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11 **APPENDIX C:** "Employment Lands & Conceptual Land Use Planning Project: Economic Planning" (Benkendorf Associates Corp., et al., September, 2005), 457.

12 APPENDIX D: "Final Report: Newport Housing Needs Analysis, 2011 to 2031" (EcoNorthwest, May 2011), 669.

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14 NEIGHBORHOOD PLANS: "Agate Beach Neighborhood Plan" (July 6, 1998), 858; "Bay Front Plan" (July 6, 1999), 901.
