

CITY OF NEWPORT

ORDINANCE NO. 2015

**AN ORDINANCE AMENDING ORDINANCE NO. 1621
(AS AMENDED) TO REPEAL AND REPLACE THE POPULATION
GROWTH AND CHARACTERISTICS AND HOUSING
ELEMENTS OF THE COMPREHENSIVE PLAN
(Newport File No. 1-CP-11)**

Summary of Findings:

1. In October of 2009 the Newport City Council, with the support of the Newport Planning Commission, initiated work on a citywide housing study to inventory buildable residential lands, evaluate housing needs, and identify potential future actions that the City should take to meet its projected housing needs. Statewide Planning Goal 10 and Chapter 660, Division 8 of the Oregon Administrative Rules provide a framework for how local jurisdictions are to prepare such studies, and staff was authorized to apply for grant funding from the Oregon Department of Land Conservation and Development (DLCD) to assist in this effort.
2. The City of Newport was successful in securing a housing study grant award from DLCD in the spring of 2010 and, through a competitive process, selected the consulting firm ECONorthwest to conduct the study beginning in December of 2010.
3. A Technical Advisory Committee (TAC) was formed to assist the consultant and city staff as each component of the study was prepared. The TAC consisted of ten individuals knowledgeable about housing and related issues in the City of Newport. They met six times, from January through April of 2011, and have recommended the Planning Commission endorse and City Council adopt the study by making necessary amendments to the “Population Growth Characteristics” and “Housing” sections of the Newport Comprehensive Plan.
4. It is necessary to repeal and replace the “Population Growth and Characteristics” section of the Newport Comprehensive Plan to provide a baseline for the analysis. Forecasts contained in the existing section have lapsed. The replacement language includes new 20 year population forecasts utilizing the “safe-harbor” methodology outlined in Chapter 660, Division 24 of the Oregon Administrative Rules.
5. It is similarly necessary to repeal and replace the “Housing” section of the Newport Comprehensive Plan, as that section contains outdated information regarding the City’s housing needs and while some of the policies are still relevant, they lack specific direction for how they are to be achieved.

6. Analysis contained in the new Housing section confirms that the City of Newport possesses an ample amount of buildable residential land within its Urban Growth Boundary, in excess of the twenty year supply required by state law.
7. The new Housing section further adequately identifies the City of Newport's housing needs for the next twenty years and key issues that may prevent those needs from being met, including a limited amount of multi-family development; lands designated for high density development being located in areas that are less desirable for high density housing types; an aging housing stock; lack of affordable workforce housing; and substantial in-commuting by workers at Newport businesses who live in outlying areas.
8. These potential impediments to needed housing should be addressed by the City of Newport directly, or through collaboration with community partners, and the policies and specific implementation measures outlined in the new Housing section are adequate to serve this purpose. Measures include, but are not limited to the establishment of a residential land bank program and housing trust fund to facilitate the development of government-assisted and workforce housing; regulatory changes to provide greater flexibility and diversity of housing types including allowances for accessory dwelling units, provisions for narrow streets, and potential reductions to minimum lot sizes in residential zoning districts; and programmatic changes to better track housing development trends, affordability issues, and progress towards meeting housing needs.
9. The new Housing section draws from the Final Report titled "Newport Housing Needs Analysis, 2011 to 2031, prepared by ECONorthwest, dated May 2011 and its associated Appendix A "Framework for a Housing Needs Analysis"; therefore, these technical documents should be referenced as appendices to the Newport Comprehensive Plan.
10. The Newport Planning Commission reviewed the proposed changes to the "Population Growth and Characteristics" and "Housing" sections of the Newport Comprehensive Plan, as they were being developed, at work sessions on March 14, 2011, March 28, 2011, April 25, 2011 and May 9, 2011. The Planning Commission held a public hearing on May 25, 2011, and voted to recommend adoption of the amendments.
11. The City Council held a public hearing on June 20, 2011 regarding the question of the proposed revisions, and voted in favor of its adoption after considering the recommendation of the Planning Commission and evidence and argument in the record.
12. Information in the record, including affidavits of mailing and publication, demonstrate that appropriate public notification was provided for both the Planning Commission and City Council public hearings.

THE CITY OF NEWPORT ORDAINS AS FOLLOWS:

Section 1. The Housing section (p. 91-114) of Chapter 4 "Socioeconomic Characteristics" of the City's Comprehensive Plan, Ordinance No. 1621 (as amended) is hereby repealed and replaced with the text set forth in Exhibit A.

Section 2. The Population Growth and Characteristics section (p. 81-90) of Chapter 4 “Socioeconomic Characteristics” of the City’s Comprehensive Plan, Ordinance No. 1621 (as amended) is hereby repealed and replaced with the text set forth in Exhibit B.

Section 3. An Appendix D is added to the City’s Comprehensive Plan, Ordinance No. 1621 (as amended), to include the document titled “Newport Housing Needs Analysis, 2011 to 2031, prepared by ECONorthwest, dated May 2011 and its associated appendices.

Section 4. This ordinance shall take effect 30 days after passage.

Date adopted and read by title only: June 20, 2011

Signed by the Mayor on June 22, 2011.



Mark McConnell, Mayor

ATTEST:



Margaret M. Hawker, City Recorder