
City of Dayton Coordinated Population
Appendix D

Dayton

Yamhill County

DEPARTMENT OF PLANNING AND DEVELOPMENT

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July 22, 2008

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City of Dayton

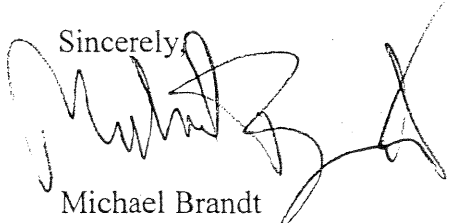
Community Planning Services
Walt Wendolowski, AICP
835 Madrona Avenue South
Salem, OR 97302

Dear Mr. Wendolowski;

The Yamhill County Department of Planning and Development has reviewed your June 1, 2008, memorandum that contains the City of Dayton's population projection. The memo projects a 2.25 percent average annual growth rate for the city to the year 2028. This growth rate is based upon the City of Dayton's historic growth rate and population forecasts developed for the Yamhill County Transportation System Plan. As shown on Table 4 of your attached memo, this will result in a projected population of 3,641 in the year 2025 and 3,892 in the year 2028. Based on the information provided in the memo, the county feels that the city population projection is sound and defensible and will consider it to be Dayton's coordinated population projection. Therefore, pursuant to the directive of Board Order 01-582, granting the responsibility to the Planning Director to coordinate the population forecast, our office will consider the numbers generated in the memo to be the coordinated population figures.

If our office can be of further assistance, please feel free to call.

Sincerely,



Michael Brandt
Planning Director

Enclosure

MB:kf

cc: City of Dayton, 416 Ferry Street, Dayton, OR 97114

COMMUNITY PLANNING SERVICES

Walt Wendolowski, AICP
835 Madrona Avenue South
Salem, Oregon 97302

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MEMORANDUM

TO: Ken Friday, Yamhill County Planning

FROM: Walt Wendolowski
Contract Planner – City of Dayton

SUBJECT: Population Projection – City of Dayton

DATE: June 1, 2008

I. BACKGROUND

The City of Dayton is in the process of updating its Comprehensive Plan. Part of the project requires the establishment of a 20-year population projection for the City. Further, this number must be coordinated with the County.

The purpose of this memorandum is to establish a population projection to the year 2028 for the City of Dayton.

II. POPULATION PROJECTION

Dayton's population fluctuated markedly during the last four and one-half decades. The City experienced a 2.6% population decrease between 1950 and 1960; however, in the following decade, this was dramatically reversed as the City's population increased by approximately 35.6%. The population fluctuated in the 1970s, but generally steadily increase. The early 1980's actually saw a decline in the population which the City did not recover until the middle of the decade. Since the late 1980s the City steadily increased its population to where the average annual rate of growth between 1980 and 2000 was approximately 2.1%.

TABLE - 1
Selected Population Figures; 1950 to 2000

Year	Population	Year	Population
1950	719	1980	1,409
1960	700	1990	1,526
1970	949	2000	2,119

In comparison to some other Yamhill County cities, Dayton appears to growing at a conservative rate. The following table shows how Dayton's growth rate compares with other Yamhill County cities during the 1990-1995 period:

In comparison to some other Yamhill County cities, Amity appears to growing at a moderate rate. The following table shows how Dayton's growth rate compares with other Yamhill County cities during the 1990-2000 period:

TABLE - 2
*Comparative Growth Rates of Selected Small Cities
Yamhill County; 1990 - 2000*

City	1990	2000	Increase	% Change	AAGR
Amity	1,175	1,325	150	12.7	1.21%
Carlton	1,289	1,620	331	25.6	2.31%
Dayton	1,526	2,015	489	32.0	2.82%
Dundee	1,663	2,955	1,292	77.7	5.92%
Lafayette	1,292	2,240	948	73.4	5.66%
Sheridan	3,979	5,250	1,271	31.9	2.81%
Willamina	1,748	1,875	127	7.3	0.70%
Yamhill	867	980	113	13.0	1.23%

However, the rate of population growth has not been static and has actually varied in recent decades. The following table displays the average annual rates of growth between each decade from 1960 to 2000. For example, between 1980 and 1990 the annual growth rate was 0.80%; that is, the population grew 0.80% a year between 1980 and 1990. This chart illustrates the period between 1960 and 1980 contained annual growth rates in excess of 3%. This rate dropped in the 1980s to less than 1% and rebounded to more than 3% again in the 1990s.

estimate for the City was 2,495, a population increase of only 376 from the year 2000. The annual average growth rate during this time remained at approximately 2.2%. However, based on current housing market conditions (2008) this rate of growth is anticipated to decline by the end of the decade.

The City anticipates growth will likely continue at historical levels - mainly due to the City's proximity to Portland - but certainly not at the rates anticipated by the County TSP, the Water Master Plan or growth in the mid-to-late 1990s. This conclusion recognizes the growth fueled by development within the Portland Metro area will likely subside over time as additional land is brought into Metro's urban growth boundary. Rising fuel costs (approximately \$4.00/gallon) and the lack of progress (or simply lack of) the Newberg-Dundee Bypass, will likely further constrain growth.

A growth rate closer to 2% is more consistent with recent growth trends as well as trends over the last several decades. This also recognizes that while the City has implemented plans to improve public facilities (especially the water system) which make the community more attractive for development, transportation limitations will likely provide a counter balance to growth within the planning period.

With this background information, a 2.25% annual average growth rate was used to determine Dayton's 20 year projected population. The City therefore estimates a population of **3,892** by the year 2028.

TABLE - 4
Population Projections for Dayton to the Year 2028
2008 beginning population - 2,551; Average Annual Growth Rate - 2.25%

Year	Population	Year	Population
2009	2,608	2019	3,257
2010	2,667	2020	3,330
2011	2,727	2021	3,044
2012	2,788	2022	3,405
2013	2,851	2023	3,482
2014	2,915	2024	3,560
2015	2,981	2025	3,641
2016	3,048	2026	3,722
2017	3,116	2027	3,806
2018	3,186	2028	3,892

