



HOUSING ADVISORY COMMITTEE AGENDA
Wednesday, June 08, 2022 - 6:00 PM
Council Chambers, Newport City Hall, 169 SW Coast Highway

All public meetings of the City of Newport will be held in the City Council Chambers of the Newport City Hall, 169 SW Coast Highway, Newport. The meeting location is accessible to persons with disabilities. A request for an interpreter, or for other accommodations, should be made at least 48 hours in advance of the meeting to Peggy Hawker, City Recorder at 541.574.0613, or p.hawker@newportoregon.gov.

All meetings are live-streamed at <https://newportoregon.gov>, and broadcast on Charter Channel 190. Anyone wishing to provide written public comment should send the comment to publiccomment@newportoregon.gov. Public comment must be received four hours prior to a scheduled meeting. For example, if a meeting is to be held at 3:00 P.M., the deadline to submit written comment is 11:00 A.M. If a meeting is scheduled to occur before noon, the written comment must be submitted by 5:00 P.M. the previous day. To provide virtual public comment during a city meeting, a request must be made to the meeting staff at least 24 hours prior to the start of the meeting. This provision applies only to public comment and presenters outside the area and/or unable to physically attend an in person meeting.

The agenda may be amended during the meeting to add or delete items, change the order of agenda items, or discuss any other business deemed necessary at the time of the meeting.

1. WELCOME AND INTRODUCTIONS

1.A Meeting Agenda:

[Agenda Newport HCA HPS PAC Meeting 3 - 2022-06-08](#)

2. ROLL CALL

3. NEWPORT HOUSING CONVERSATION GUIDE DISCUSSION

4. PRELIMINARY BUILDABLE LANDS INVENTORY

5. PUBLIC COMMENT

6. NEXT STEPS

7. ADJOURNMENT

HANDOUTS

Materials:

[PowerPoint Presentation - Newport HCA HPS PAC Meeting 3](#)

AGENDA

Newport Housing Study

Project Advisory Committee Meeting #3

Location: The meeting will be held by videoconference.

Video Conference Link: Provided on request to Sherri Marineau with the Newport Community Development Department: s.marineau@newportoregon.gov

6/8/2022

6 – 8 p.m.

6:00 p.m.	Welcome	Beth Goodman
6:10 p.m.	Newport Housing Conversation Guide Discussion <ul style="list-style-type: none">• Do you have any questions about the community conversations, including who you might have conversations with?	Beth Goodman
6:20 p.m.	Preliminary Buildable Lands Inventory <ul style="list-style-type: none">• Do you have comments or concerns about the information presented and discussed?	Beth Goodman
7:40 p.m.	Public Comment	Derrick Tokos
7:50 p.m.	Next Steps <ul style="list-style-type: none">• Develop constructability analysis• Newport Housing Conversations: Discussions to finish by 8/1/2022• Submit comments to Derrick about the Buildable Lands Inventory by June 15• Submit comments to Derrick about the Housing Needs memorandum presented at the May meeting by June 20• Next PAC meeting: July 21, 2022	Beth Goodman



Newport Housing Capacity Analysis

Project Advisory Committee Meeting #3

June 8, 2022

PAC Meeting Dates and Topics

HAC	Date	Topic(s)
PAC 3	June 8	Buildable lands inventory
PAC 4	Jul 21	Constructability assessment
PAC 5	Aug 25	Residential land needs
PAC 6	Oct 13	Housing measures and introduce the Housing Production Strategy
PAC 7	Jan 12	Identify additional potential housing strategies
PAC 8	Feb 16	Refine and narrow housing strategies
PAC 9	Mar 30	Finalize housing strategies



Newport Housing Conversation Guide



Buildable Lands Inventory

(2) “Buildable Land” means residentially designated land within the urban growth boundary, including both vacant and developed land likely to be redeveloped, that is suitable, available and necessary for residential uses. Publicly owned land is generally not considered available for residential uses.

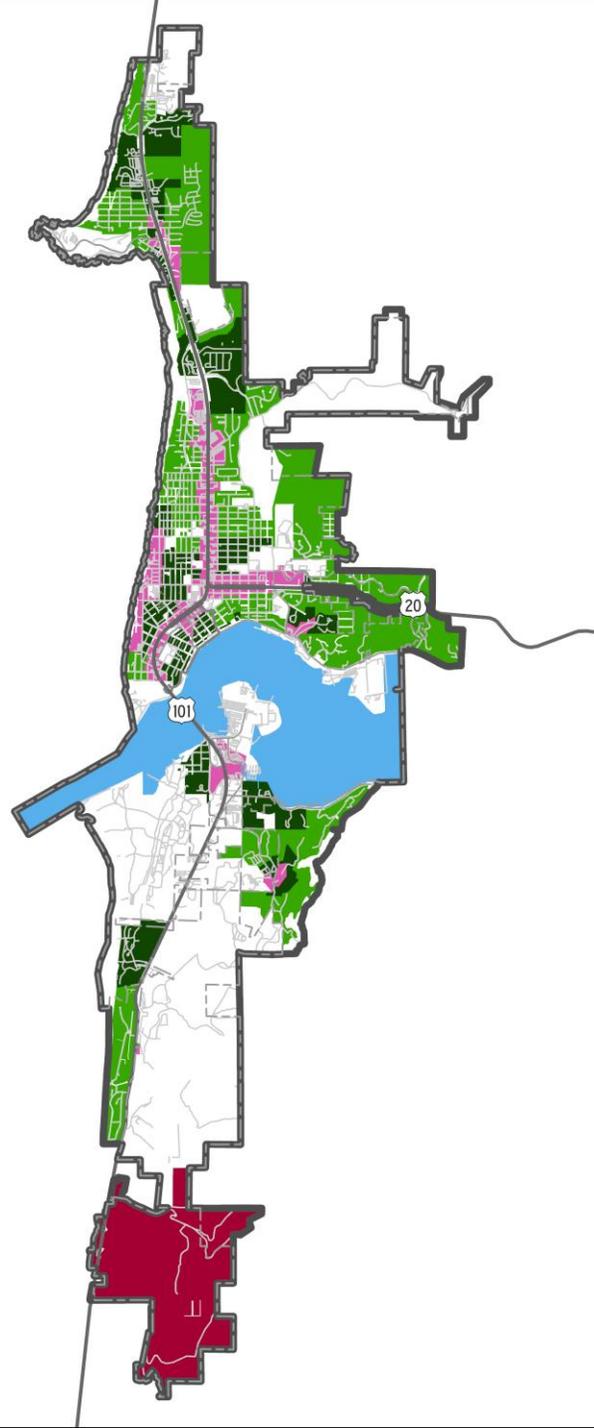
1. Gather and Assemble Data
2. Classify Land
3. Identify and Remove Constraints
4. Verification
5. Summarize Results
6. Constructability Analysis
 - Identify land with services where development could reasonably happen in the next 20 years
 - Pro forma analysis of financially feasible development, considering construction and infrastructure costs

Newport Buildable Lands Inventory

Comprehensive Plan Designation



0 15,000 Feet



DRAFT

Date: June 5, 2022
Source: ECONorthwest;
City of Newport;
Lincoln County

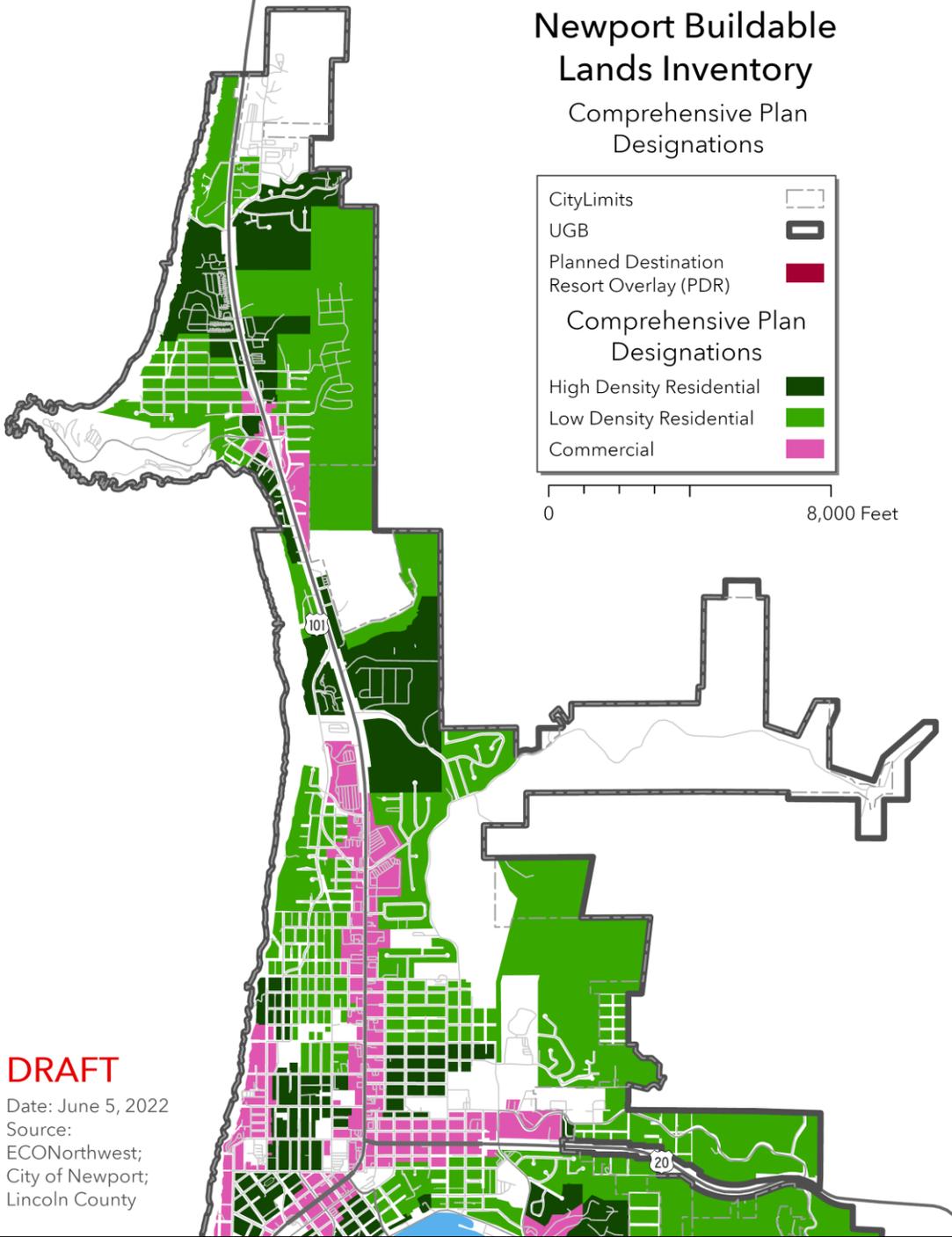
Newport Comprehensive Plan Designations where housing is allowed with clear and objective standards

Newport Buildable Lands Inventory

Comprehensive Plan Designations

CityLimits	
UGB	
Planned Destination Resort Overlay (PDR)	
Comprehensive Plan Designations	
High Density Residential	
Low Density Residential	
Commercial	

0 8,000 Feet



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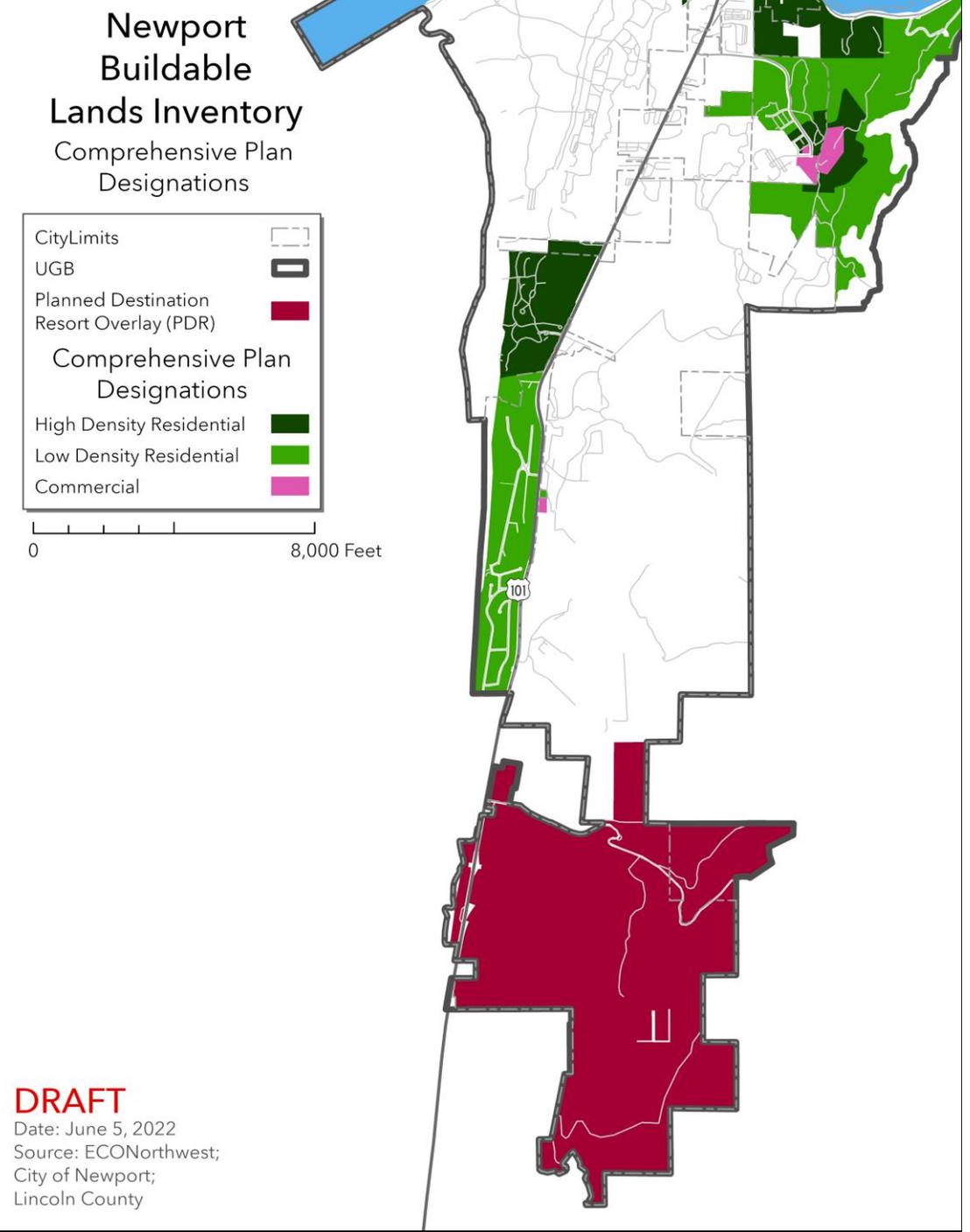
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Newport Buildable Lands Inventory

Comprehensive Plan Designations

CityLimits	
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Comprehensive Plan Designations	
High Density Residential	
Low Density Residential	
Commercial	

0 8,000 Feet



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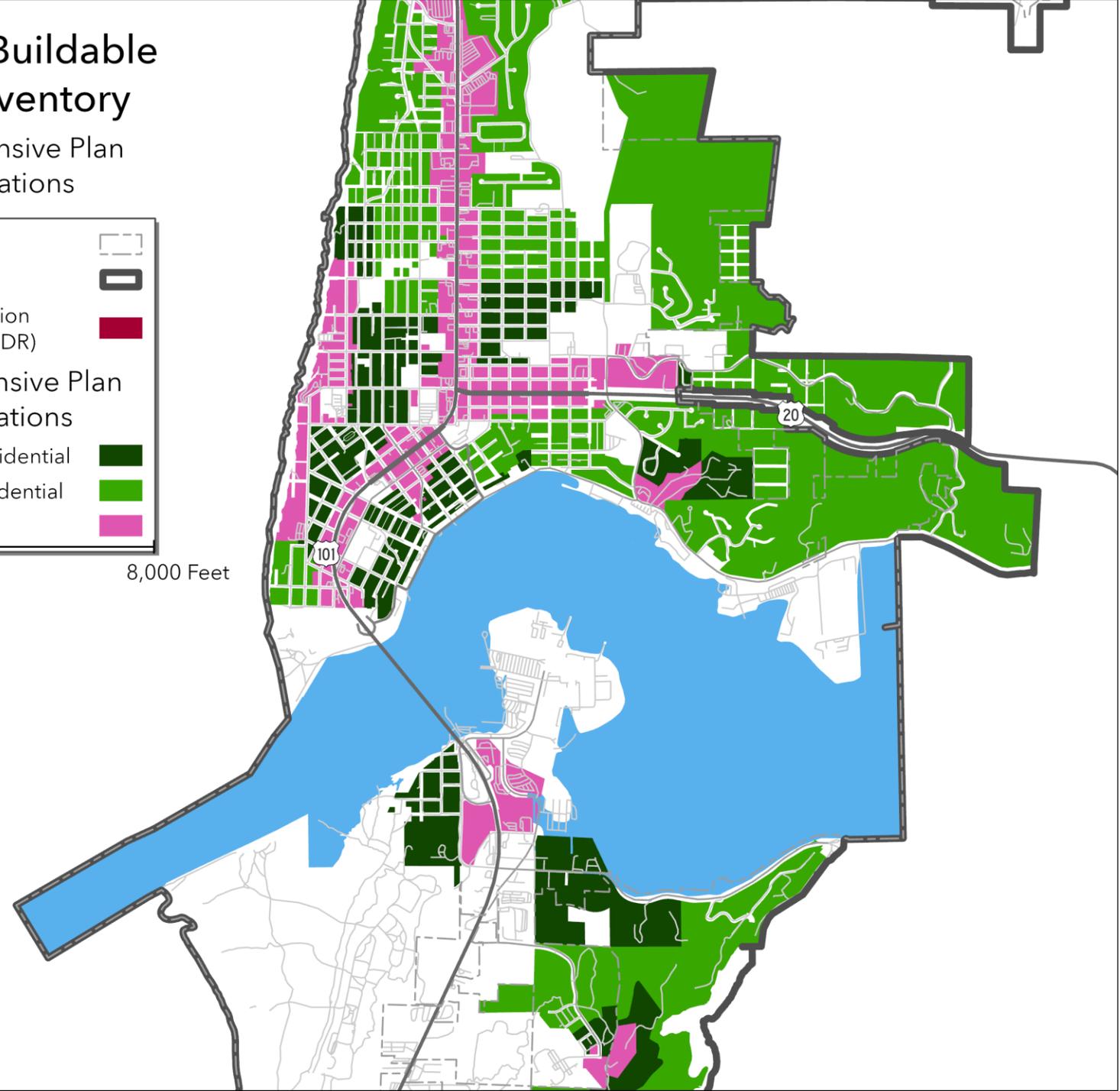
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Newport Buildable Lands Inventory

Comprehensive Plan
Designations

CityLimits	
UGB	
Planned Destination Resort Overlay (PDR)	
Comprehensive Plan Designations	
High Density Residential	
Low Density Residential	
Commercial	

0 8,000 Feet



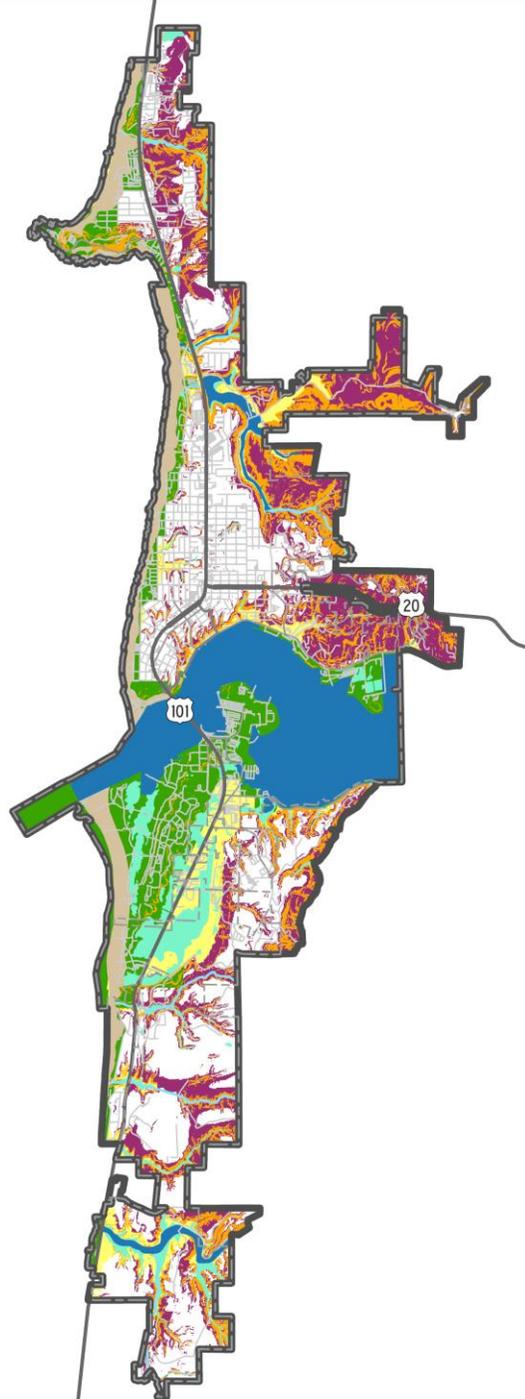
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Date: June 5, 2022
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City of Newport;
Lincoln County

Newport Buildable Lands Inventory

Constraints



0 15,000 Feet



Constrained Land

- Geologic Hazards
- FEMA 100-Year Floodplain
- Landslide areas
- Natural Resource Protection Areas
- Riparian Corridors
- Slopes greater than 40%
- Tsunami Inundation zone
- Local Wetlands Inventory (mapped but not considered a prohibitive constraint)

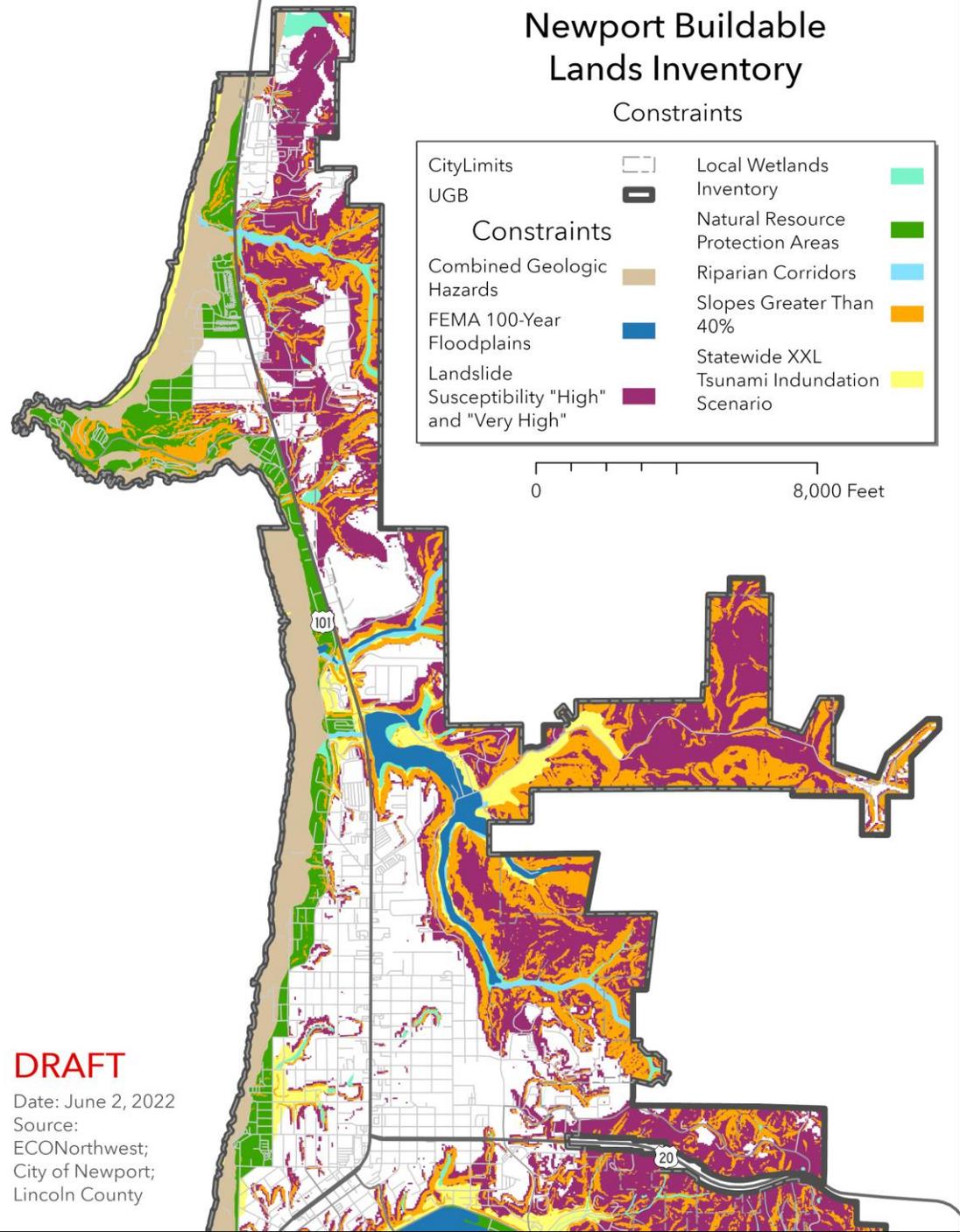
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Date: June 2, 2022
Source: ECONorthwest;
City of Newport;
Lincoln County

Newport Buildable Lands Inventory

Constraints

CityLimits		Local Wetlands Inventory	
UGB		Natural Resource Protection Areas	
Constraints			
Combined Geologic Hazards		Riparian Corridors	
FEMA 100-Year Floodplains		Slopes Greater Than 40%	
Landslide Susceptibility "High" and "Very High"		Statewide XXL Tsunami Indundation Scenario	

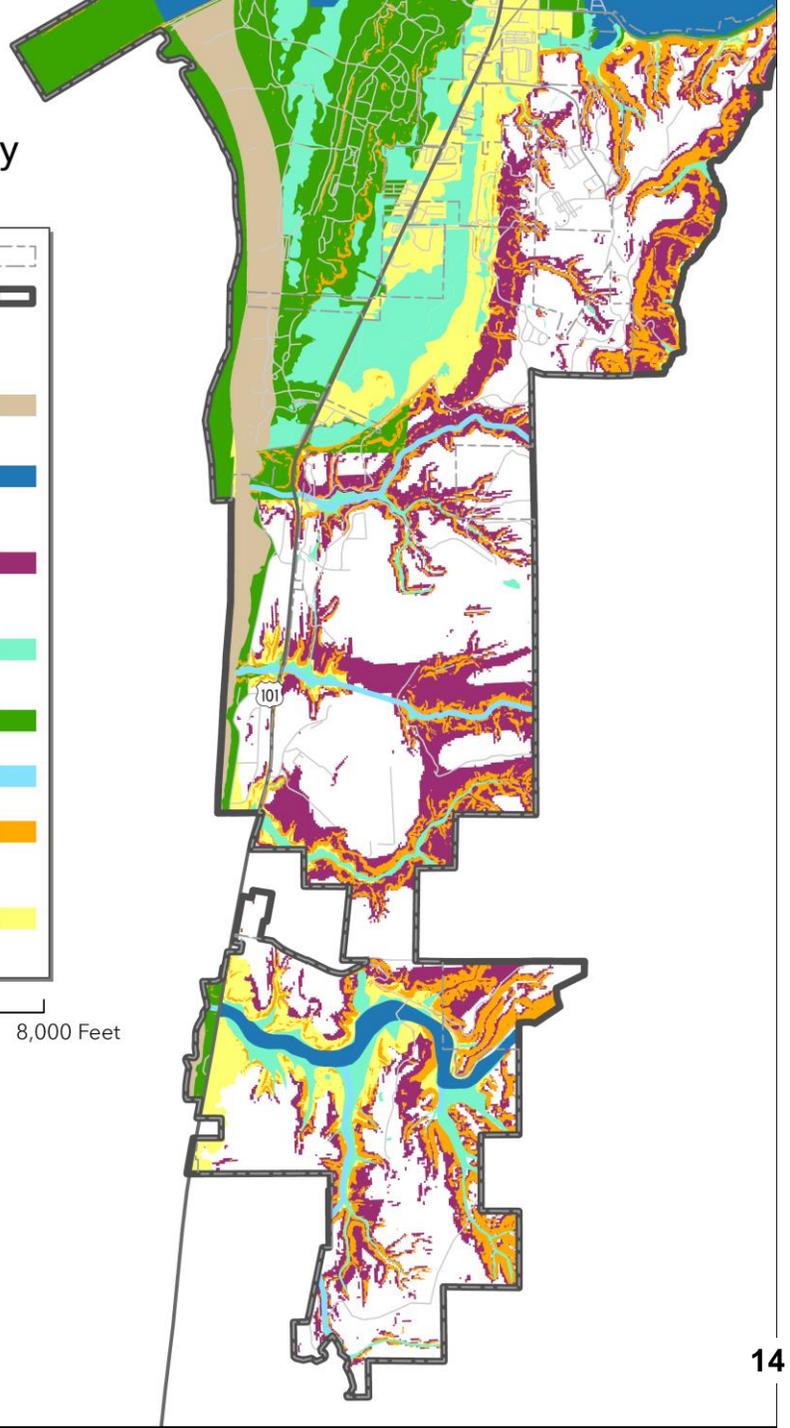


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Newport Buildable Lands Inventory

Constraints

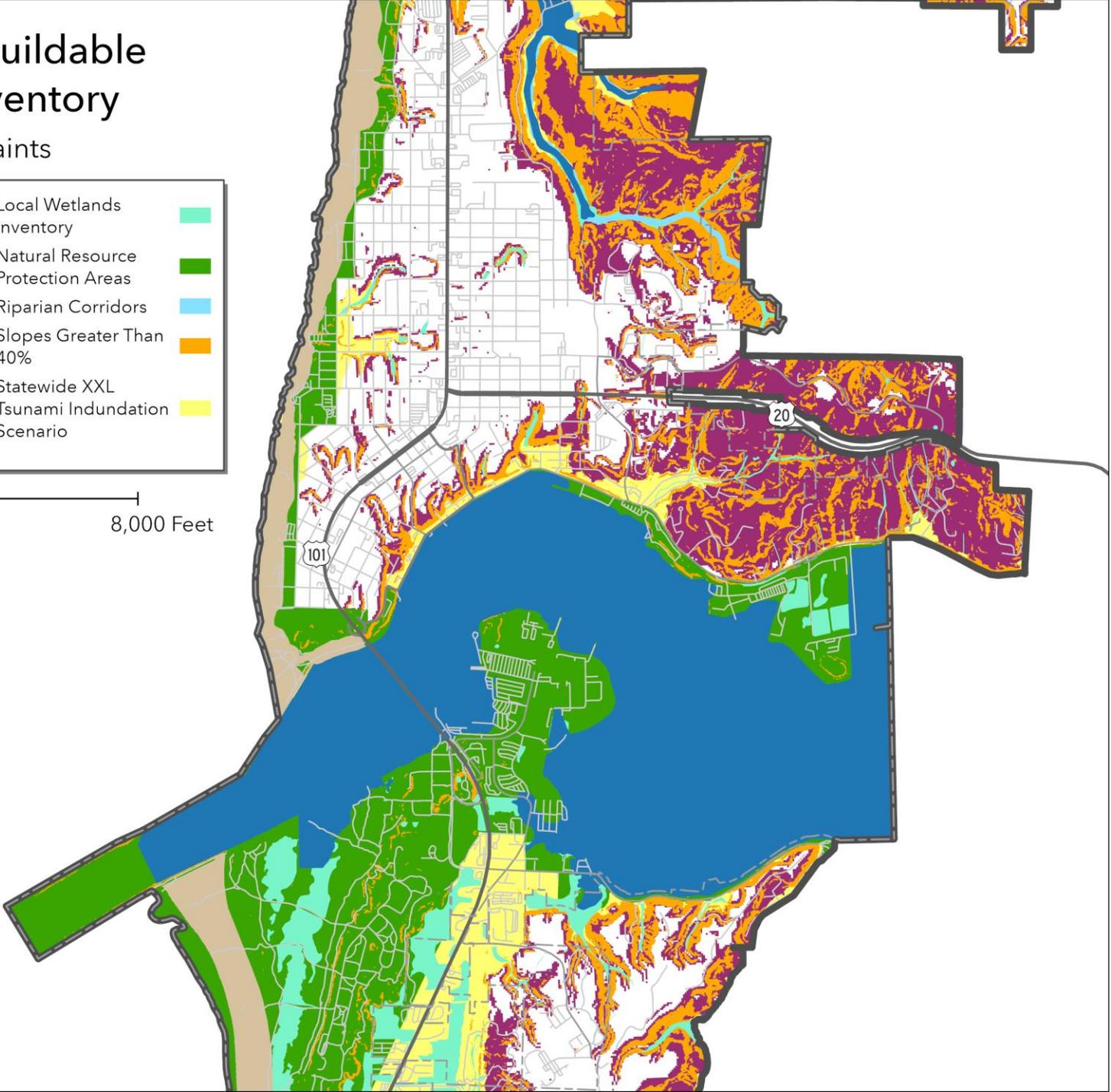
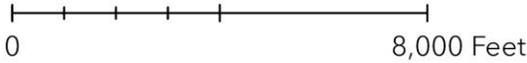
CityLimits	
UGB	
Constraints	
Combined Geologic Hazards	
FEMA 100-Year Floodplains	
Landslide Susceptibility "High" and "Very High"	
Local Wetlands Inventory	
Natural Resource Protection Areas	
Riparian Corridors	
Slopes Greater Than 40%	
Statewide XXL Tsunami Indundation Scenario	



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Newport Buildable Lands Inventory

Constraints



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- **Developed**

Lots fully developed consistent with current zoning. Improved lots unlikely to redevelop within the 20-year period.

- **Vacant**

Lots that have no structures or have buildings with very little improvement value (\$10,000 or less).

- **Partially vacant**

Lots occupied by a use but contain enough land to be developed further in current zone.

- **Undevelopable**

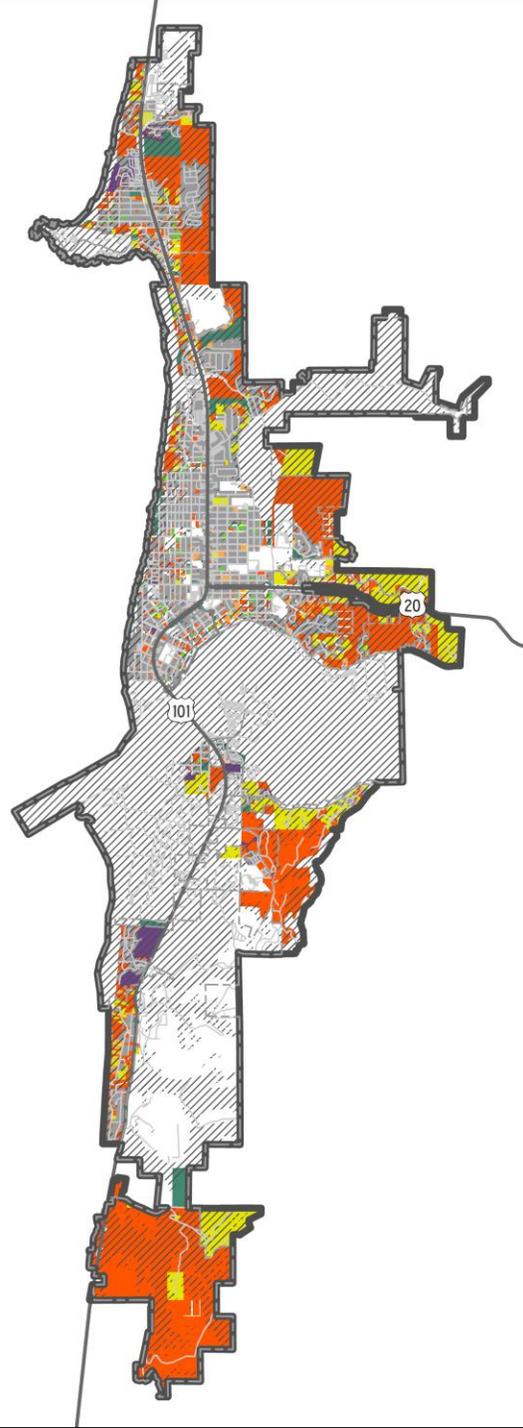
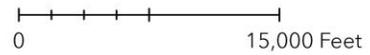
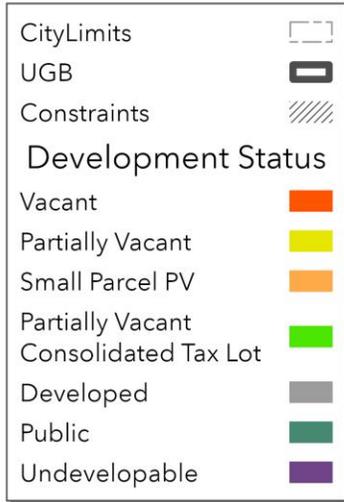
Vacant tax lots less than 3,000 square feet in size.

- **Public**

Lands in public, including Federal, State, County, or City ownership.

Newport Buildable Lands Inventory

Development Status



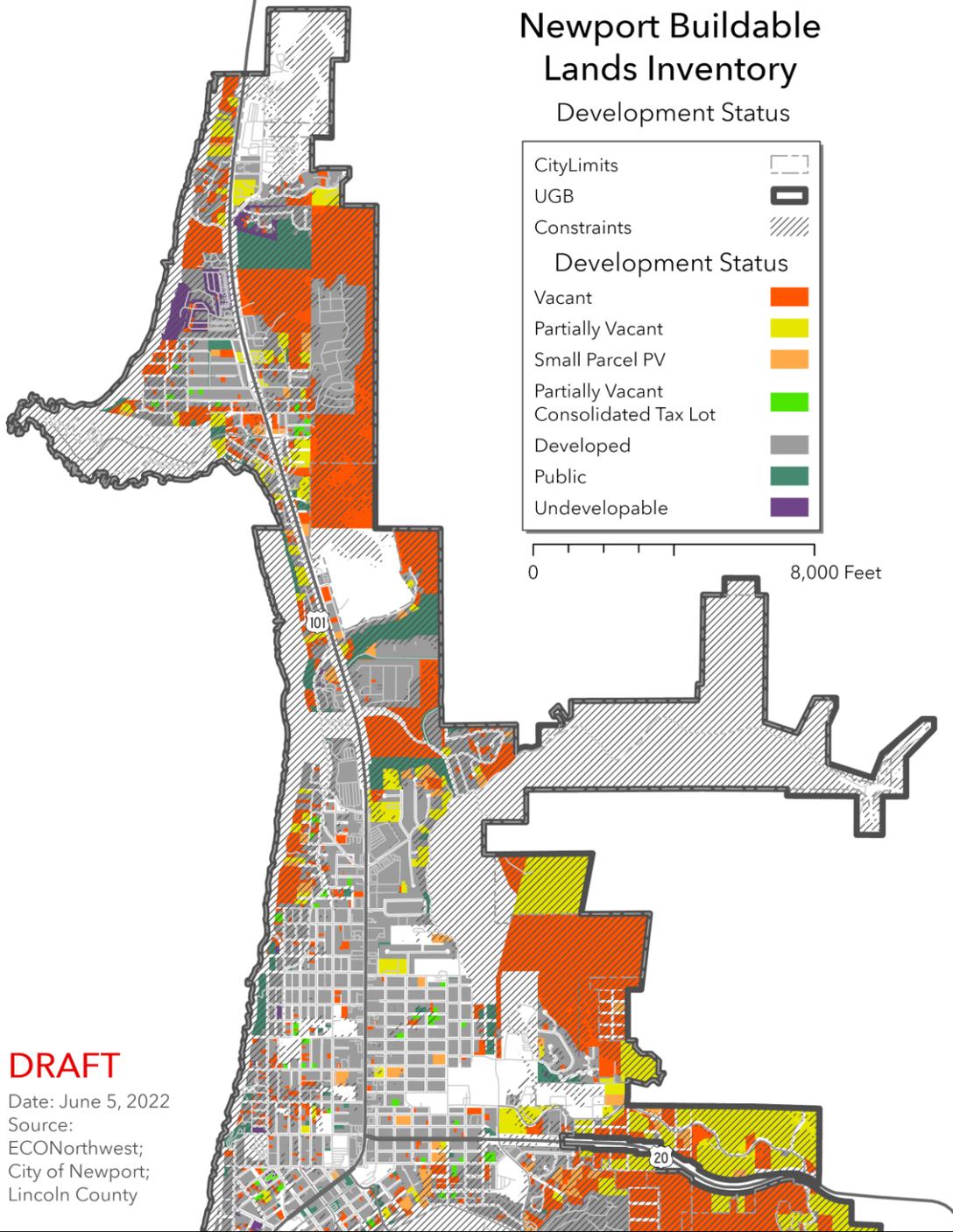
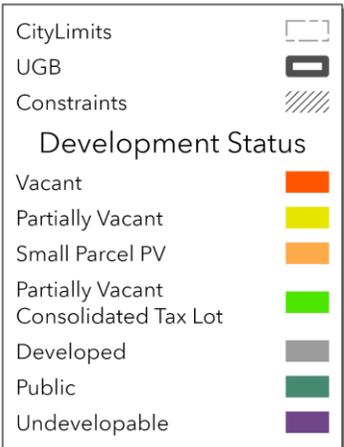
Development Status with constraints

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Newport Buildable Lands Inventory

Development Status

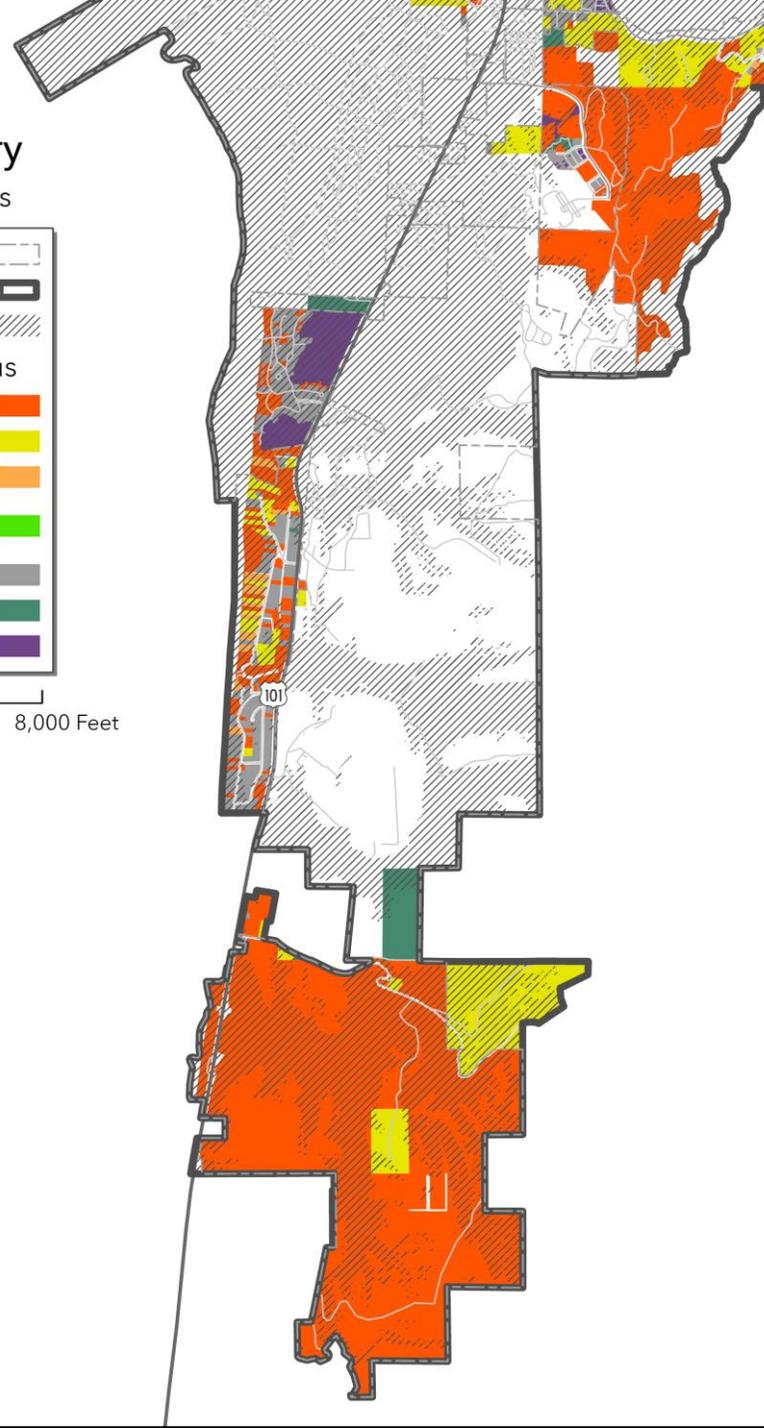
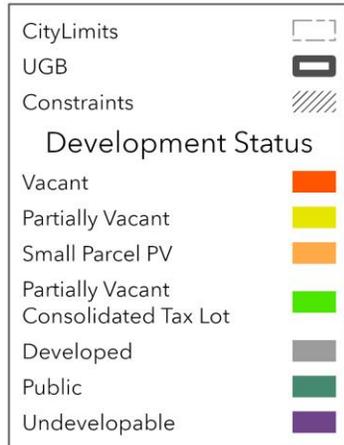


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Newport Buildable Lands Inventory

Development Status

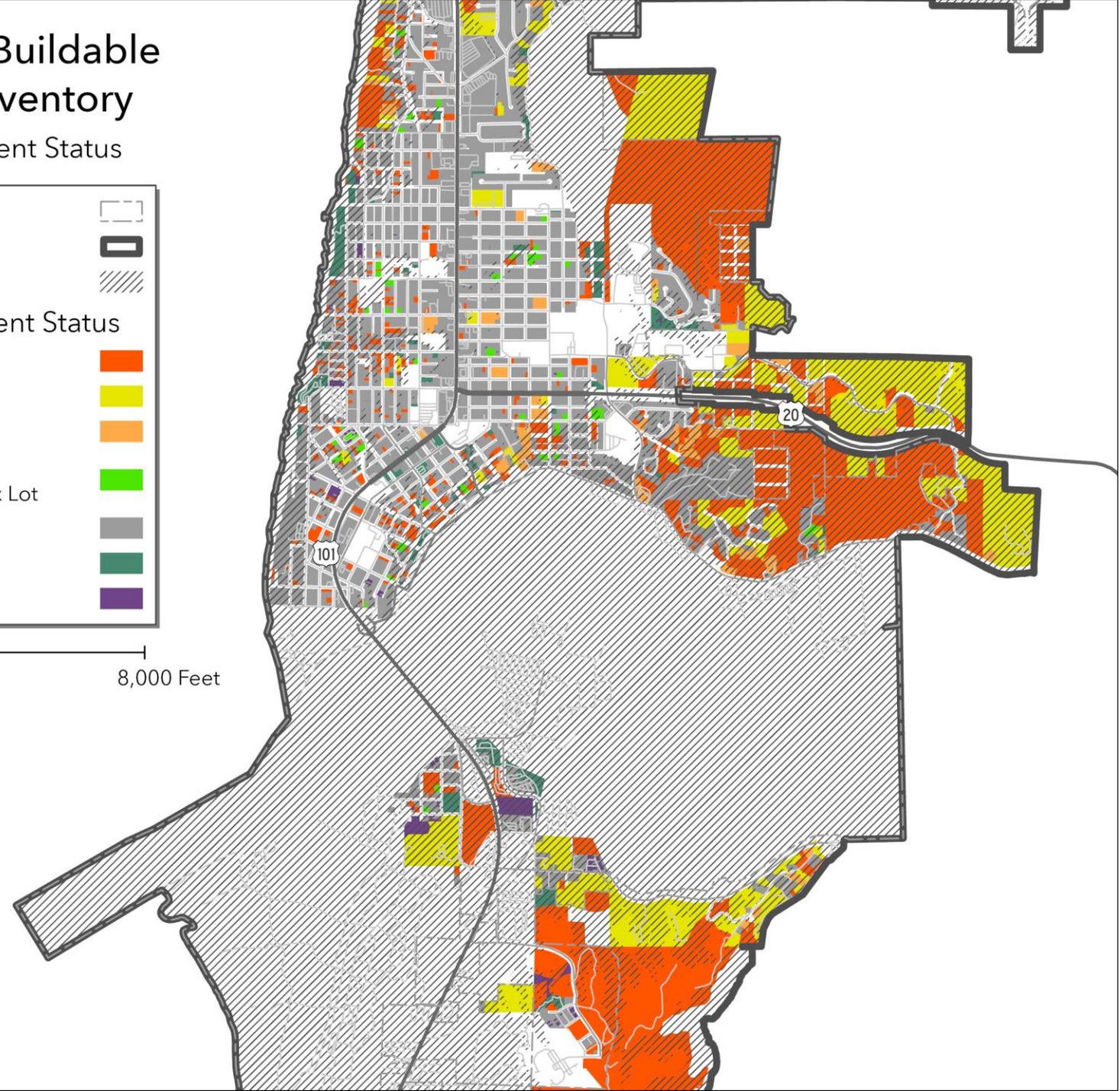
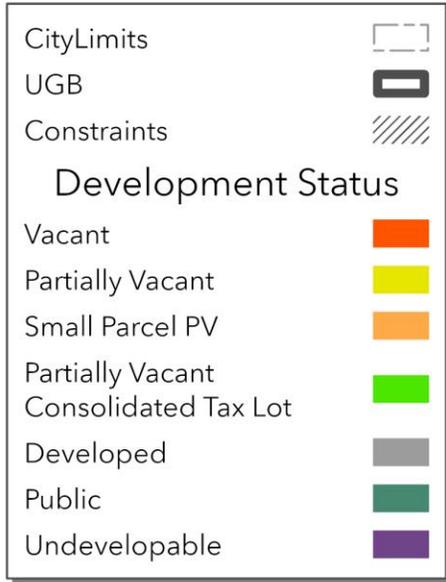


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Newport Buildable Lands Inventory

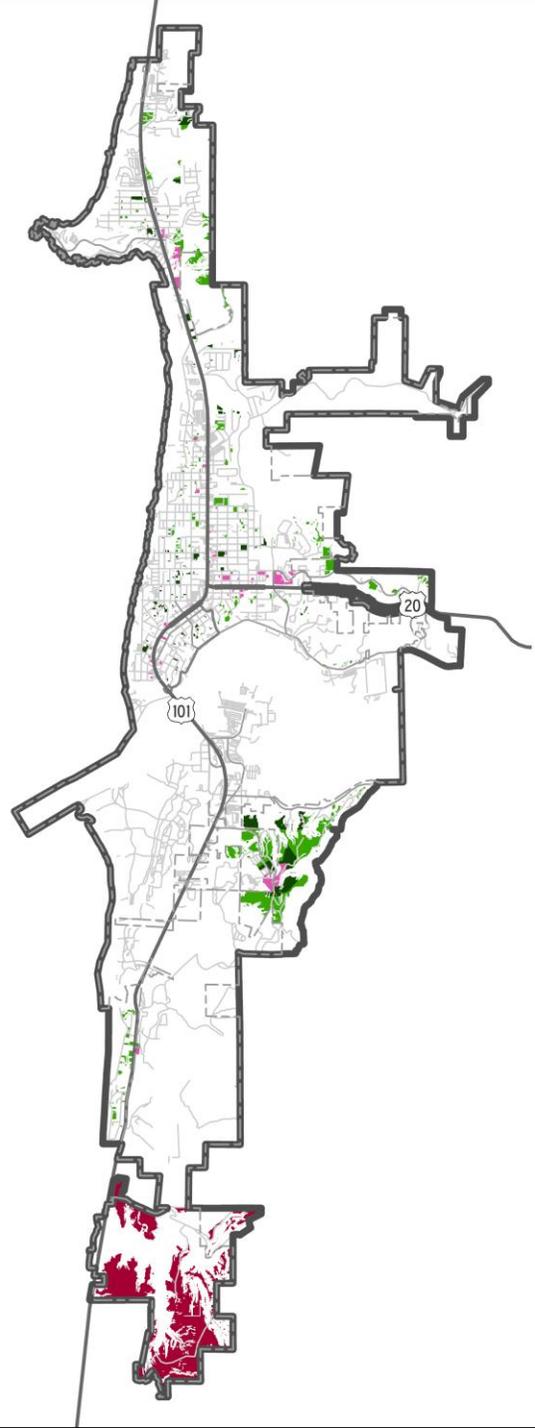
Development Status



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Newport Buildable Lands Inventory

Unconstrained Vacant and Partially Vacant by Comprehensive Plan Designation



Unconstrained Vacant and Partially Vacant Residential Lands By Comprehensive Plan Designation

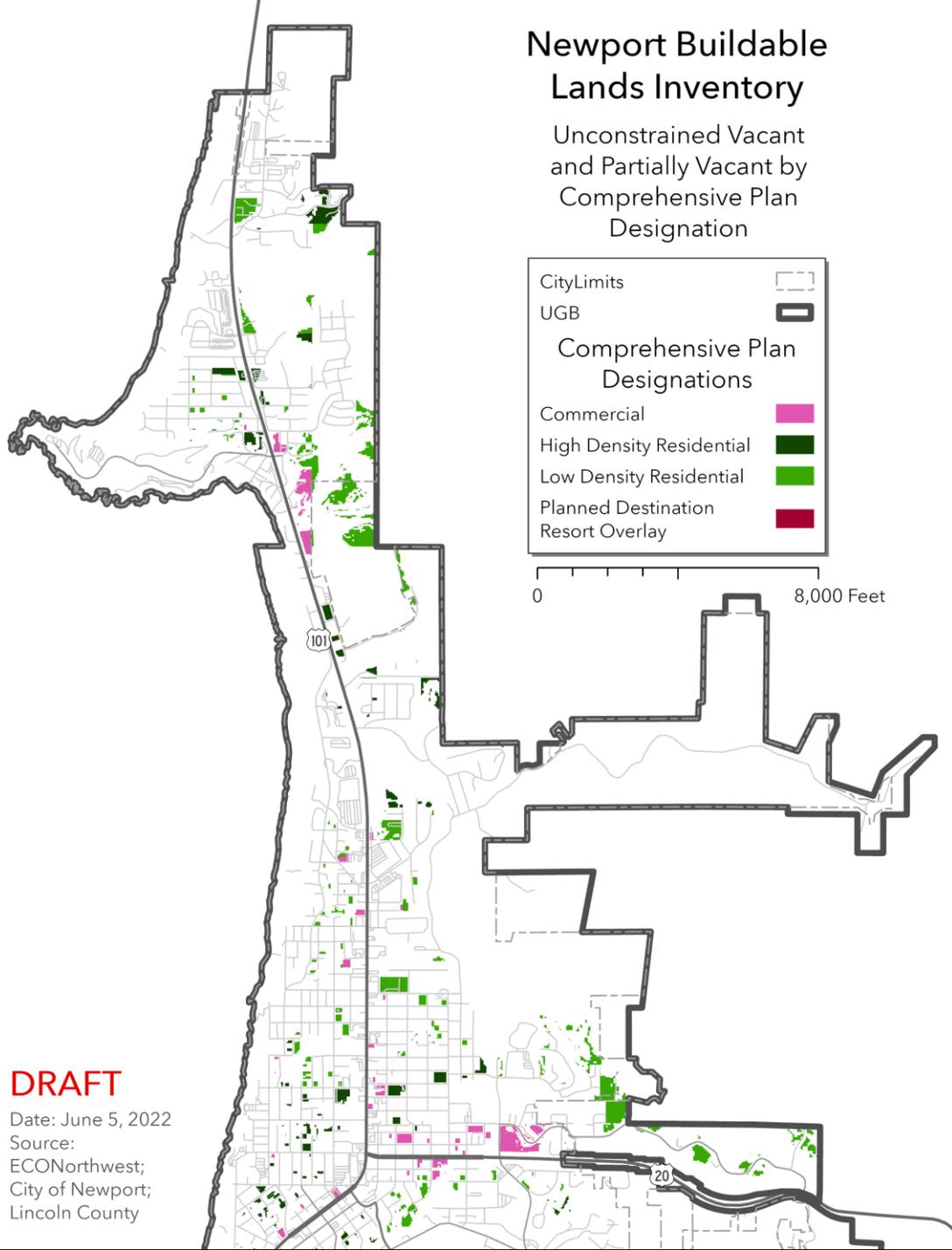
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Lincoln County

Newport Buildable Lands Inventory

Unconstrained Vacant and Partially Vacant by Comprehensive Plan Designation

CityLimits	
UGB	
Comprehensive Plan Designations	
Commercial	
High Density Residential	
Low Density Residential	
Planned Destination Resort Overlay	

0 8,000 Feet



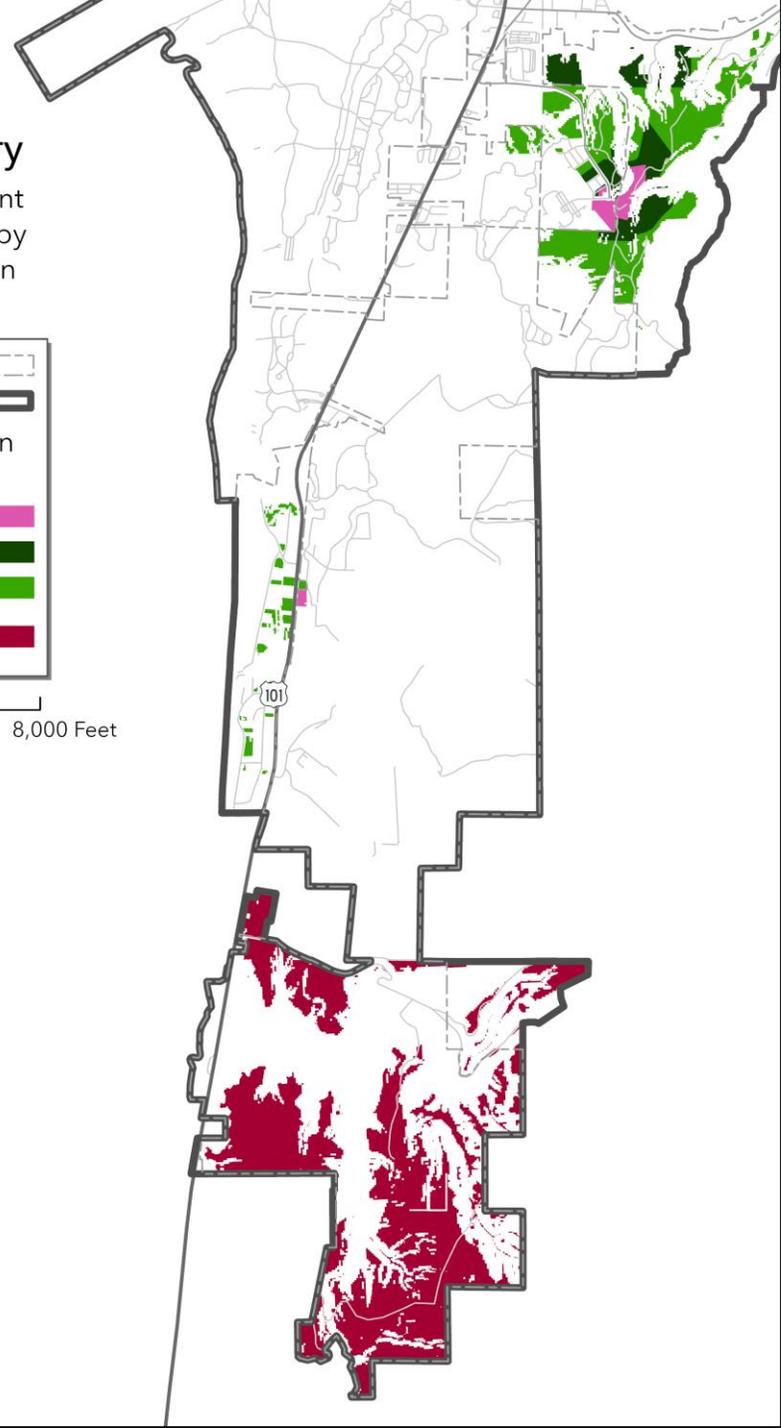
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ECONorthwest;
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Newport Buildable Lands Inventory

Unconstrained Vacant and Partially Vacant by Comprehensive Plan Designation

CityLimits	
UGB	
Comprehensive Plan Designations	
Commercial	
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Low Density Residential	
Planned Destination Resort Overlay	

0 8,000 Feet

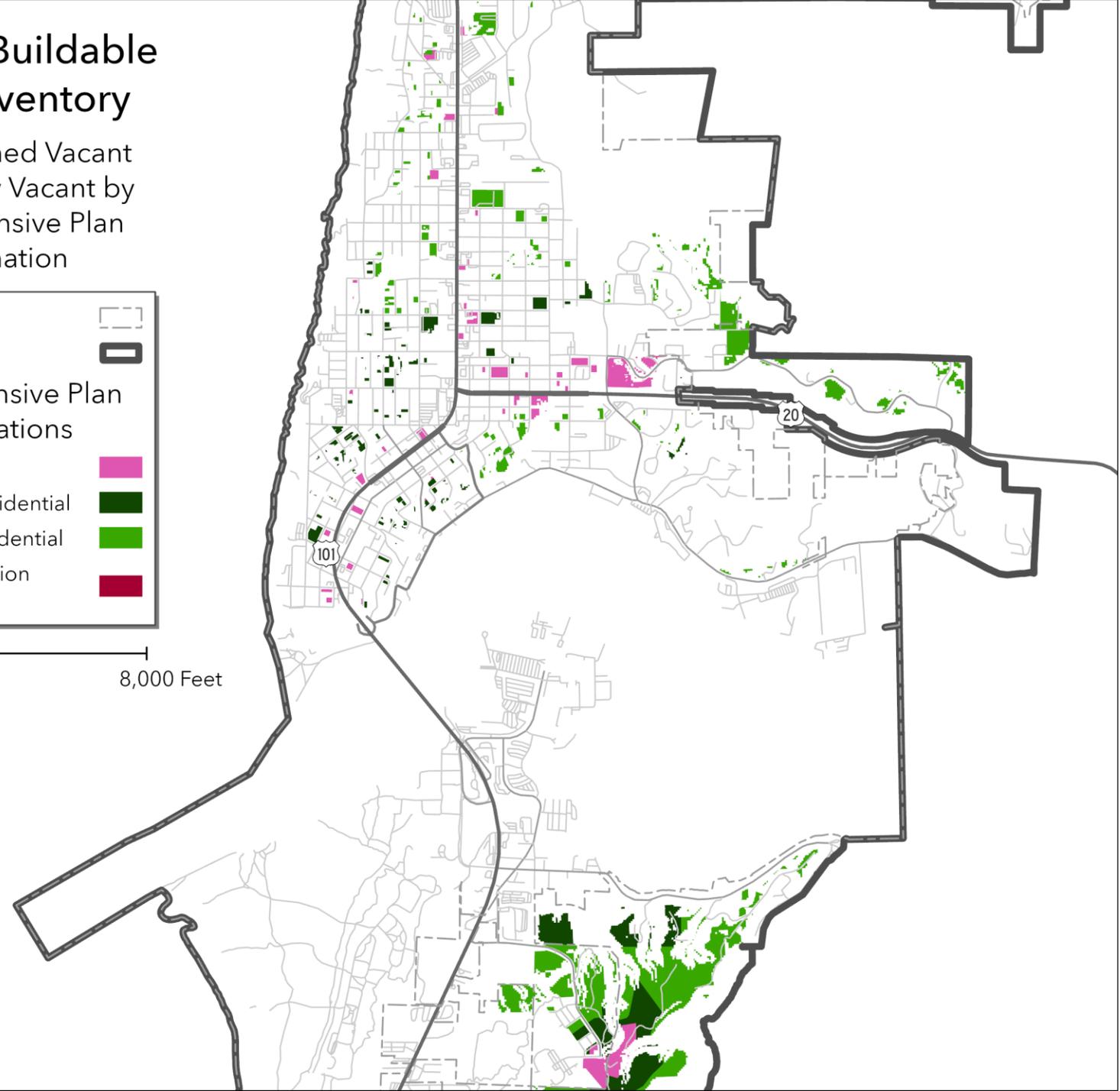
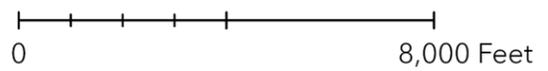


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Newport Buildable Lands Inventory

Unconstrained Vacant and Partially Vacant by Comprehensive Plan Designation

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Unconstrained Vacant & Partially Vacant Lands

Total Unconstrained Buildable Acres: 542

28% of buildable land is in the Low Density Residential and 12% is High Density Residential (excluding the Resort Overlay)

Plan Designation	Total Buildable acres	Buildable acres on vacant lots	Buildable acres on partially vacant lots
High Density Residential	63	47	16
Planned Destination Resort Overlay	295	267	28
Low Density Residential	153	129	25
Commercial	31	20	10
Total	542	463	79

Note: This does not include 17 acres of land with partially vacant areas, with existing plats. Called “Partially Vacant Consolidated Tax Lots.”

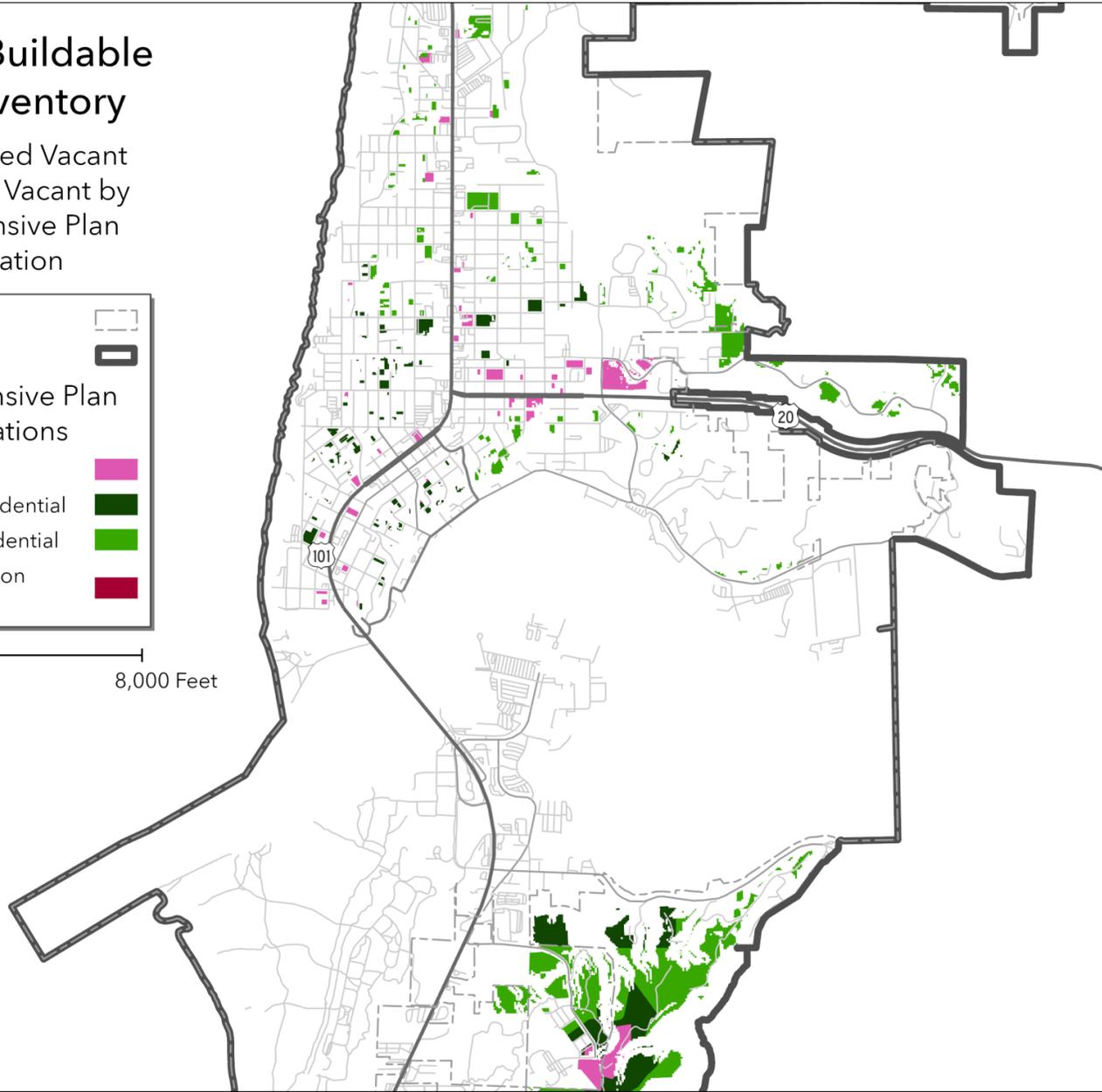
Next step: Constructability Analysis

Newport Buildable Lands Inventory

Unconstrained Vacant and Partially Vacant by Comprehensive Plan Designation



0 8,000 Feet



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Where does the City have land with existing infrastructure or near existing infrastructure where needed housing may be developed and financially feasible.

Newport Buildable Lands Inventory Viewer

- Use the viewer to see the results of the analysis.
- If you have comments, please send them to Derrick

<https://arcg.is/1fb4fD0>

- Refine buildable land if needed
 - Send comments to Derick by 6/20 (or sooner)
- Start constructability analysis
- Housing Conversations – completed by 8/1/2022
- PAC Meeting #: **July 21 @ 6 PM**



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