. Infrastructure is available within the 20-year planning period.
- b. Redevelopable Land –Lands on which development has already occurred but on which, due to present or expected market forces, there exists the strong likelihood that existing development will be converted to more intensive employment uses during the planning period.

4.2 Total Net Buildable Acres. Tables 3 and 4 identify the Total Net Buildable Acres of employment land by land use designation and zoning. Approximately 23% of the City’s employment lands are identified as buildable. A large percentage (31%) of the City’s net buildable acreage is classified as redevelopment land.

**Table 4. City of Central Point
Net Buildable Employment Land Inventory by Comprehensive Plan Designation**

Comprehensive Plan Designation	Total City Acres	Total UGB Acres	Total Urban Acres	Total Vacant Acres	Constrained Acres	Gross Buildable Vacant Acres	Public Facility Acres	Net Buildable Vacant Acres	Redevelopable Acres	Total Net Buildable Acres
NC	2.64	7.83	10.47	0.24	-	0.24	0.06	0.18	1.51	1.70
EC	154.42	11.68	166.10	61.91	2.44	59.47	14.87	44.60	8.43	53.04
GC	56.13	-	56.13	8.23	-	8.23	2.06	6.17	0.40	6.57
TOTAL COMMERCIAL	213.19	19.51	232.70	70.38	2.44	67.94	16.99	50.96	10.35	61.31
Lnd	78.57	102.37	180.95	69.18	14.97	54.21	13.55	40.66	34.31	74.97
Hnd	39.67	58.89	98.56	18.49	5.33	13.17	3.29	9.88	1.87	11.75
TOTAL INDUSTRIAL	118.24	161.26	279.50	87.67	20.30	67.38	16.84	50.53	36.18	86.72
Civic	120.91	0.14	121.05	-	-	-	-	-	-	-
TOTAL CIVIC	120.91	0.14	121.05	-	-	-	-	-	-	-
GRAND TOTAL	452.35	180.90	633.25	158.06	22.74	135.32	33.83	101.49	46.54	148.03

Source: City of Central Point 2019 BLI

**Table 5. City of Central Point
Net Buildable Employment Land Inventory by Zoning District**

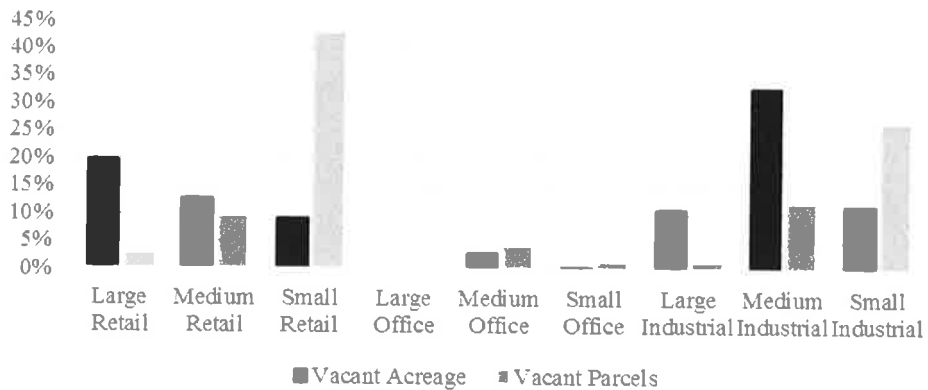
Comprehensive Plan Designation	Total City Acres	Total UGB Acres	Total Urban Acres	Total Vacant Acres	Constrained Acres	Gross Buildable Vacant Acres	Public Facility Acres	Net Buildable Vacant Acres	Redevelopable Acres	Total Net Buildable Acres
C-2(m)	12.08	-	12.08	-	-	-	-	-	0.12	0.12
CN	2.64	7.83	10.47	0.24	-	0.24	0.06	0.18	1.51	1.70
C-4	100.47	8.48	108.95	45.71	1.41	44.30	11.07	33.22	5.12	38.34
C-5	12.49	3.19	15.69	11.07	-	11.07	2.77	8.30	3.19	11.50
EC	29.39	-	29.39	5.13	1.03	4.10	1.03	3.08	-	3.08
GC	56.13	-	56.13	8.23	-	8.23	2.06	6.17	0.40	6.57
TOTAL COMMERCIAL	213.19	19.51	232.70	70.38	2.44	67.94	16.99	50.96	10.35	61.31
M-1	78.57	102.37	180.95	69.18	14.97	54.21	13.55	40.66	34.31	74.97
M-2	39.67	58.89	98.56	18.49	5.33	13.17	3.29	9.88	1.87	11.75
TOTAL INDUSTRIAL	118.24	161.26	279.50	87.67	20.30	67.38	16.84	50.53	36.18	86.72
Civic	120.91	0.14	121.05	-	-	-	-	-	-	-
TOTAL CIVIC	120.91	0.14	121.05	-	-	-	-	-	-	-
GRAND TOTAL	452.35	180.90	633.25	158.06	22.74	135.32	33.83	101.49	46.54	148.03

Source: City of Central Point 2019 BLI

4.3 Parcel Size Distribution. An important consideration in considering a city’s employment land inventory is parcel size. This is particularly true for industrial property. Tables 6 and 7 identify the distribution of the City’s employment lands by size (Large, Medium, and Small) within three general employment categories (Retail, Office, and Industry). Tables 8 and 9 illustrate the same information for vacant employment lands.

Figure 3 summarizes the parcel and acreage distribution for the vacant employment lands. As illustrated in Table 3 the City’s inventory of vacant employment land is concentrated in the large retail and large industrial parcel category (31%), but only represent 4% of the total number of vacant employment parcels.

Figure 3. Vacant Acreage by Percentage Distribution and Size



It needs to be noted that the Office category is represented by the EmpCom land use classification. With respect to office use all of the Cities commercial land use classifications allow office uses. The EmpCom classification focuses on office uses, however; the EmpCom allows retail uses.

**Table 6. City of Central Point
Employment Land Inventory by Comprehensive Plan Designation
Acres, and Size Classification**

Land Use Designation	CITY			UGB		
	Acres	Number of Parcels	Average Parcel Size	Acres	Number of Parcels	Average Parcel Size
RETAIL						
Large Retail (8 plus acres)						
NC	0.0	0	0.0	0.0	0	0.0
EC	30.9	2	15.5	0.0	0	0.0
GC	0.0	0	0.0	0.0	0	0.0
Subtotal Large Retail	30.9	2	15.5	0.0	0	0.0
Medium Retail (2 to 7.99 acres)						
NC	0.0	0	0.0	0.0	0	0.0
EC	52.0	15	3.5	9.2	2	4.6
GC	17.7	7	2.5	0.0	0	0.0
Subtotal Medium Retail	69.7	22	3.2	9.2	2	4.6
Small Retail (<2 acres)						
NC	2.6	4	0.7	7.8	10	0.8
EC	71.5	180	0.4	2.5	2	1.3
GC	38.5	100	0.4	0.0	0	0.0
Subtotal Small Retail	112.6	284	0.4	10.4	12	0.9
Retail Subtotal	213.2	308		19.5	14	
INDUSTRIAL						
Large Industrial (>= 15 acres)						
LInd	17.3	1	17.3	0.0	0	0.0
HInd	20.2	1	20.2	0.0	0	0.0
Subtotal Large Industrial	37.5	2		0.0	0	
Medium Industrial (3 - 14.99 acres)						
LInd	34.9	6	5.8	48.7	10	4.9
HInd	19.4	4	4.9	56.5	7	8.1
Subtotal Medium Industrial	54.3	10	5.4	105.2	17.0	
Small Industrial (<3 acres)						
LInd	26.4	22	1.2	53.7	57	0.94
HInd	0.0	0	0.0	2.4	2	1.18
Subtotal Small Industrial	26.4	22	1.2	56.0	59	
Industrial Subtotal	118.2	34		161.3	76	
Grand Total	331.4	342		180.8	90	

Source: City of Central Point 2019 BLI

**Table 7. City of Central Point
Employment Land Inventory by Zoning District,
Acres, and Size Classification**

Land Use Designation	CITY			UGB		
	Acres	Number of Parcels	Average Parcel Size	Acres	Number of Parcels	Average Parcel Size
RETAIL						
Large Retail (8 or more acres)						
C-2(m)	0.0	0	0.0	0.0	0	0.0
CN	0.0	0	0.0	0.0	0	0.0
C-4	30.9	2	15.5	0.0	0	0.0
C-5	0.0	0	0.0	0.0	0	0.0
GC	0.0	0	0.0	0.0	0	0.0
Subtotal Large Retail	30.9	2	15.5	0.0	0	0.0
Medium Retail (2 to 7.99 acres)						
C-2(m)	3.5	1	3.5	0.0	0	0.0
CN	0.0	0	0.0	0.0	0	0.0
C-4	31.7	9	3.5	6.0	1	6.0
C-5	9.9	3	3.3	3.2	1	3.2
GC	17.7	7	2.5	0.0	0	0.0
Subtotal Medium Retail	62.8	20	3.1	9.2	2	4.6
Small Retail (<2 acres)						
C-2(m)	8.6	32	0.3	0.0	0	0.0
CN	2.6	4	0.7	7.8	10	0.8
C-4	37.8	81	0.5	2.5	2	1.3
C-5	2.6	2	1.3	0.0	0	0.0
GC	38.5	100	0.4	0.0	0	0.0
Subtotal Small Retail	90.1	219	0.4	10.4	12	0.9
Retail Subtotal	183.8	241		19.5	14	
Large Office (>= 3.5 acres)						
EC	3.6	1	3.6	0.0	0	0.0
Medium Office (1 - 3.49 acres)						
EC	12.2	7	1.7	0.0	0	0.0
Small Office (<1 acre)						
EC	13.6	59	0.2	0.0	0	0.0
Office Subtotal	29.4	67		0	0	
Large Industrial (>= 15 acres)						
M-1	17.3	1	17.3	0.0	0	0.0
M-2	20.2	1	20.2	0.0	0	0.0
Subtotal Large Industrial	37.5	2		0.0	0	
Medium Industrial (3 - 14.99 acres)						
M-1	34.9	6	5.8	48.7	10	4.9
M-2	19.4	4	4.9	56.5	7	8.1
Subtotal Medium Industrial	54.3	10	5.4	105.2	17.0	
Small Industrial (<3 acres)						
M-1	26.4	22	1.2	53.7	57	0.94
M-2	0.0	0	0.0	2.4	2	1.18
Subtotal Small Industrial	26.4	22	1.2	56.0	59	
Industrial Subtotal	118.2	34		161.3	76	
Grand Total	331.4	342		180.77	90	

Source: City of Central Point 2019 BLI

**Table 8. City of Central Point
Vacant Employment Land Inventory by Comprehensive Plan Designation
Acres, and Size Classification**

Land Use Designation	CITY			UGB		
	Acres	Number of Parcels	Average Parcel Size	Acres	Number of Parcels	Average Parcel Size
RETAIL						
Large Retail (8 plus acres)						
NC	0.0	0	0.0	0.0	0	0.0
EC	30.9	2	15.5	0.0	0	0.0
GC	0.0	0	0.0	0.0	0	0.0
Subtotal Large Retail	30.9	2	15.5	0.0	0	0.0
Medium Retail (2 to 7.99 acres)						
NC	0.0	0	0.0	0.0	0	0.0
EC	17.1	6	2.8	0.0	0	0.0
GC	2.9	1	2.9	0.0	0	0.0
Subtotal Medium Retail	20.0	7	2.9	0.0	0	0.0
Small Retail (<2 acres)						
NC	0.0	0	0.0	0.2	1	0.2
EC	13.9	21	0.7	0.0	0	0.0
GC	5.3	14	0.4	0.0	0	0.0
Subtotal Small Retail	19.2	35	0.5	0.2	1	0.2
Retail Subtotal	70.1	44		0.2	1	
INDUSTRIAL						
Large Industrial (>= 15 acres)						
LInd	17.3	1	17.3	0.0	0	0.0
HInd	0.0	0	0.0	0.0	0	0.0
Subtotal Large Industrial	17.3	1		0.0	0	
Medium Industrial (3 - 14.99 acres)						
LInd	18.1	3	6.0	16.0	2	8.0
HInd	8.7	2	4.4	9.3	2	4.6
Subtotal Medium Industrial	26.8	5	5.4	25.2	4.0	
Small Industrial (<3 acres)						
LInd	15.1	14	1.1	2.7	5	0.54
HInd	0.0	0	0.0	0.5	1	0.49
Subtotal Small Industrial	15.1	14	1.1	3.2	6	
Industrial Subtotal	59.3	20		28.4	10	
Grand Total	129.4	64		28.66	11	

Source: City of Central Point 2019 BLI

**Table 9. City of Central Point
Vacant Employment Land Inventory by Zoning District,
Acres, and Size Classification**

Land Use Designation	CITY			UGB		
	Acres	Number of Parcels	Average Parcel Size	Acres	Number of Parcels	Average Parcel Size
RETAIL						
Large Retail (8 plus acres)						
C-2(m)	0.0	0	0.0	0.0	0	0.0
CN	0.0	0	0.0	0.0	0	0.0
C-4	30.9	2	15.5	0.0	0	0.0
C-5	0.0	0	0.0	0.0	0	0.0
GC	0.0	0	0.0	0.0	0	0.0
Subtotal Large Retail	30.9	2	15.5	0.0	0	0.0
Medium Retail (2 to 7.99 acres)						
C-2(m)	0.0	0	0.0	0.0	0	0.0
CN	0.0	0	0.0	0.0	0	0.0
C-4	7.2	3	2.4	0.0	0	0.0
C-5	9.9	3	3.3	0.0	0	0.0
GC	2.9	1	2.9	0.0	0	0.0
Subtotal Medium Retail	20.0	7	2.9	0.0	0	0.0
Small Retail (<2 acres)						
C-2(m)	0.0	0	0.0	0.0	0	0.0
CN	0.0	0	0.0	0.2	1	0.2
C-4	7.6	16	0.5	0.0	0	0.0
C-5	1.2	1	1.2	0.0	0	0.0
GC	5.3	14	0.4	0.0	0	0.0
Subtotal Small Retail	14.1	31	0.5	0.2	1	0.2
Retail Subtotal	65.0	40		0.2	1	
OFFICE						
Large Office (>= 3.5 acres)						
EC	0.0	0	0.0	0.0	0	0.0
Medium Office (1 - 3.49 acres)						
EC	4.6	3	1.5	0.0	0	0.0
Small Office (<1 acre)						
EC	0.5	1	0.5	0.0	0	0.0
Office Subtotal	5.1	4		0	0	
INDUSTRIAL						
Large Industrial (>= 15 acres)						
M-1	17.3	1	17.3	0.0	0	0.0
M-2	0.0	0	0.0	0.0	0	0.0
Subtotal Large Industrial	17.3	1		0.0	0	
Medium Industrial (3 - 14.99 acres)						
M-1	18.1	3	6.0	16.0	2	8.0
M-2	8.7	2	4.4	9.3	2	4.6
Subtotal Medium Industrial	26.8	5	5.4	25.2	4.0	
Small Industrial (<3 acres)						
M-1	15.1	14	1.1	2.7	5	0.54
M-2	0.0	0	0.0	0.5	1	0.49
Subtotal Small Industrial	15.1	14	1.1	3.2	6	
Industrial Subtotal	59.3	20		28.4	10	
Grand Total	129.4	64		28.66	11	

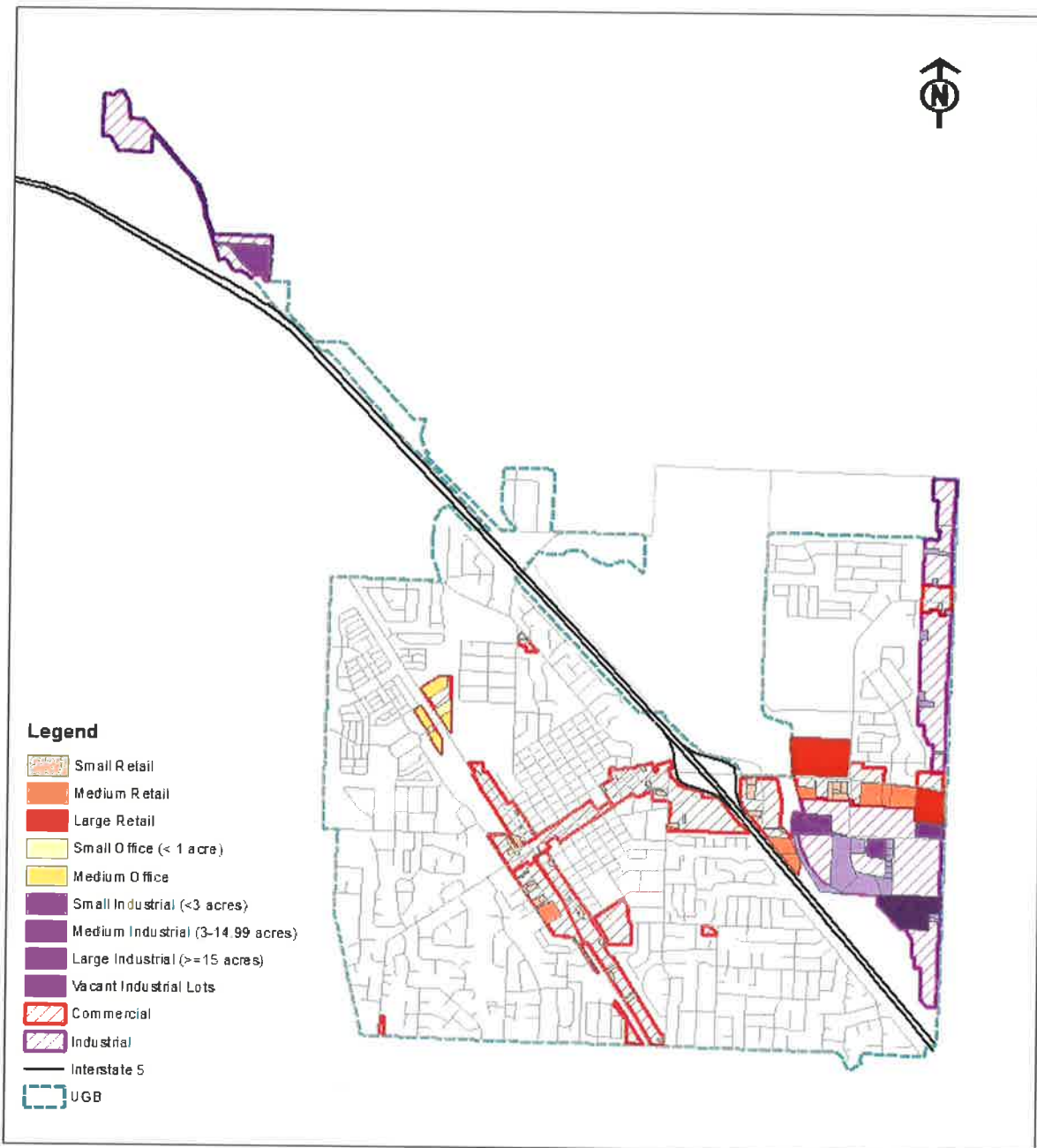
Source: City of Central Point 2019 BLI

5. Employment Land Need

As previously noted the primary function of the BLI is to assist in the identification of buildable land needs during a 20-year planning period. The BLI does not determine the City’s quantitative need for employment land, it only identifies the City’s current employment land inventory. The determination of the City’s need for employment land is the function of the Economic Element. As noted earlier the BLI is a living document that changes as changes occur in employment development activity and policy.

6. DEFINITIONS and METHODOLOGY

To maintain consistency in the maintenance of the BLI the definitions and methodology used in preparing the Employment BLI are presented in Appendix “A” – Definitions and Appendix “B” – Methodology.



6.27.2019

Figure 2. Employment Buildable Lands Inventory

Vacant Land by Land Use Type

APPENDIX “A” – Definitions

The 2019 BLI was last updated December 30, 2018. The following definitions are used in preparing and maintain the residential BLI.

(1) **“Buildable Land, Employment”** means Employment designated lots or parcels within the City’s urban area, including vacant and developed lots or parcels likely to be redeveloped that are suitable, available and necessary for employment uses (OAR 660-009-0005(1)). Land is generally considered “suitable and available” unless it:

1. Is severely constrained by natural hazards as determined under Statewide Planning Goal 7;
2. Is subject to natural resource protection measures determined under Statewide Planning Goals 5, 6, 15, 16, 17 or 18;
3. Has slopes of 25 percent or greater;
4. Is within the 100-year flood plain; or
5. Cannot be provided with public facilities.

(2) **“Redevelopment Land, Employment”** means non-vacant land that is likely to be redeveloped during the planning period. For purposes of this BLI the term Employment Redevelopment Land is employment land that has a Land (L) to Improvement (I) ratio of less than 1 and is occupied by a single-family detached residence. The L:I Ratio is the ratio between the real market value of land and the real market value of improvements as measured by taking the real improvement value of a parcel divided by the real land value based on the Jackson County Assessor records.

(3) **“Development Constraints”** means factors that temporarily or permanently limit or prevent the use of land for economic development. Development constraints include, but are not limited to, wetlands, environmentally sensitive areas such as habitat, environmental contamination, slope, topography, cultural and archeological resources, infrastructure deficiencies, parcel fragmentation, or natural hazard areas (OAR 660-009-0005)(2).

(4) **“Industrial Use”** means employment activities generating income from the production, handling or distribution of goods. Industrial uses include, but are not limited to: manufacturing; assembly; fabrication; processing; storage; logistics; warehousing; importation; distribution and transshipment; and research and development. Industrial uses may have unique land, infrastructure, energy, and transportation requirements. Industrial uses may have external impacts on surrounding uses and may cluster in traditional or new industrial areas where they are segregated from other non-industrial activities (OAR 660-009-0005)(3).

(5) **“Other Employment Use”** means all non-industrial employment activities including the widest range of retail, wholesale, service, non-profit, business headquarters, administrative and governmental employment activities that are accommodated in retail, office and flexible building types. Other employment uses also include employment activities of an entity or organization that serves the medical, educational, social service, recreation and security needs of the community typically in large buildings or multi-building campuses (OAR-009-0005)(6).

(5) **“Planning Area”** means the area within an existing or proposed urban growth boundary. Cities and counties with urban growth management agreements must address the urban land governed by their

respective plans as specified in the urban growth management agreement for the affected area (OAR 660-009-0005(7)).

(6) **“Prime Industrial Land”** means land suited for traded-sector industries as well as other industrial uses providing support to traded-sector industries. Prime industrial lands possess site characteristics that are difficult or impossible to replicate in the planning area or region. Prime industrial lands have necessary access to transportation and freight infrastructure, including, but not limited to, rail, marine ports and airports, multimodal freight or transshipment facilities, and major transportation routes. Traded-sector has the meaning provided in ORS 285B.280 (OAR 660-009-0005)(8).

(7) **“Serviceable”** means the city has determined that public facilities and transportation facilities, as defined by OAR 660, divisions 011 and 012, currently have adequate capacity for development planned in the service area where the site is located or can be upgraded to have adequate capacity within the 20-year planning period (OAR 660-009-0005)(9).

(8) **“Short-term Supply of Land”** means suitable land that is ready for construction within one year of an application for a building permit or request for service extension. Engineering feasibility is sufficient to qualify land for the short-term supply of land. Funding availability is not required. **“Competitive Short-term Supply”** means the short-term supply of land provides a range of site sizes and locations to accommodate the market needs of a variety of industrial and other employment uses (OAR 660-009-0005)(10).

(9) **“Site Characteristics”** means the attributes of a site necessary for a particular industrial or other employment use to operate. Site characteristics include, but are not limited to, a minimum acreage or site configuration including shape and topography, visibility, specific types or levels of public facilities, services or energy infrastructure, or proximity to a particular transportation or freight facility such as rail, marine ports and airports, multimodal freight or transshipment facilities, and major transportation routes (OAR 660-009-0005)(11).

(10) **“Suitable”** means serviceable land designated for industrial or other employment use that provides, or can be expected to provide the appropriate site characteristics for the proposed use (OAR 660-009-0005)(12).

(11) **“Total Land Supply”** means the supply of land estimated to be adequate to accommodate industrial and other employment uses for a 20-year planning period. Total land supply includes the short-term supply of land as well as the remaining supply of lands considered suitable and serviceable for the industrial or other employment uses identified in a comprehensive plan. Total land supply includes both vacant and developed land (OAR 660-009-0005)(14).

(12) **“Vacant Land, Employment”** means an employment designated lot or parcel not currently containing permanent buildings or improvements. For purposes of determination of the presence of permanent buildings/improvements all residential lots or parcels with an improvement value of zero (0), as determined by the Jackson County Assessor, are considered vacant.

(13) **Net Buildable Acre, Employment:** Consists of 43,560 square feet of employment designated buildable land, after excluding present and future rights-of-way for streets and roads (OAR 660-024-0010(6)).

APPENDIX “B” - Methodology for Calculation of Employment Buildable Land

The methodology used to inventory and calculate buildable lands is based on the definitions defined in Appendix A. The base data source for identification of buildable lands is the Jackson County Assessor’s Records dated April 2018, which has been modified to include such additional information as Comprehensive Plan designations, zoning, development status, etc. The modified database is referred to as the Buildable Lands Inventory (BLI2019.xls).

Step 1. Urban Area, Gross Acres – Using the City’s GIS the total geographic limits of the City’s urban area are mapped and the gross acres within the limits of the shape file calculated by area within the City Limits and UGB.

Step 2. Net Urban Area by Land Use and Zoning – Using BLI2018 sum by land use and zoning all tax lots within the City’s urban area (City Limits and UGB). Tax lots identified for street, road, or access right-of-way (public or private) purposes are not included.

Step 3. Right-of-Way – Deduct the totals (City Limits and UGB) in Step 2 total from Step 1 total, the balance representing acreage used for right-of-way for the City Limits and UGB.

The results of Steps 1 – 3 are presented in Tables 1 and 2 of the 2019 Employment BLI.

Step 4. Net Buildable Acres, Employment. The methodology for calculating Buildable Employment Land involves the following steps:

Step 4a. Employment Vacant Acres. The BLI identifies all tax lots by their land use designation, zoning, development status, improvement and land value, and development constraints. When the improvement value of a property is zero the property is defined as Employment Vacant Land. The BLI sums the acreage for all Employment Vacant Land by land use and zoning for the City Limits and the UGB.

Step 4b. Constrained Acres. The BLI includes information on the amount of constrained acreage for all lots or parcels. The BLI sums the constrained acreage for all employment designated properties, by land use and zoning and subtracts from Total Vacant Acres (Step 4a).

Step 4c. Gross Buildable Vacant Employment Acres. Using the sum of the totals generated from Steps 4a and 4b the BLI calculates the Gross Buildable Vacant Employment land by land use and zoning for the City Limits and the UGB.

Step 4d. Public Facility Acres. The Gross Buildable Vacant Acreage figure (Step 4c) is reduced by 25% to account for public right-of-way to yield Net Buildable Vacant Acreage.

Step 4e. Employment Redevelopment Acres. The BLI identifies all employment designated tax lots for their redevelopment potential. Employment designated properties in excess of with a Land (L) to Improvement (I) ratio in less than 1 are defined and have

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a single-family detached dwelling on-site are considered to be redevelopable during the 20-year planning period.

Step 4f. Total Net Buildable Employment Acres. The Employment Redevelopment Acres (Step 4e) are added to the Net Buildable Vacant Acres (Step 4e) to yield Total Net Buildable Acres for the City's employment lands.