



PLANNING COMMISSION WORK SESSION AGENDA
Monday, September 22, 2025 - 6:00 PM
City Hall, Council Chambers, 169 SW Coast Hwy, Newport, OR 97365

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 the City Recorder at 541.574.0613, or cityrecorder@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. **Call to Order**
Bill Branigan, Bob Berman, Jim Hanselman, Gary East, Braulio Escobar, John Updike, Robert Bare, and Dustin Capri.
2. **New Business**
 - 2.A **Coastal Dune Hazard Map Updates.**
[Memorandum](#)
[PowerPoint Presentation - DOGAMI](#)
[PowerPoint Presentation - DLCD](#)
 - 2.B **Overview of Updated Community Development Department Website.**
[Memorandum](#)
 - 2.C **2025-27 Department of Land Conservation and Development Policy Agenda.**

Memorandum
DLCD 2025-27 Draft Policy Agenda

- 3. **Unfinished Business**
- 3.A **Planning Commission Work Program Update.**
[PC Work Program 9-2-25](#)
- 4. **Adjournment**

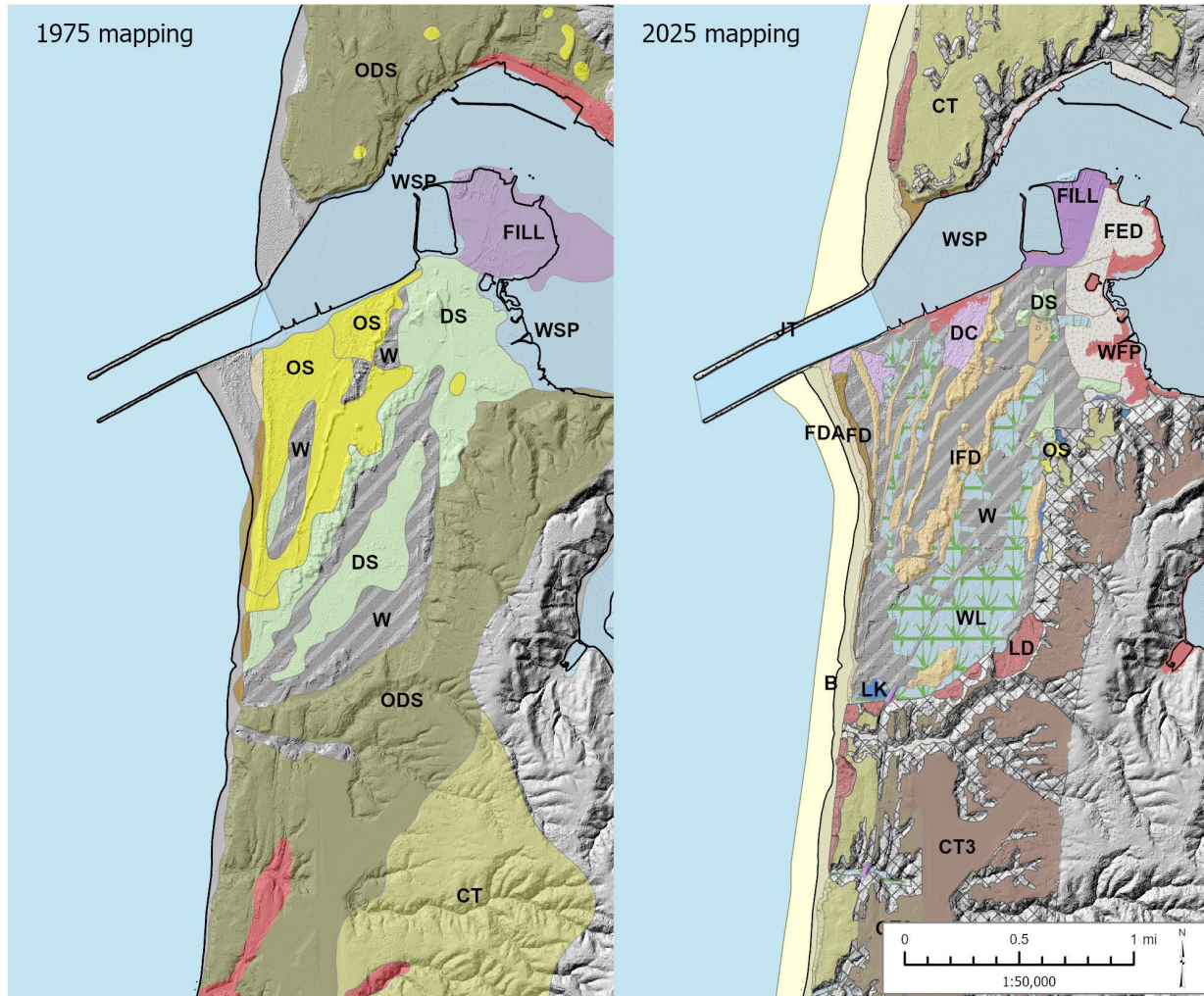
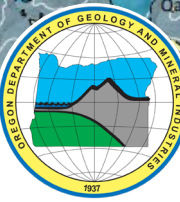
Memorandum

To: Planning Commission/Commission Advisory Committee
From: Derrick Tokos, Community Development Director 
Date: September 4, 2025
Re: Coastal Dune Hazard Map Updates

Jonathan Allen, Ph.D, RG, a Coastal Geomorphologist with the Oregon Department of Geology and Mineral Industries (DOGAMI) will be attending the work session to update the Planning Commission on the work his agency has been doing to improve our collective understanding of coastal dune hazards. This effort is particularly relevant to coastal areas in Newport's South Beach neighborhood.

Also, in attendance will be Rhiannon Bezore, Coastal Shores Specialist with the Oregon Department of Land Conservation and Development. Rhiannon will be prepared to cover the relevance of DOGAMI's beach and dune mapping efforts from a Goal 18 perspective.

This is an opportunity for Planning Commission members to learn more about coastal hazards and its relevance to our planning work. It could also lay the ground work for updating the City's land use regulations for new development in coastal dune hazard areas.

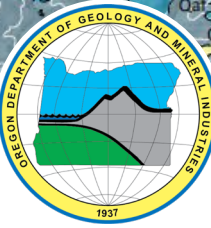


Beaches and Dunes of Lincoln County

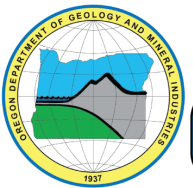
***Oregon Department of Geology and
Mineral Industries***

Jonathan Allan
Coastal Geomorphologist

***“DOGAMI provides earth science information and regulation
to make Oregon safe and prosperous”***



Delivering Science and Stewardship



OREGON DEPARTMENT OF GEOLOGY AND MINERAL INDUSTRIES

Agency Leadership - Administration, Finance, Information Technology



Geological Survey & Services



**Earthquake
Hazards
Mapping**



**Landslide
Inventory
& Hazard
Mapping**



**Flood &
Channel
Migration
Mapping**



**Tsunami
& Coastal
Erosion
Mapping**



**Geologic Mapping &
Mineral Resource Evaluation**



Lidar Mapping & Remote Sensing 

Mineral Land Regulation & Reclamation



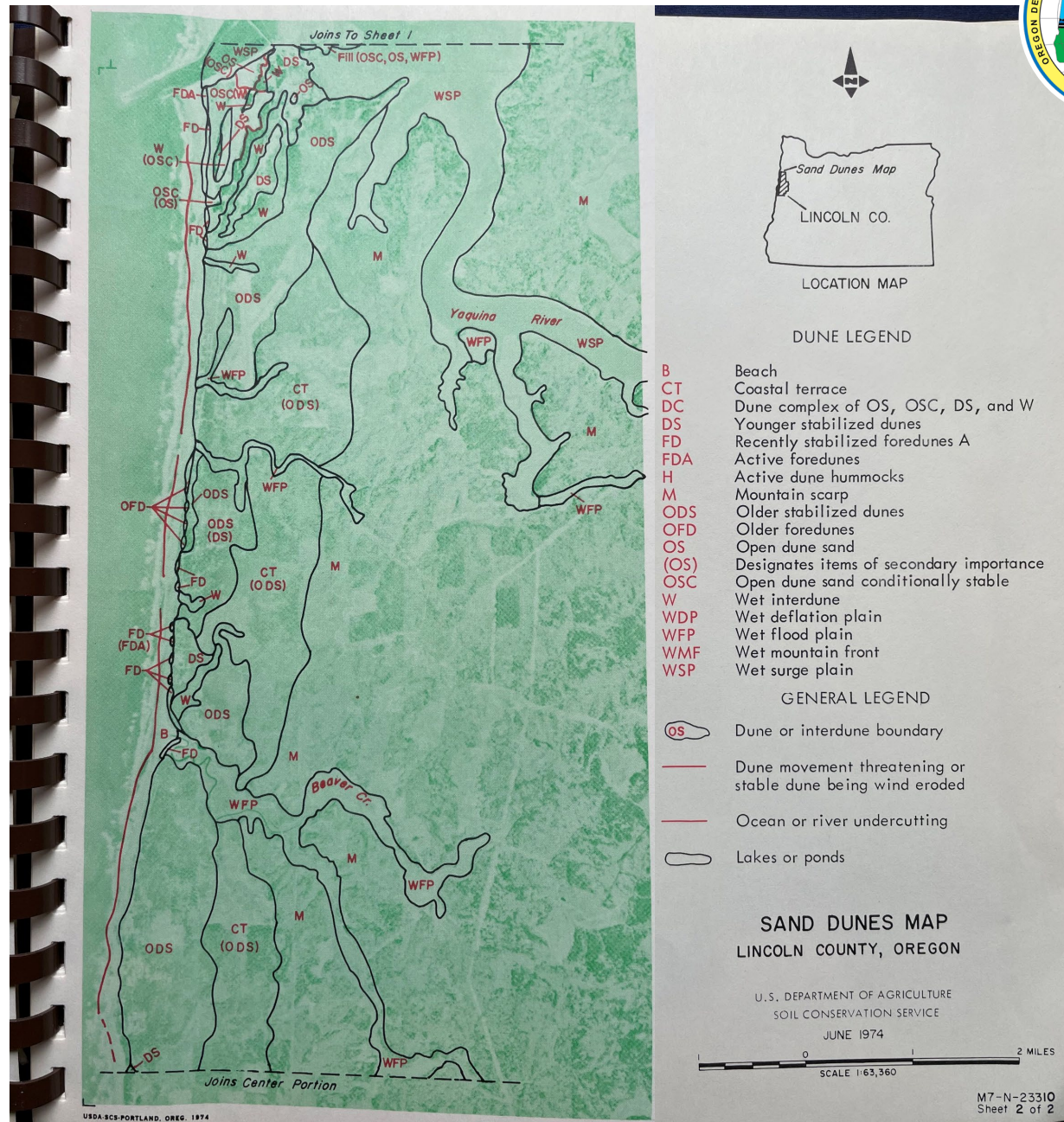
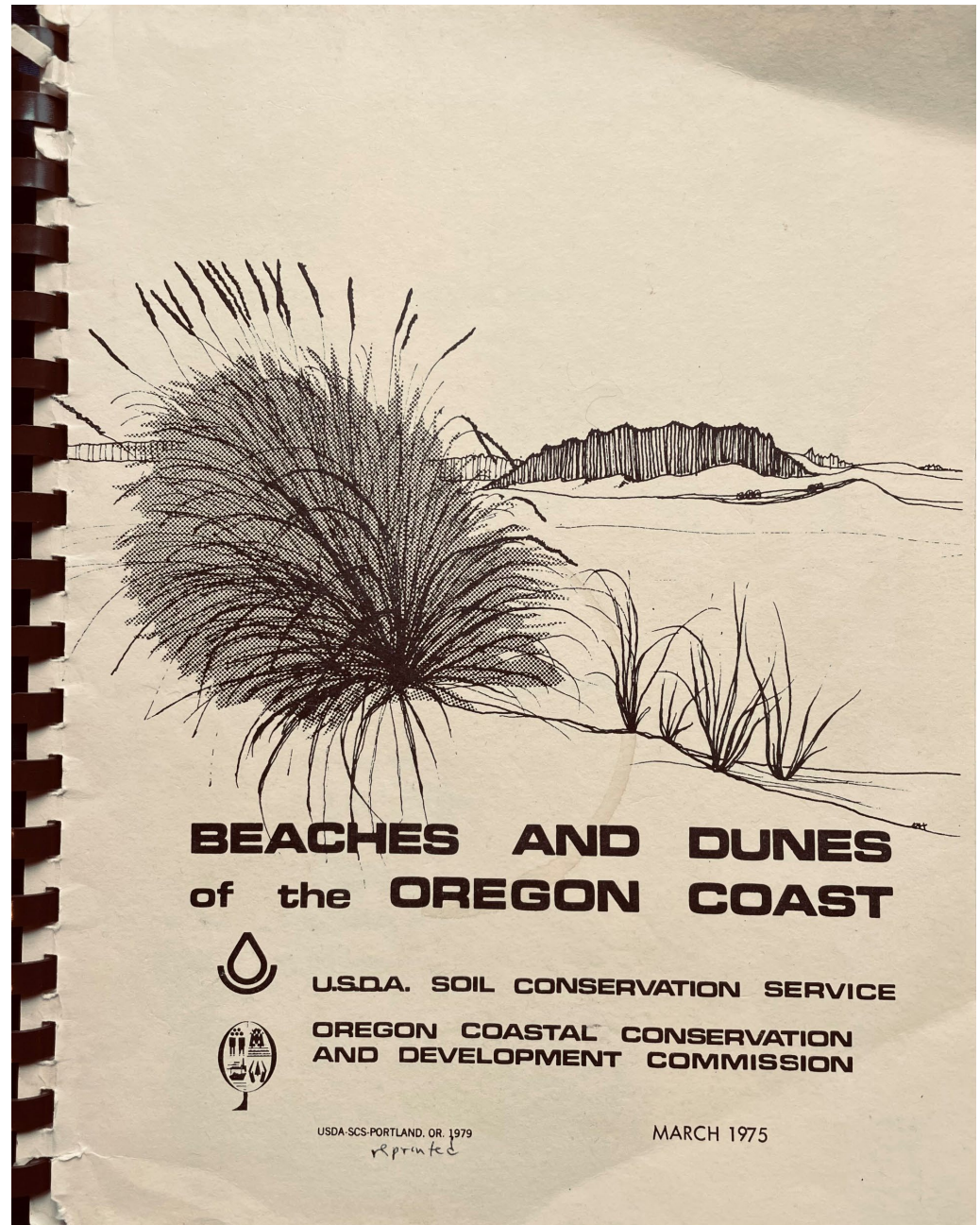
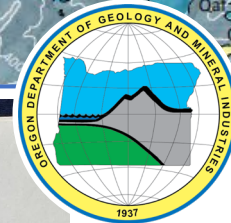
**Surface Mining &
Exploration**

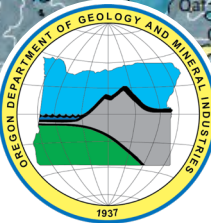


**Chemical
Process
Mining**



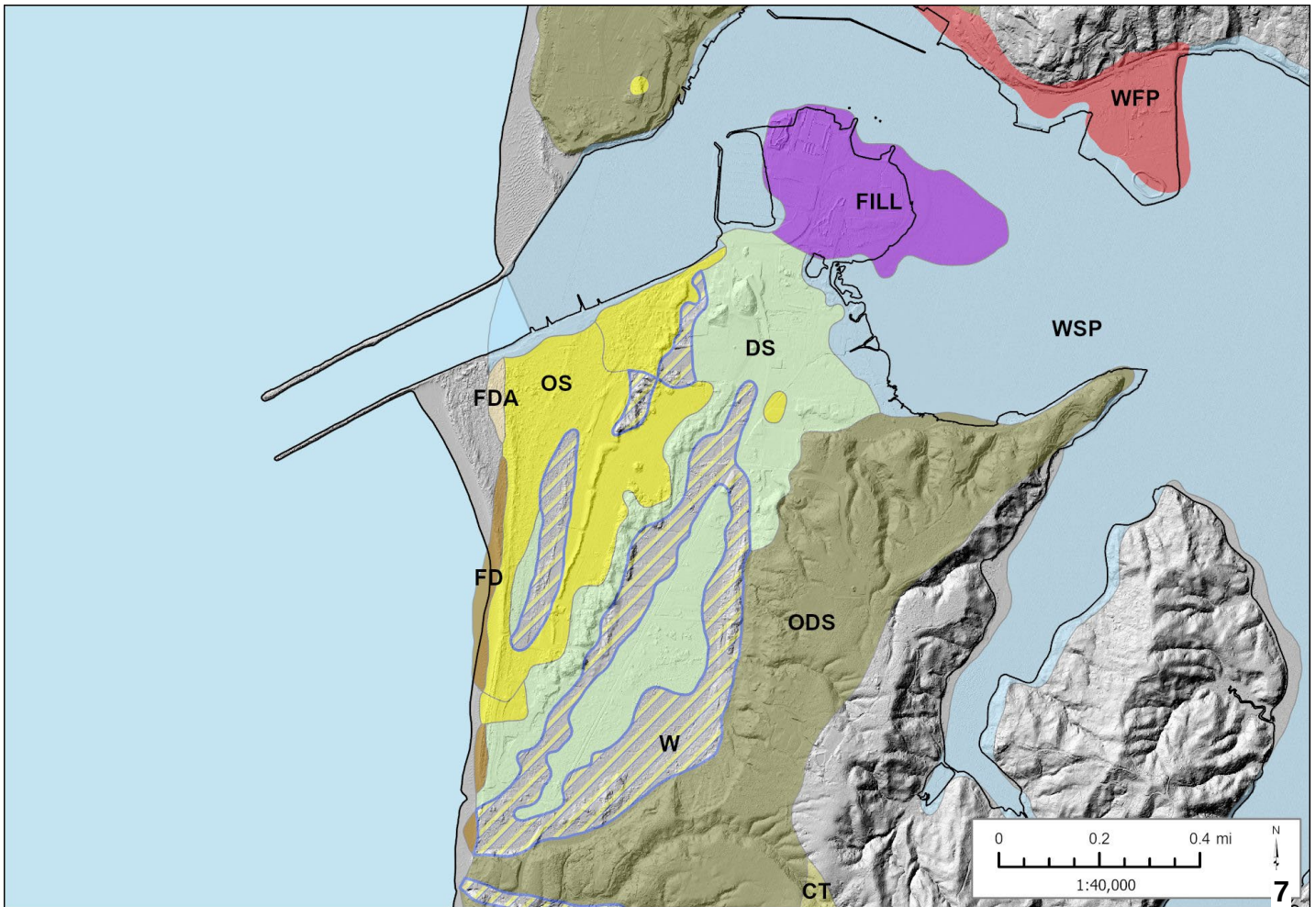
**Oil & Gas,
Geothermal
Well
Drilling,
Carbon
Storage**

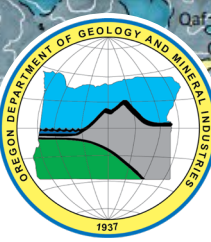




In 2015, the USDA (1975) paper maps converted to a GIS by DLCD

Associated Dune Category	USDA (1975) Classification	DLCD Classification	Mapping Unit
Active Beach and Foredune	Beach	Beach	B
	Active foredune	Foredune, active	FDA
	Active dune hummocks	Hummocks, active	H
Recently Stabilized Dunes	Recently stabilized foredune	Foredune, conditionally stable	FD
	Inland foredune		IFD
	Dune complex	Dune complex	DC
	Younger stabilized dunes	Dune, younger stabilized	DS
Older Stabilized Dunes	Older stabilized dunes	Dune, older stabilized	ODS
Inland Dunes	Open dune sand	Dune, active/dune, parabolic	OS
	Open dune sand conditionally stable	Dune, conditional stable	OSC
	Active inland dune	Dune, active	AID
	Wet interdune	Interdune	W
Interdune Forms	Wet deflation plain	Deflation plain	WDP
	Wet surge plain		WSP
Estuary	Wet flood plain		WFP
	Coastal terrace		CT, CT2, CT3, CT4
Other	New:		
	Reactivated foredune		FDR
	Fluvial and estuarine deposits		FED
	Coastal landslide		LD
	Inland dunes		IDN
	Rock (generic)		ROCK
	Wetland		WL





Study Objective:

Produce updated information on the spatial extent of beach and dune geomorphology along the Oregon Coast.

Since 1975, much has changed:



Expansion of European beach grass (*Ammophila arenaria*), first introduced ~ 1900s



Building on foredunes and other flood prone areas



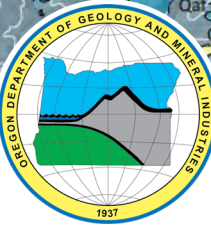
Expansion of coastal engineering



Changes in shoreline positions adjacent to jetties

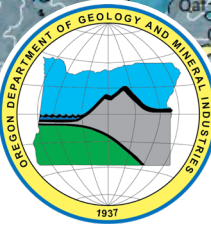


Changes in beach and dune morphology

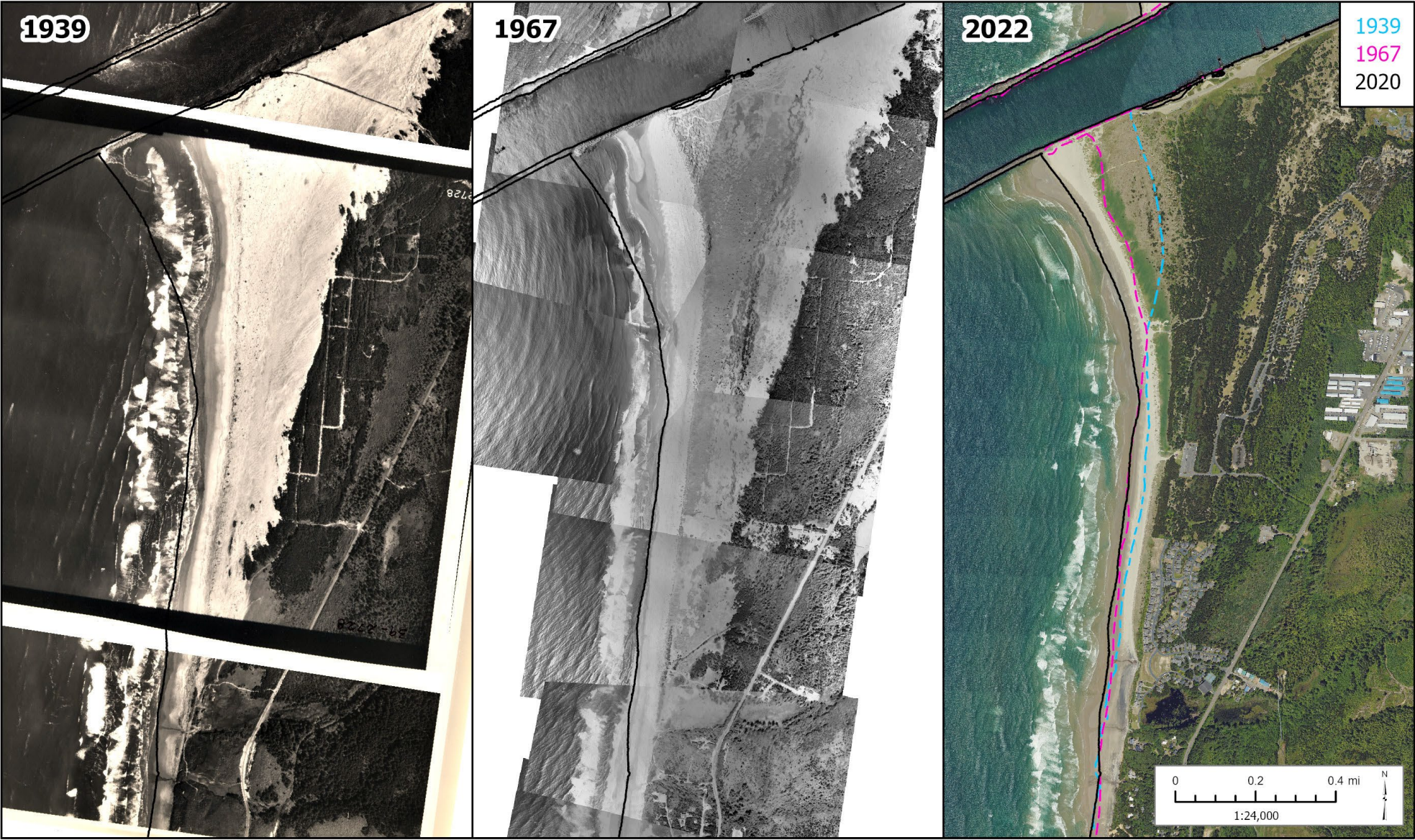


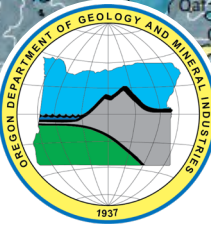
Approach: Terrestrial lidar (flown in 2009, 2016, 2020)





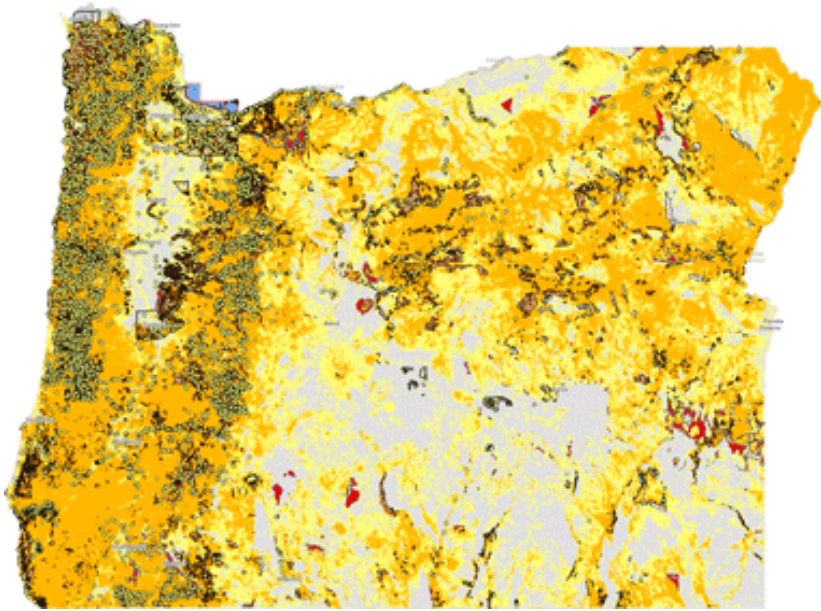
Historical and orthorectified aerial Images



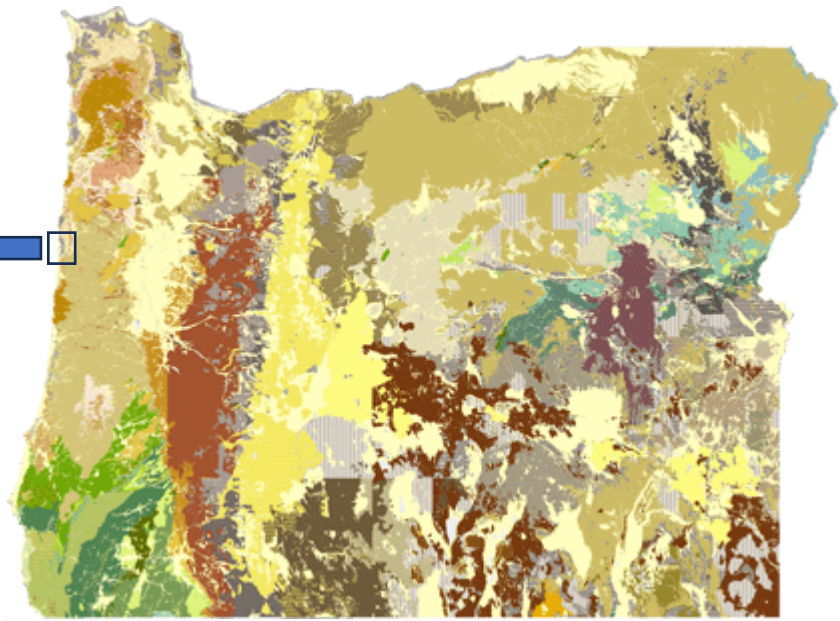
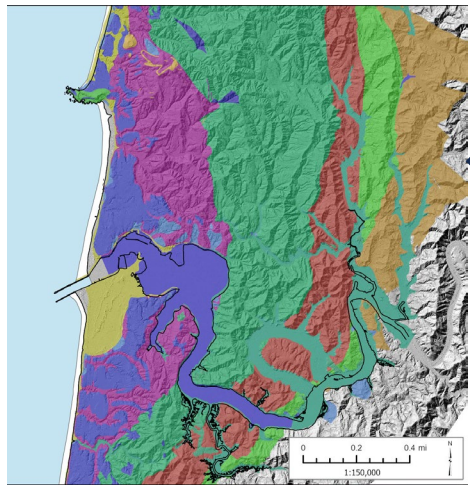


Other datasets...

Previous geological reports and investigations including coastal erosion hazard studies, recently completed geomorphic analyses and erosion analyses, coastal flood modeling, and geologic mapping.

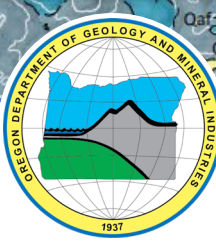
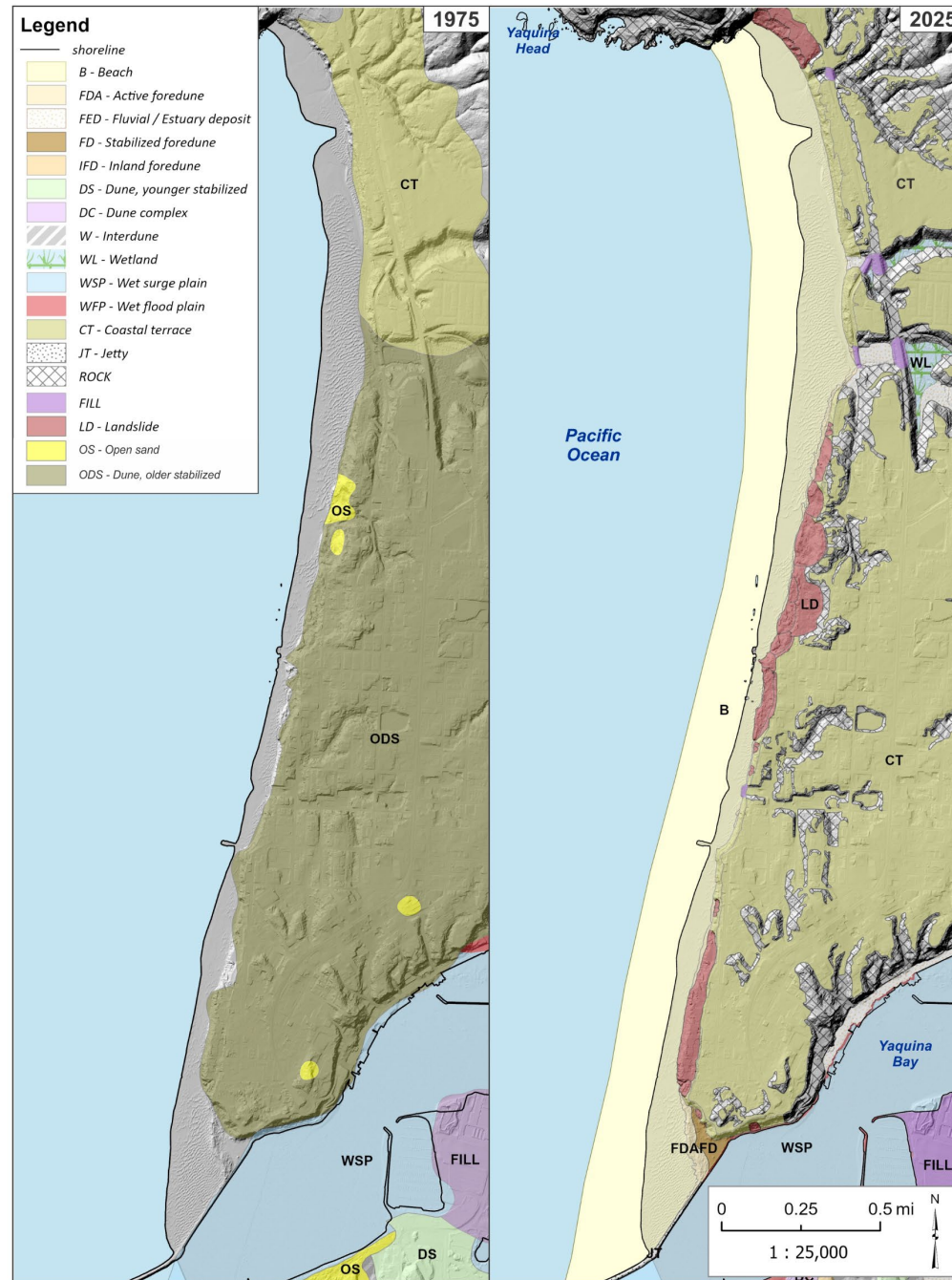


Statewide landslide information database for Oregon (SLIDO)



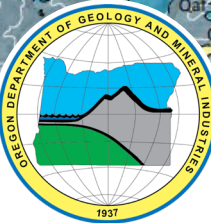
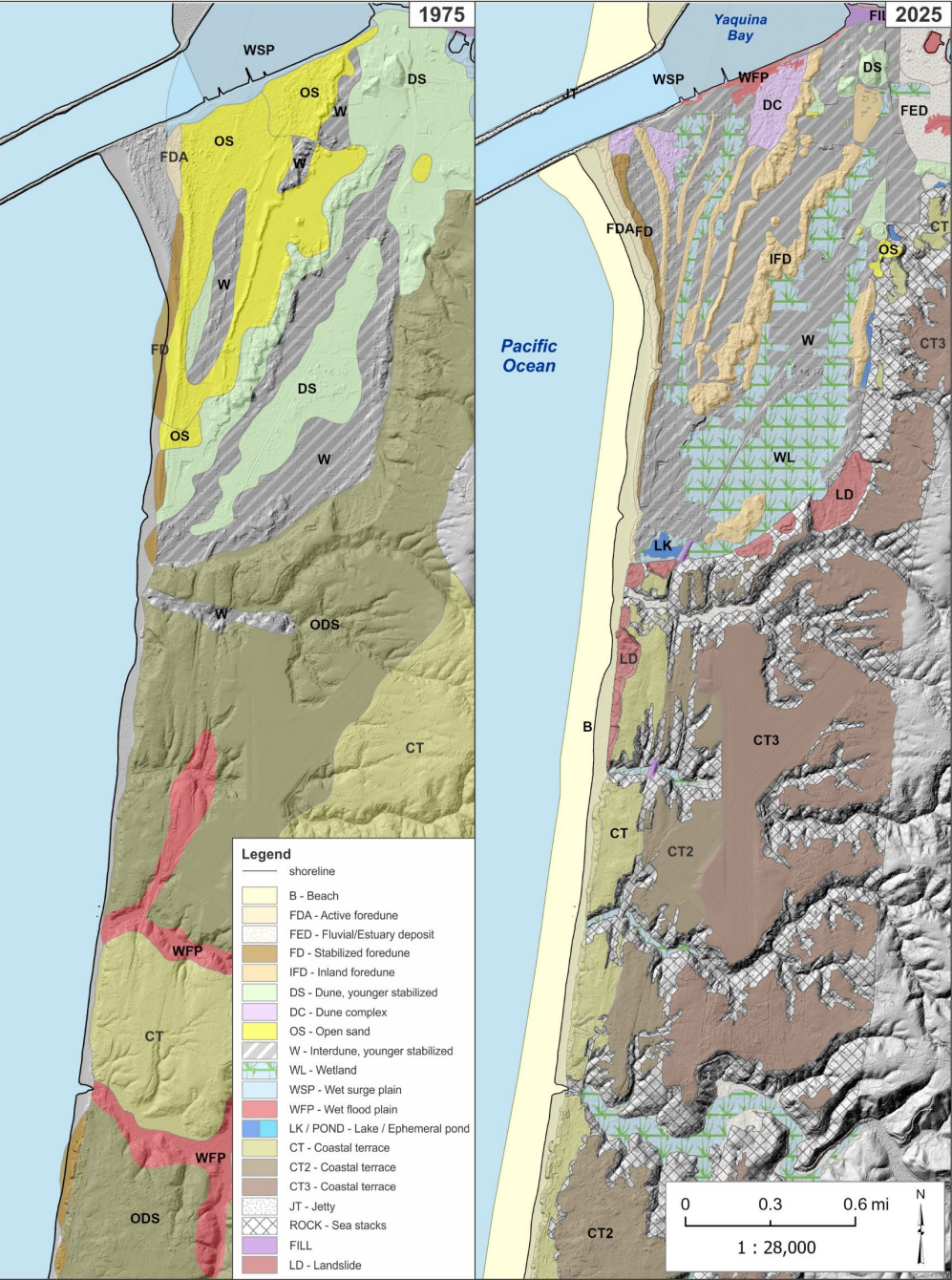
Oregon Geologic Data Compilation release 8

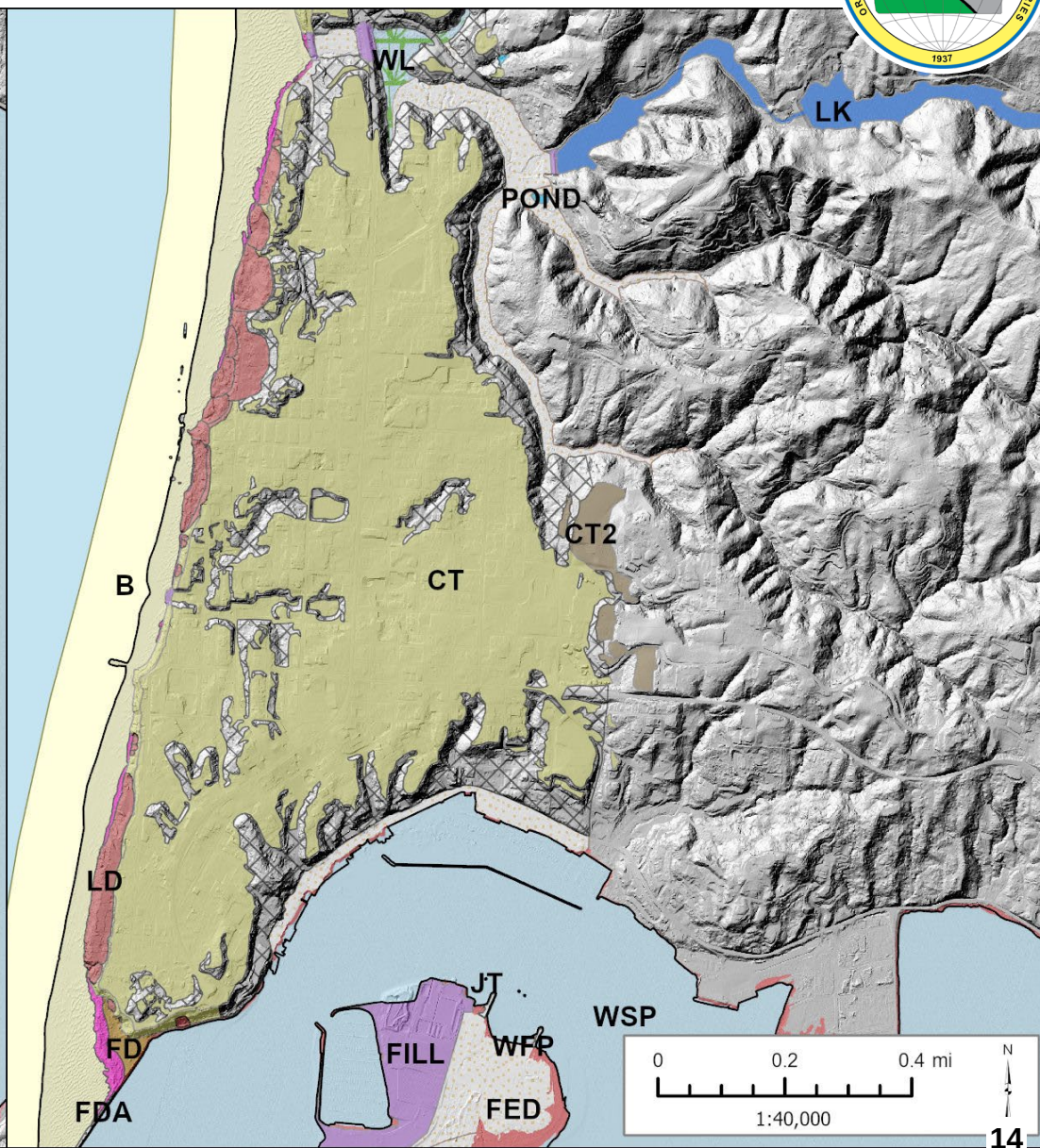
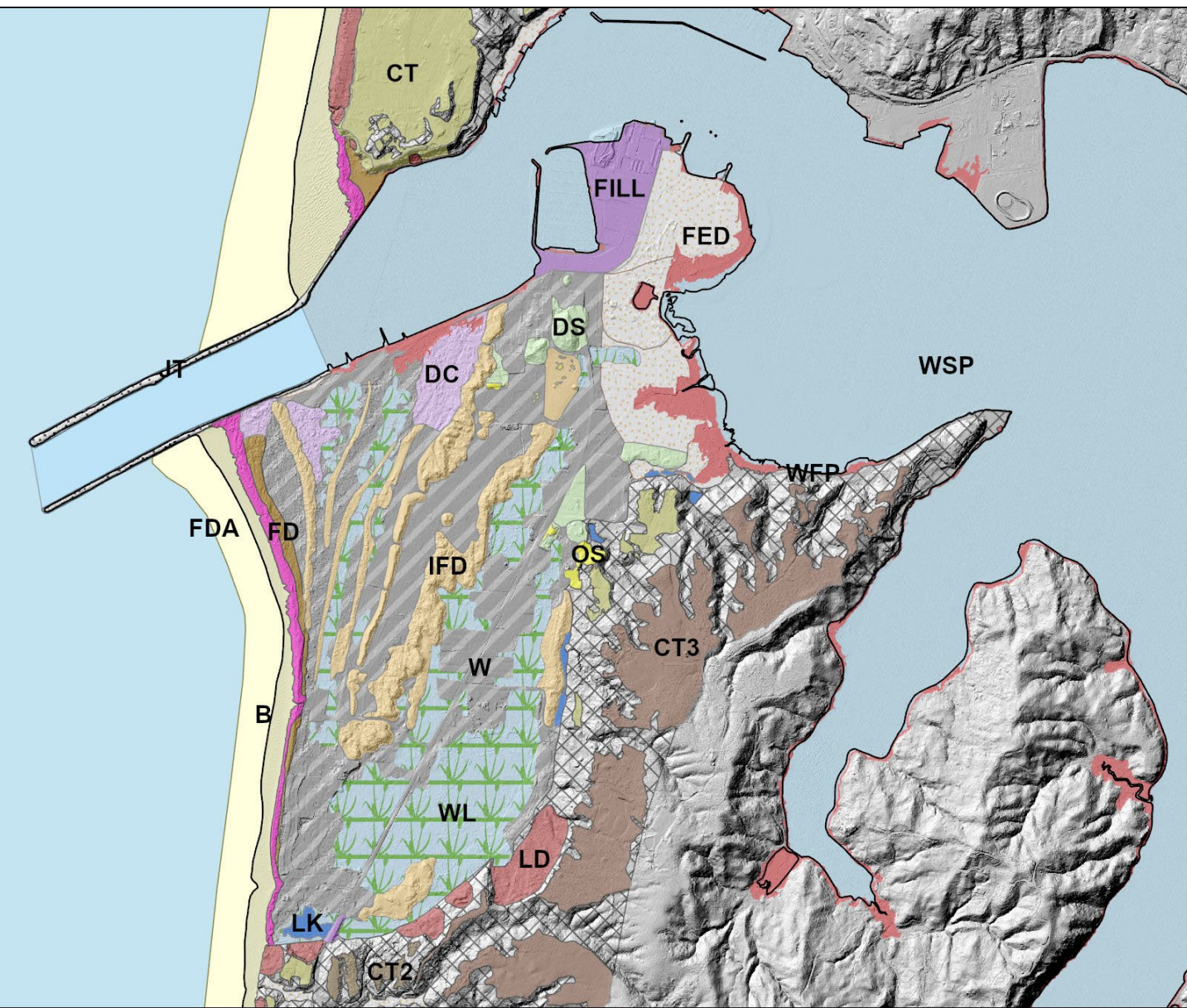
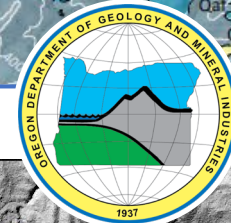
Newport Changes:





South Beach Changes:







Goal 18: Beaches and Dunes

Newport Planning Commission Work Session

September 22nd , 2025

Rhiannon Bezore

Coastal Shores Specialist, DLCD

rhiannon.bezore@dlcd.oregon.gov

Oregon Coastal Management Program

COUNTY PARTNERS

- Clatsop
- Tillamook
- Lincoln
- Lane
- Douglas
- Coos
- Curry

CITY PARTNERS

- Astoria
- Warrenton
- Seaside
- Gearhart
- Cannon Beach
- Manzanita
- Nehalem
- Wheeler
- Rockaway
- Garibaldi
- Bay City
- Tillamook
- Lincoln City
- Depoe Bay
- Siletz
- Newport
- Toledo
- Waldport
- Yachats
- Florence
- Dunes City
- Reedsport
- Lakeside
- North Bend
- Coos Bay
- Coquille
- Myrtle Point
- Powers
- Bandon
- Port Orford
- Gold Beach
- Brookings

COASTAL ZONE

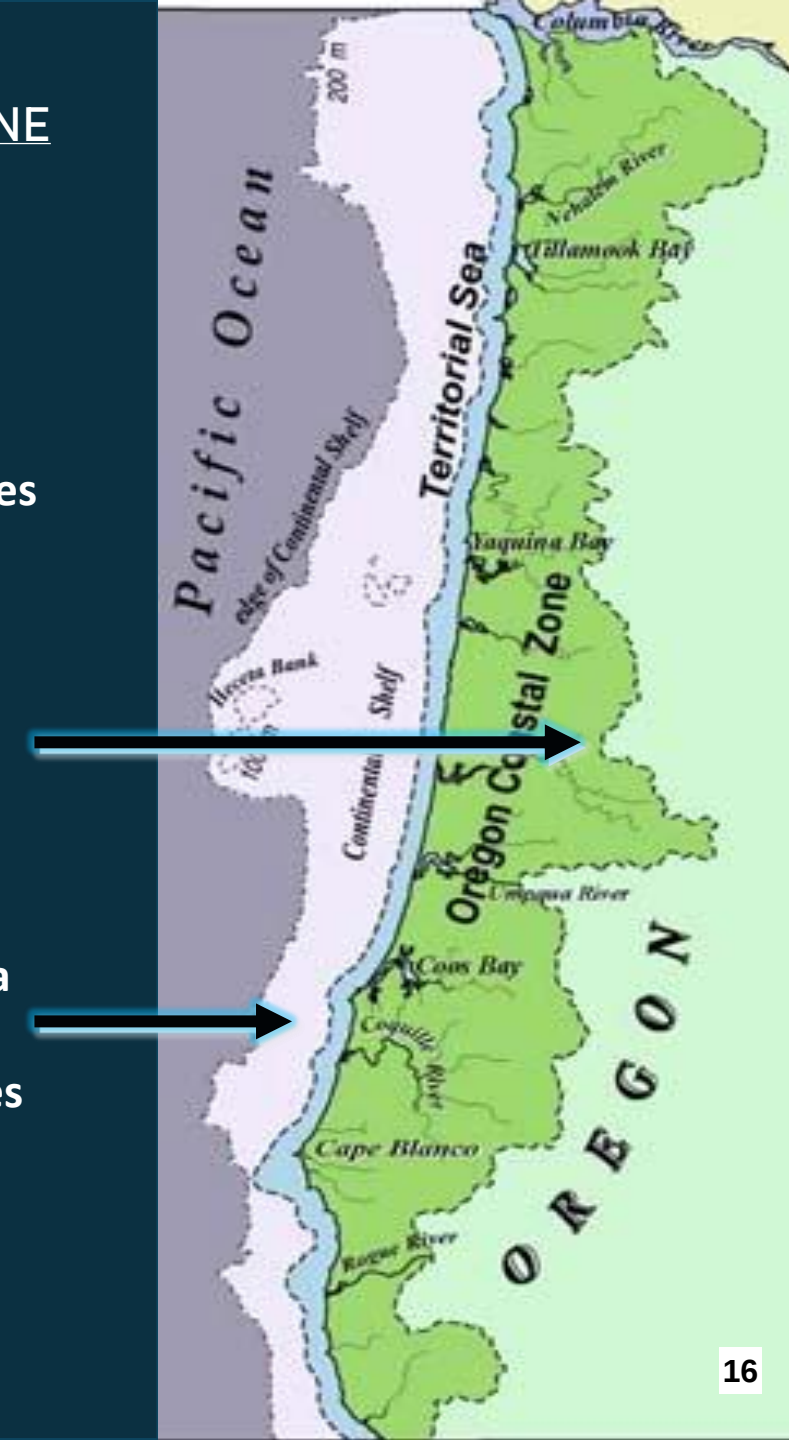
362 Mile
Coastline

22 Major
Estuaries

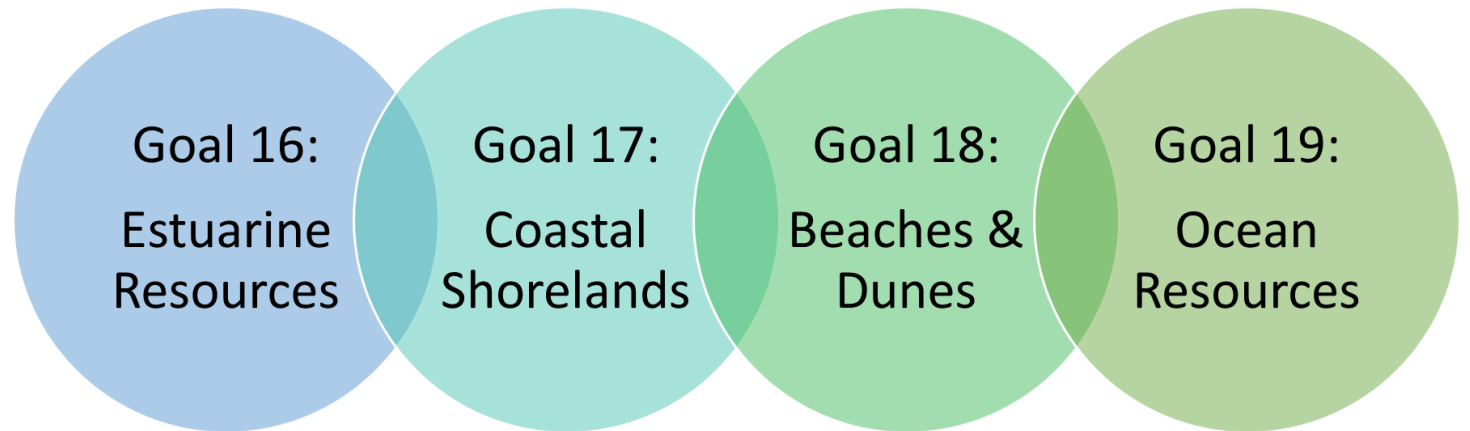
7,800 Sq. Miles

Coastal
Watershed

Territorial Sea
0-3 Miles
1,100 Sq. Miles



Comprehensive Planning & Permitting for the Ocean and Coastal Zones



The Coastal Goals

A subset of Oregon's Land Use Planning Goals



Statewide Planning Goal 18: Beaches & Dunes

- **Guides the protection and development of beach and dune areas**

- **Main Provisions:**

- Prohibition areas for development
- Preservation of dune vegetation
- Dune grading requirements
- Beachfront Protective Structure (BPS) limitations

- **Inventory of beach and dune areas**

- Inventories shall describe:
 - Stability
 - Movement
 - Groundwater resources
 - Hazards
 - Values

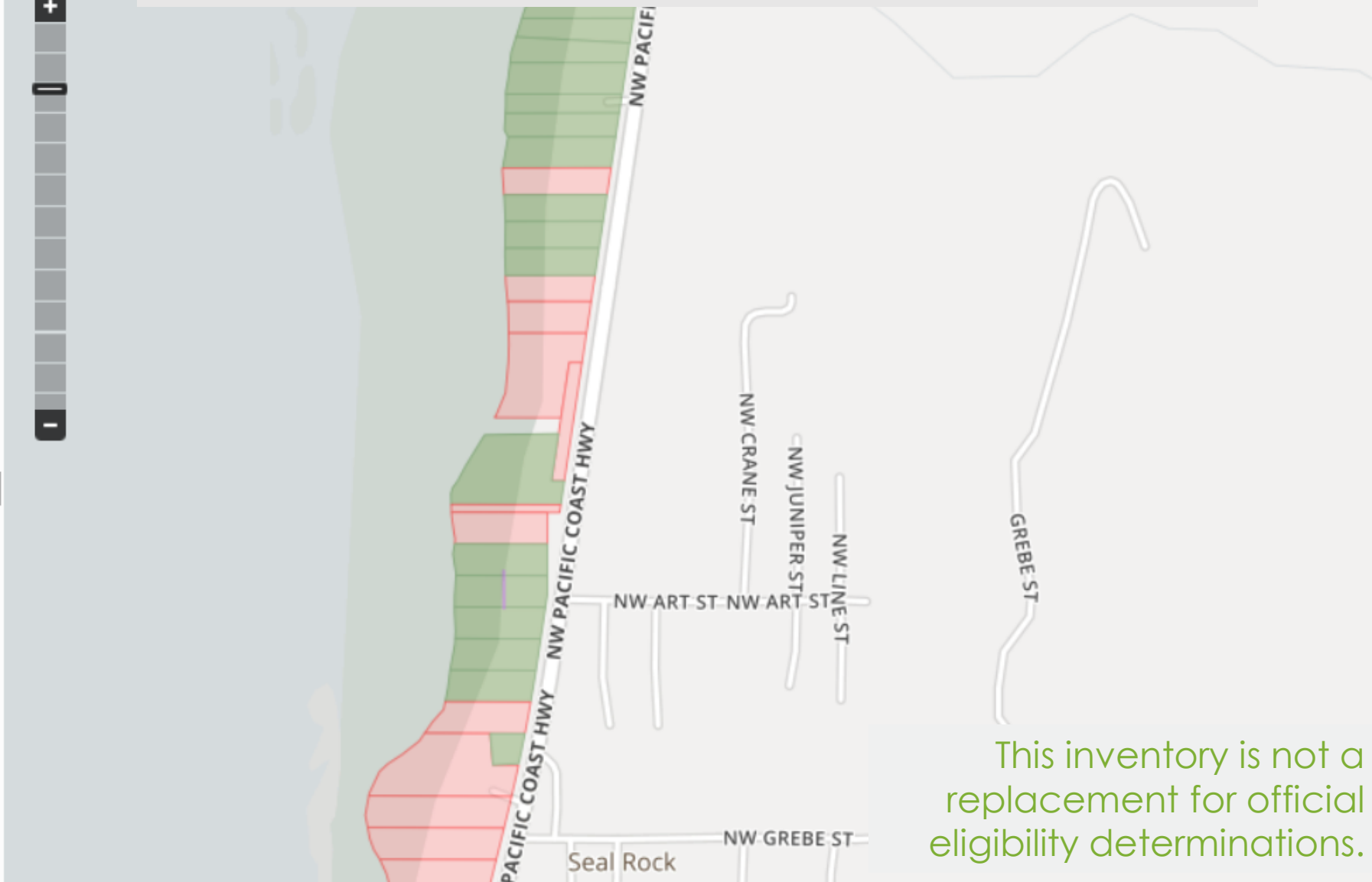


Statewide Planning Goal 18: Beaches & Dunes

- Aim is to limit armoring
- Beachfront protective structures only allowed where development existed on January 1, 1977
 - “Development” =
 - houses
 - commercial/industrial buildings
 - vacant but improved subdivision lots
- Shoreline armoring cons – limits beach access north-south, alters landscape, breaks the link between terrestrial and aquatic ecosystems, disrupts sediment cycles, aesthetics
- Armoring is permitted via OPRD most of the time because it is located on the public beach
- Local governments permit when located east of the public beach

- Shoreline Armoring and Eligibility
 - ☒ Beachfront Protective Structures, OPRD, 2015
 -  Beachfront Protective Structures
 - ☒ Goal 18 Eligibility Inventory, OCMP, 2015
 -  Eligible for Protection
 -  Eligible due to Exception
 -  Not Eligible for Protection
 -  Rockaway Beach Only - See City Planner.
(Western extent of Goal 18 Exception is the ocean setback line.)
- Coastal Hazards
 - ☐ FEMA Flood Maps, FEMA
 - ☐ Erosion Hazards, DOGAMI
 - ☐ Tsunami Inundation Scenarios, DOGAMI, 2013
- Geomorphology
 - ☐ Littoral Cells
 - ☐ National Wetland Inventory
- Historic Shorelines*
- Administrative Boundaries
 - ☐ Statutory Vegetation Line, OPRD, 1967
 - ☐ Statewide Zoning, DLCD, 2014
 - ☐ Oregon Coastal Zone, OCMP, 2000
 - ☐ Marine Reserves Protected Areas, ODFW, 2013
- Mapping Extras
- Base Maps and Photos
 - Printable Air Photos
 - Modern Ortho Photos
 - ☐ NAIP Color Aerials 2016
 - ☐ NAIP Color Aerials 2014
 - ☐ NAIP Color Aerials 2011
 - ☐ None
 - Historic Aerial Photos
 - Non-Printable Base Maps

Ocean Shores Online Viewer



This inventory is not a replacement for official eligibility determinations.



Eligibility is only the first step for shoreline armoring

- Oregon Parks and Recreation Department is the steward of the ocean shore
- Permits ocean shore alterations and activities on the ocean shore:
 - Beachfront protective structures
 - Beach accessways
 - Dune grading
 - Pipeline, cables
 - Natural product removal
- Requires local government sign-off and compliance with land use goals

31/01/21

Goal 18 Resources

[Guidebook on Erosion Control Practices of the Oregon Coast](https://www.oregon.gov/lcd/Publications/guidebook_erosion_control_practices.pdf)

https://www.oregon.gov/lcd/Publications/guidebook_erosion_control_practices.pdf

[Sea Level Rise Planning Guide](https://www.coastalatlantis.net/sealevelriseplanning/downloads/SLR_Planning_Guide_V1.pdf)

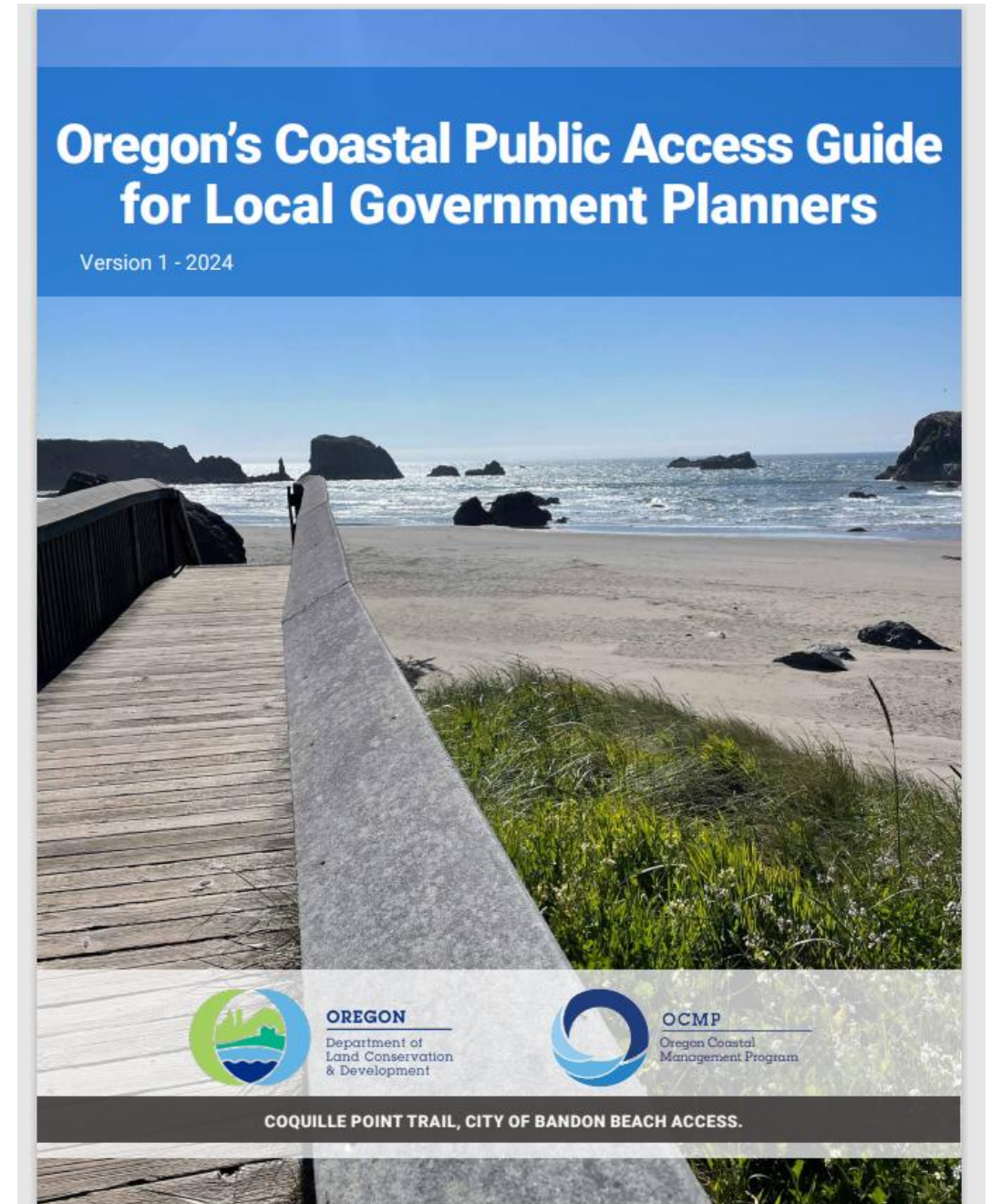
https://www.coastalatlantis.net/sealevelriseplanning/downloads/SLR_Planning_Guide_V1.pdf

[Tsunami Land Use Guide](https://www.oregon.gov/LCD/Publications/TsunamiLandUseGuide_2015.pdf)

https://www.oregon.gov/LCD/Publications/TsunamiLandUseGuide_2015.pdf

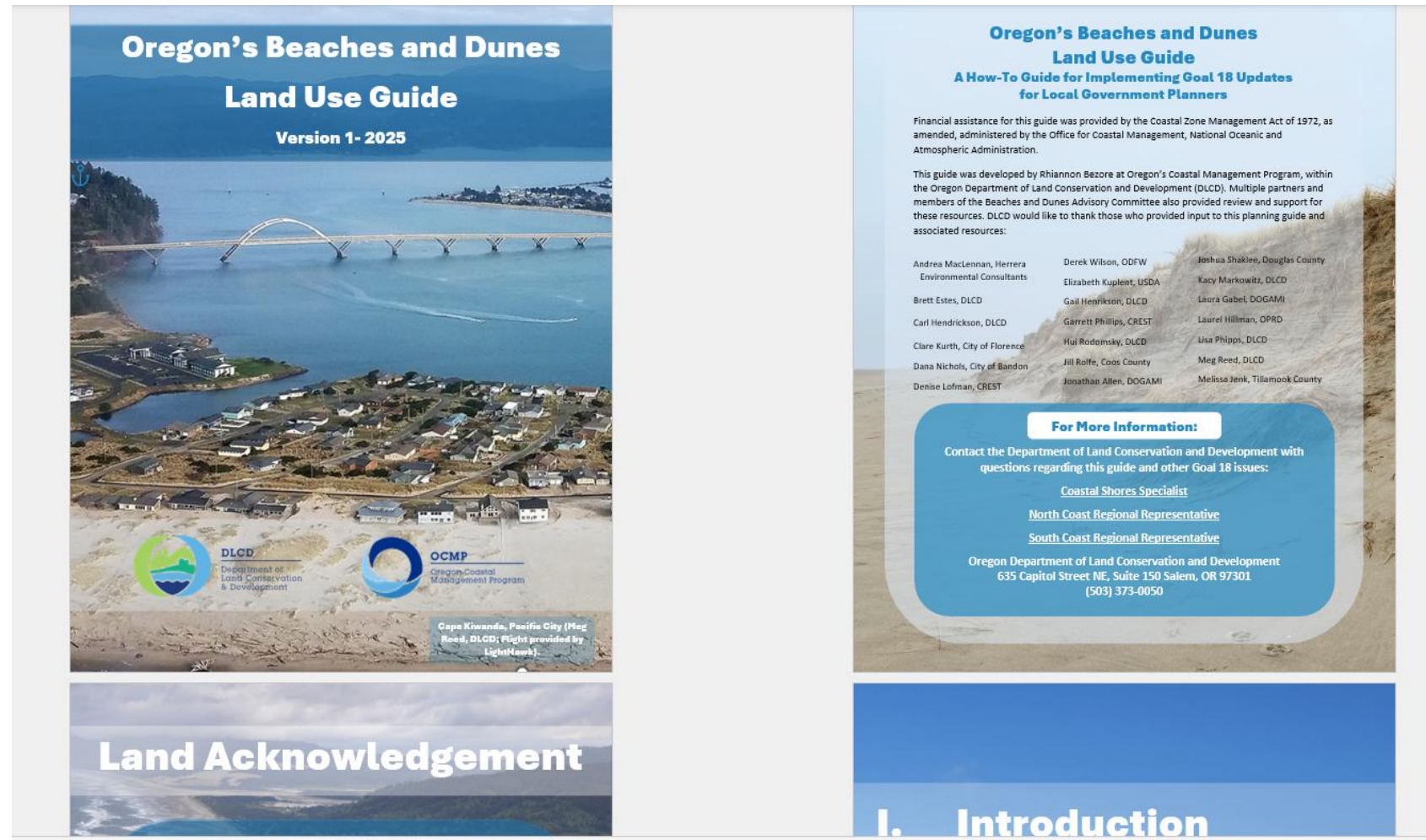
[Coastal Public Access Guide](https://www.oregon.gov/lcd/OCMP/Documents/2024%20Coastal%20Public%20Access%20Guide-web.pdf)

<https://www.oregon.gov/lcd/OCMP/Documents/2024%20Coastal%20Public%20Access%20Guide-web.pdf>



Coming soon... *Oregon's Beaches and Dunes Land Use Guide*

- Model language for updating G18 in comprehensive plans and adopting updated maps
- Model language for coastal hazards overlay zone
- Guidance for incorporating sea level rise and climate change



Thank you!

Rhiannon.Bezore@dlcd.oregon.gov

Florence, OR
Photo: M Reed, 2018

Memorandum

To: Planning Commission/Commission Advisory Committee
From: Derrick Tokos, Community Development Director 
Date: September 4, 2025
Re: Overview of Updated Community Development Department Website

John Fuller, the City's Communications Specialist, will be in attendance to share with the Commission changes the City is making to its website, with a particular focus on resources that will be made available on the Community Development Department webpage. A lot of the effort has focused on removing outdated materials, and information that is accessed infrequently by the public. Creating a common flow and look and feel across the site's various web pages has also been a point of emphasis.

The information John will be sharing will still be in draft form, but should be defined enough for you to have a good sense of the scope and nature of the upcoming changes. In addition to providing an overview of the changes, John will be available to field any questions you may have or suggestions for improving the City's web presence.

Memorandum

To: Planning Commission/Commission Advisory Committee
From: Derrick Tokos, Community Development Director 
Date: September 4, 2025
Re: 2025-27 Department of Land Conservation and Development Policy Agenda

Attached is a copy of the Department of Land Conservation and Development (DLCD) draft policy agenda for fiscal years 2025-27. The document lists the rulemaking and projects that DLCD plans to undertake during the biennium, from both legislative and executive branch direction. It touches on a range of topic areas, including housing, transportation planning, infrastructure financing, and coastal resources. I'll come prepared to discuss the initiatives that are particularly relevant to Newport.

This is a draft document and DLCD is accepting written comments until 5 p.m. on September 30, 2025, so we can discuss whether or not the City should provide feedback on any of the items as well. The Land Conservation and Development Commission is planning to hold a final hearing on the policy agenda at its October 23-24, 2025 meeting.

Attachments

DLCD 2025-27 Draft Policy Agenda



Oregon

Tina Kotek, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: 503-373-0050

Fax: 503-378-5518

www.oregon.gov/LCD

September 2, 2025



2025-2027 Draft Policy Agenda

The Department of Land Conservation and Development (DLCD or department) 2025-2027 Policy Agenda consists of rulemakings and policy development activities that are:

- Directed by the Governor or Legislature,
- Carried over from previous biennia, or
- Agency initiatives.

DLCD creates a new Policy Agenda every two years, following the long legislative session when the department's budget for the next two years is determined. In even-numbered years, when there is a short legislative session, DLCD updates the Policy Agenda to reflect new legislation, completed work, and any department or state policy priorities that have emerged or changed in the meantime. DLCD's 2025 – 2027 Policy Agenda is scheduled for review and approval by the Land Conservation and Development Commission (LCDC or Commission) at its October 23-24, 2025 meeting.

The period for public comment on the 2025-2027 Policy Agenda is September 2 – September 30, 2025. Questions and written comments about this Policy Agenda may be directed to:

- Alexis Hammer, J.D., Legislative and Policy Manager at alexis.hammer@dlcd.oregon.gov or 971-718-4545,
- Aurora Dziadul, Legislative and Policy Analyst (Housing/Urbanization) at aurora.dziadul@dlcd.oregon.gov or 971-446-8834, or
- Alyssa Bonini, J.D., Legislative and Policy Analyst (Natural Resources) at alyssa.bonini@dlcd.oregon.gov or 971-458-3866.

Questions and Answers

What is rulemaking?

Rulemaking is the process by which the department creates, amends, or adjusts Oregon Administrative Rules (OARs) to conform to recently passed legislation, implement new programs, or interpret existing statutes. Rulemaking takes two forms – conforming and complex. Conforming rulemaking does not require statutory interpretation by the department. Complex rulemaking requires the department to involve outside input, usually from an appointed Rulemaking Advisory Committee (RAC).

What is the difference between rulemaking and other policy projects?

Rulemaking requires a specific process, including public hearings and filing legal notices with the Oregon Secretary of State (SoS). Without this specific process, rule updates cannot by law take place. Other policy items can take many forms: a workgroup, development of a work plan, development of legislative recommendations or policy development work that engages outside parties. All of these could ultimately lead to policy development or program changes and may eventually result in rulemaking or proposed legislation.

What if something isn't on the policy agenda but I would like to see it added?

DLCD hopes to capture these ideas in the public comment period. Before commission approval of the Policy Agenda, DLCD staff will present commissioners with a full list of additional ideas that were presented in the comment period. If the commissioners and department agree that a new idea merits inclusion in the policy agenda for the coming biennium, DLCD will add the item and seek commission endorsement. Providing feedback on the development of the agency's biannual Agency Recommended Budget (ARB) is another opportunity for community members to influence the longer-term direction of the agency. ARB development will take place in spring of 2026.

Why is there an opportunity for public comment?

DLCD's Policy Agenda builds on the department's core work. It includes policy development and rulemaking that reflect the priorities of the department, the commission, Governor, and Legislature. The opportunity for public comment provides a space for local government partners, interested parties and community members to engage in this conversation, provide feedback and support, and help call attention to priorities that may be missing or need refinement.

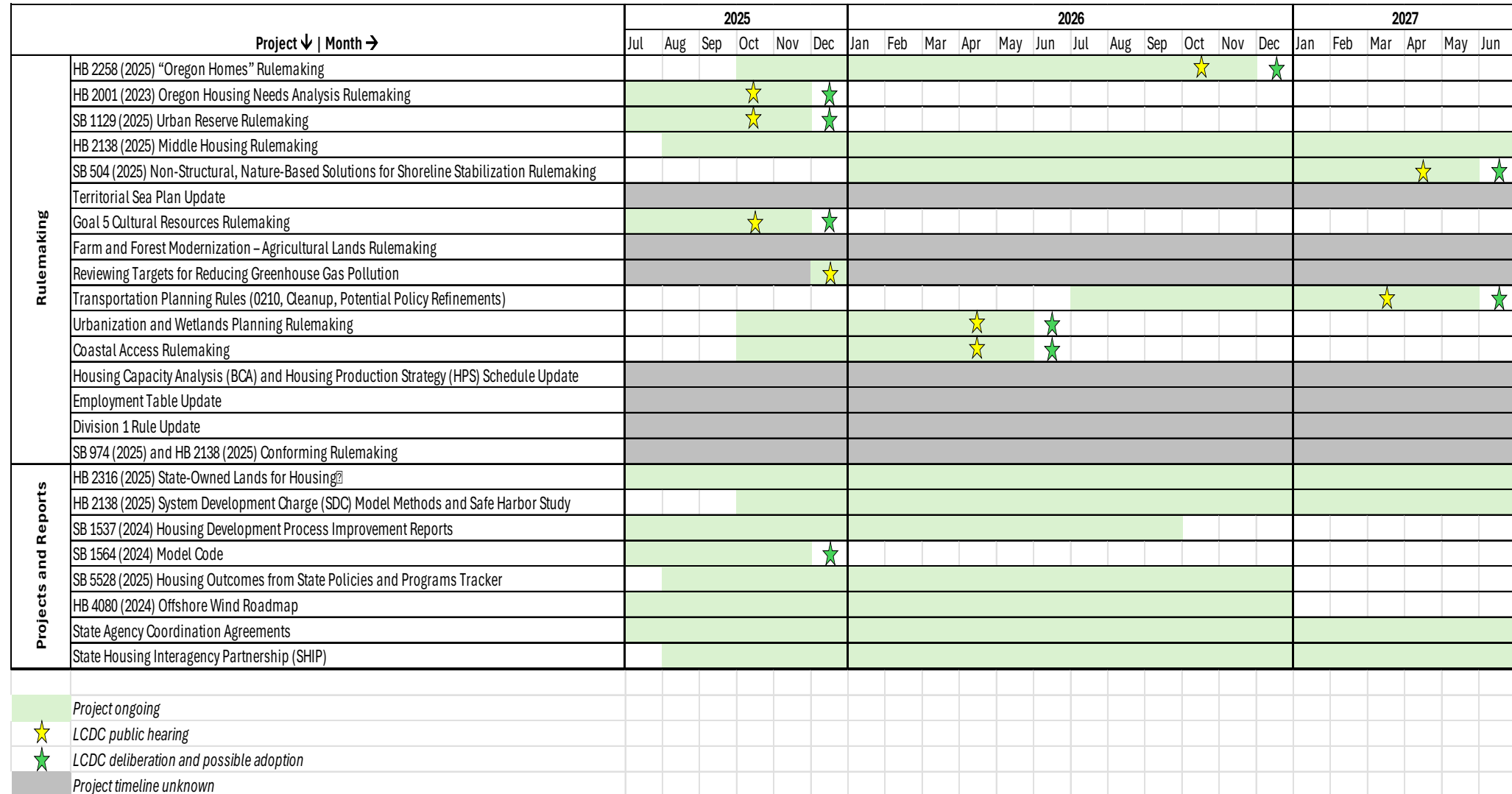
When is the opportunity to comment?

The period for public comment on the 2025-2027 Policy Agenda is **September 2, 2025 to September 30, 2025**. All comments submitted during this time will be included in commission materials for the October 23-24, 2025 LCDC meeting. DLCD also invites Tribal consultation on the policy agenda during this time.

Comments may be submitted in letter form, by email, or by addressing the commission at a Commission meeting. Information on how to address the commission is available on the [DLCD website](#).

2025-2027 DLCD Rulemaking Gantt Chart

The chart below outlines the tentative work schedule for DLCD's rulemaking, projects, and reports throughout this biennium, including LCDC public hearings and deliberation and adoption meetings.



Legislatively Directed Policy Work

Legislatively directed policy work is the result of legislation that passed in the 2025 Oregon Legislative Session, as well as ongoing projects from the 2023 and 2024 sessions with deadlines in this biennium. This section describes the resulting analysis, grant programs, and rulemaking where the department will contribute original work and policy development according to statute.

Complex Rulemaking

In complex rulemaking, the department is tasked with interpreting statute and creating or directing program implementation. DLCD solicits a Rulemaking Advisory Committee (RAC) to offer input on the rules.

HB 2258 (2025) “Oregon Homes” Rulemaking

Division: Housing Services

Summary

HB 2258 (2025) establishes a program, colloquially called “Oregon Homes,” that outlines a suite of “permit ready” building plans that will be preapproved for eligible sites throughout the state. This program is intended to significantly reduce the time and variability of the permitting and review processes. DLCD and the Building Codes Division (BCD) of the Department of Consumer and Business Services (DCBS) are directed to coordinate on rulemaking to implement this program. LCDC has a deadline of January 1, 2027, to adopt the first set of rules.

Tentative Workplan

October 2025: LCDC initiates rulemaking; RAC recruitment

December 2025: RAC appointment and orientation

February 2026–September 2026: Advisory Committees meet to discuss policy and draft rule concepts; project team research advances; DLCD staff provides updates to LCDC; external engagement about rules

October 1, 2026: Publish draft rules with Secretary of State

October 2026: LCDC public hearing

November 2026: Close of public comment

December 2026: LCDC deliberation and adoption

HB 2001 (2023) Oregon Housing Needs Analysis Rulemaking

Division: Housing Services

Summary

HB 2001 and 2889 (2023) codified the Oregon Housing Needs Analysis (OHNA) program in statute. The OHNA program serves to reframe how cities engage in housing planning, from focusing on past production trends to instead planning for the current and future needs of their communities. In September 2023, the commission initiated rulemaking to implement the OHNA program. Per statute, the commission must adopt Oregon Administrative Rules (OARs) relevant to implementing the OHNA program by two specific deadlines – January 1, 2025 and January 1, 2026. The first set of rules, adopted by the commission in the previous biennium, included those related to the integration of the OHNA framework into the statewide land use planning Goal 10 – Housing planning process. Specifically, those rules outlined: what analysis local governments must do to contextualize their housing need based on community characteristics, how local governments must complete Housing Production Strategies (HPSs), and established the Housing Acceleration Program for underperforming cities.

The second rulemaking deadline is January 1, 2026. This set includes rules related to the intersection of Goal 10 – Housing and Goal 14 – Urbanization, including clarifications and reforms to the Buildable Lands Inventory (BLI), Housing Capacity Analysis (HCA), Development-Ready Lands Inventory, and the urban growth boundary (UGB) decision making process. Additionally, during the adoption of the first phase of rules in December 2025, LCDC directed staff to continue discussions and developing rules related to the manner in which local governments take specific housing actions in the context of the Housing Production Strategy. Rules outlining these compliance pathways are expected to be considered for adoption by the commission, along with rules related to capacity and urbanization, at the December 2025 LCDC meeting.

[Tentative Workplan](#)

June 2025 – September 2025: Rulemaking Advisory Committee (RAC) meetings and rule drafting

October 2025: Secretary of State filing

October 24, 2025: LCDC public hearing

November 7, 2025: Close of public comment

November 26: Final proposed rules published

December 4, 2025: LCDC deliberation and adoption

SB 1129 (2025) Urban Reserve Rulemaking

Division: Housing Services

[Summary](#)

SB 1129 (2025) directs LCDC to amend the urban reserve rule priority schema to allow cities to ascribe a lower priority to nonresource or exception lands that have subdivisions or planned unit developments on them as compared to other nonresource and exception lands. Cities may also be allowed to lower the priority of otherwise high priority lands where it is difficult or cost-prohibitive to provide with urban services. These changes are being incorporated as part of the HB 2001 (2023) Oregon Housing Needs Analysis rulemaking.

[Tentative Workplan](#)

This rulemaking follows the HB 2001 (2023) rulemaking schedule above.

HB 2138 (2025) Middle Housing Rulemaking

Division: Housing Services

[Summary](#)

HB 2138 (2025) included a suite of reforms to middle housing policy and directed LCDC to adopt rules related to middle housing and infill development by January 1, 2028. The rulemaking directives include regulatory streamlining topics including manufactured dwellings, accessory dwelling units, single room occupancies, and middle housing. The bill directs the commission to adopt operative and applicable dates for the rules.

The purpose of the rulemaking, as outlined in HB 2138 (2025), is to better facilitate production of duplexes, triplexes, quadplexes, townhouses, and cottage clusters, both prefabricated and site-built, in cities across the state. It is also meant to further equitable housing outcomes and increase access to homeownership opportunities.

[Tentative Workplan](#)

August 2025 – November 2025: Project preparation

October 2025: Applications for Rulemaking Advisory Committee (RAC) members open

December 2025: RAC appointment and orientation
February 2026 – December 2026: RAC convenes
January 2027 – April 2027: RAC pause for 2027 Legislative Session
April 2027 – September 2027: RAC reconvenes
October 2027: Secretary of State draft rule publishing, LCDC public hearing and opening of public comment
November 2027: Public comment closes
December 2027: LCDC deliberation and adoption

SB 504 (2025) Non-Structural, Nature-Based Solutions for Shoreline Stabilization Rulemaking

Division: Ocean and Coastal Services

Summary

SB 504 from the 2025 legislative session directs LCDC to adopt rules by January 1, 2028 that allow, define, and provide guidance on nonstructural, nature-based solutions for shoreline stabilization in estuaries, coastal shorelands, and the ocean shore. The department is directed to, at a minimum:

- Define “nonstructural, nature-based solutions”
- Provide guidance for the use of nonstructural, nature-based solutions to minimize harmful impacts from flooding and erosion.
- Require that nonstructural, nature-based solutions conform with statewide land use planning goals and are prioritized over structural solutions to address erosion and flooding.
- Not change rules allowing ODOT to use structural shoreline stabilization methods.

As directed by SB 504, the rulemaking advisory committee (RAC) must include the following interests:

- Coastal engineering professionals
- Restoration professionals
- Environmental and recreational organization representatives
- Tribal representatives
- Land owners/managers
- Fish and wildlife professionals
- Local government officials.

Tentative Work Plan

January 2026: Hire Limited Duration Planner 4 to lead rulemaking

June 2026: LCDC initiates rulemaking

July 2026: RAC member applications open

August 2026: RAC appointment and orientation

September – May 2027: RAC meets; rules drafted

April 2027: LCDC public hearing; geographic hearing

June 2027: LCDC deliberation and adoption

Conforming Rulemaking

In conforming rulemaking, the department simply prescribes in rule what is already written in statute. Conforming rulemaking will likely be done in one batch during the 2025-27 biennium.

Housing Capacity Analysis (HCA) and Housing Production Strategy (HPS) Schedule Update

Division: Housing Services

Summary

Update the schedule for when cities are due to submit their HCA or HPS for department approval.

Employment Table Update

Division: Community Services

[Summary](#)

Update the employment tables information in OAR 660-038 for the simplified UGB amendment process.

Division 1 Rule Update

Division: Director's Office

[Summary](#)

Update OAR 660-001 to reflect the updated Attorney General manual.

SB 974 (2025) and HB 2138 (2025) Conforming Rulemaking

Division: Housing Services

[Summary](#)

The passage of HB 2138 and SB 974 in the 2025 Legislative Session significantly amended statutes related to middle housing, land use approvals, and review timelines. While a thorough assessment is still necessary, the department anticipates that conforming rulemaking to amend relevant sections in OAR 660-046 and/or other divisions to conform with the newly amended statutes is warranted. While policy-related amendments to OAR 660-046 are already directed under HB 2138 (2025) to be completed by January 1, 2028, conforming amendments to ensure clarity of definitions and applicability of siting and design standards from changes made by that bill and SB 974 (2025) will be necessary prior to that statutory deadline.

Projects and Reports

HB 2316 (2025) State-Owned Lands for Housing

Division: Housing Accountability and Production Office

[Summary](#)

As directed by the Governor's Office, Housing Accountability and Production Office (HAPO) staff are responsible for intaking, tracking, and responding to inquiries related to the "[Oregon State-Owned or Managed Lands Inventory](#)". Staff are working with individuals who expressed interest in developing housing on parcels named in this database to determine feasibility and the next steps for proposed projects.

HAPO staff will collaborate with Oregon Department of Administrative Services (DAS) and the Oregon Housing and Community Services Department (OHCS) to implement the Home Start Lands program associated with HB 2316 (2025). HB 2316 (2025) establishes a new program dedicated to Home Start Lands. The new program:

- Establishes the operational and fiduciary vehicle for conveyance or leasing of state-owned parcels, an unknown volume by local governments lands, and privately-held lands,
- Directs DAS to analyze and maintain a statewide home start lands inventory/GIS resource, and
- Establishes a grant/loan program for the development of affordable housing.

Tentative Workplan

July 2025 – January 2027: DAS rulemaking with HAPO consultation

January 2027: “Home Start Lands” transactions and developments may begin taking place

HB 2138 (2025) System Development Charge (SDC) Model Methods and Safe Harbor Study

Division: Housing Services

Summary

HB 2138 (2025) directed LCDC to adopt model system development charges (SDCs) for residential development types. The model SDC method is to be created for optional adoption or incorporation by local governments. HB 2138 (2025) also directed LCDC to provide a report to the Legislature by July 1, 2028 exploring a legal safe harbor for cities who adopt the model framework.

Tentative Workplan

SDC Model Methods

October 2025: LCDC initiates rulemaking and applications for RAC members open (this is the same RAC as the middle housing rulemaking above)

December 2025: RAC appointment and orientation

February 2026 - December 2026: RAC convenes

January 2027 - April 2027: RAC pauses for 2027 Legislative Session

April 2027 - September 2027: RAC reconvenes

October 2027: Secretary of State rule publishing, LCDC public hearing and opening of public comment

November 2027: Public comment closes

December 2027: LCDC deliberation and adoption

SDC Safe Harbor Study

January 2026 - June 2027: Engagement with external parties; research and analysis

June 2027: Begin analysis and recommendations

July 2027 - April 2028: Incorporate recommendations and findings from model system development charge methodology rulemaking into the study

April 2028: Begin review processes through DLCD, Governor’s Office

June 30, 2028: Submit report to Legislative Assembly

SB 1537 (2024) Housing Development Process Improvement Reports

Division: Housing Services

Summary

SB 1537 (2024) directed the Housing Accountability and Production Office (HAPO) to submit three reports to the Legislative Assembly by September 15, 2026. The reports are intended to describe opportunities to improve:

- Building plan and pre-entitlement review
- Public works review
- State agency processes, policies and programs

Process Improvement Studies Report

HAPO staff will contract with one or more organizations having relevant expertise and experience to assist the HAPO to produce a report identifying proposed methods for improvements in the

local building plan review approval, design review approval, land use zoning, and permitting processes, with the focus on increasing housing production.

The report will, at minimum, include a thorough accounting and evaluation of the development process, including an evaluation of the common barriers experienced as well as promising policies or practices in Oregon and other states that help address those barriers. This report will include recommendations at various jurisdictional scales (e.g. local, regional, state) to address the most substantial barriers identified in the report. The report will identify pathways or mechanisms by which recommendations may be advanced through policy or programmatic changes.

Evaluation of State Policies and Program on Housing Production

HAPO staff will produce a comprehensive evaluation and report assessing state agency plans, policies and programs related to land supply and readiness, infrastructure availability and financing, permitting, and the financing of housing. The objectives of the evaluation are to identify potential barriers to housing production and opportunities to leverage existing state resources to boost production. State agencies, interested parties, and the public will engage with this project through an agency work group, facilitated group discussions, and an opportunity for public comment on the draft findings and recommendations prior to finalizing the report.

Tentative Workplan

Fall 2025: Research of existing reports, work group meetings, distribution of questionnaire and public survey

Spring 2026: Continued work group meetings, facilitated group discussions

Summer 2026: Drafting initial findings and recommendations, opportunity for public comment, finalizing the report.

SB 1564 (2024) Model Code

Division: Housing Accountability and Production Office

Summary

SB 1564 (2024) directed LCDC to adopt three model housing codes, for cities of small, medium, and large size by January 1, 2026. These model codes can be adopted by reference and are meant to facilitate easier compliance with state housing laws. In the first half of 2025, DLCD produced a draft model code to fulfill this legislative direction. Before the statutory deadline for adoption, DLCD will refine the draft code. In order to do so, DLCD will engage housing developers, local governments, and interested parties to ensure the code achieves its intended objectives.

Tentative Workplan

August 2025 – September 2025: External engagement on draft model code

October 2025: Publishing of 2nd draft of model code, public comment opens

November 2025: Public comment closes, final refinements to draft model code

December 2025: LCDC deliberation and adoption

SB 5528 (2025) Housing Outcomes from State Policies and Programs Tracker

Division: Housing Services

Summary

SB 5528 (2025) provided direction and funding for the department to produce a housing production dashboard that identifies where state housing programs and funding have facilitated or led to housing production. This tool is meant to provide decision-makers with an understanding of what tools are most effective and assess the efficiency of use of funds.

Tentative Workplan

August 2025-October 2025: Engagement with state agencies

February 2026-December 2026: Develop tracker; work with other state agencies to collect data and establish systems, engage external parties in developing the tracker

January 2027: Publish and update tracker on an annual basis

HB 4080 (2024) – Offshore Wind Roadmap

Division: Ocean and Coastal Services

Summary

As a result of HB 4080 from the 2024 legislative session, DLCD is required to submit a final report to the legislature outlining the results of the Offshore Wind Energy Roadmap, which will define standards to be considered in the processes related to offshore wind energy development and approval in Oregon. During the 2025 legislative session, legislators used HB 3963 to extend the due date for this final report January 2027.

Executive Branch Initiated Projects

This section includes initiatives recommended by executive branch staff (DLCD and Governor's office) as distinct from legislatively directed initiatives.

Rulemaking

Territorial Sea Plan

Division: Ocean and Coastal Services

Summary

The Ocean Policy Advisory Council (OPAC) is a legislatively established marine policy advisory council that stewards Oregon's Territorial Sea Plan with LCDC. OPAC provides a forum for public discussions related to ocean resource policy, planning, and management issues. As a result of HB 4080 related to the state's interest in offshore wind energy development, OPAC will likely recommend rulemaking to amend Part Five of the Territorial Sea Plan. The exact details of this rulemaking are still under development and may extend into the next biennium. There is also potential for amendments to other parts of the Territorial Sea Plan that could move forward under the direction of OPAC during the biennium.

Tentative Workplan

Dates are not known at this time. Rulemaking is likely to occur either at the end of the 2025-2027 biennium or into the next biennium.

Goal 5 Cultural Resources Rulemaking

Division: Community Services

Summary

Administrative rules for Goal 5 were first adopted in 1981 as Chapter 660, Division 16. Division 23 was adopted in 1996 and replaced Division 16 with specific directives but remained silent on cultural areas. A working group convened by DLCD at the time recommended postponing development of a rule for Cultural Areas until Government-to-Government relationships between the state and Oregon's nine federally recognized Tribal Nations were better established.

"Cultural Areas" are understood to include archeological sites with Native American artifacts, human remains and associated funerary objects. Oregon Tribes also consider significant "cultural areas" to include sites used consistently, over centuries for ceremonial activities or food gathering. However, protections are weak or non-existent in many Oregon jurisdictions. Since December 2020, DLCD and LCDC have been in discussion with representatives of Oregon's nine federally recognized tribes to explore how a new administrative rule for Goal 5 Cultural Areas could improve protections for areas and items that are sacred to one or more tribes.

LCDC adopted a new administrative rule for Goal 5 Cultural Areas in 2024. In March 2025, it asked DLCD to reconvene the RAC to consider three elements of the rule:

1. Who can bring an application for a local government to consider a potentially significant landscape feature
2. How this would be processed at the local level
3. UGB expansions in the Metro region.

Tentative Workplan

September 1, 2025: Rules published with the Secretary of State

September 2025: Public hearing at September LCDC meeting

September – October 2025: Public comment period

December 4-5, 2025: LCDC deliberation and adoption

Farm and Forest Modernization – Agricultural Lands Rulemaking

Division: Community Services

Summary

At the request of legislators and the Governor's office, the commission directed the department, at its March 2025 meeting, to undertake rulemaking on soil reports, replacement dwellings, and agritourism after finishing a rulemaking relating to Farm Stand. The Farm Stand rulemaking is currently paused. DLCD is working with the Governor's Office and the Oregon Department of Agriculture on next steps.

Reviewing Targets for Reducing Greenhouse Gas Pollution

Division: Planning Services

Summary

House Bill 2001 (2009) and Senate Bill 1059 (2010) directed the commission to adopt greenhouse gas emission reduction targets to guide the cities, counties, and Metro as they conduct land use and transportation scenario planning for metropolitan areas. The commission adopted the Metropolitan Greenhouse Gas Reduction Target Rules in [OAR chapter 660, division 44](#) in May, 2011, amended the rules in [January, 2017](#), and [reviewed the targets](#) as part of the Climate-Friendly and Equitable Communities rulemaking in 2021.

Consistent with earlier statutes and executive order, the targets are:

- Set at a level needed to reduce greenhouse gas pollution 75% from 1990 levels by 2050 as required in Oregon Revised Statutes (ORS) 468A.205
- Set for each year from 2040 through 2050
- For greenhouse gas pollution from travel by households in metropolitan areas
- For greenhouse gas pollution from passenger cars and light trucks
- Incorporate expected improvements in vehicle technology, fuels, and state pricing

The rules require the commission to review the targets at four-year intervals to monitor progress on state actions and local implementation, and to decide if changes to the targets are needed.

Tentative Work Plan

DLCD staff are working with staff at three other departments: Oregon Department of Transportation (ODOT), Oregon Department of Environmental Quality (DEQ), and Oregon Department of Energy (ODOE), and will engage city and counties in metropolitan areas to gather information and review drafts. Staff will engage a wider audience including advocacy organizations through an online meeting and opportunities to review drafts. Staff will bring the report back to the commission in December 2025. If the commission decides that the targets should be updated, the commission would add another rulemaking to the policy agenda.

Transportation Planning Rules (0210, Cleanup, Potential Policy Refinements)

Division: Planning Services

Summary

OAR 660-12-0210 (0210) relates to modeling methods that a local government can use to estimate a transportation project's impact on how much people drive in a community. The Climate-Friendly and Equitable Communities (CFEC) rulemaking in this area intended to set requirements for how cities and counties use transportation models to make land use decisions to support equal or decreased community reliance on vehicular transportation. During the rulemaking, the rulemaking advisory committee (RAC) was unable to reach a consensus on the subject. As a result, the commission adopted the overall package and delayed the effective date of 0210 to December 31, 2027 to give time for further rulemaking before the rule takes effect.

Tentative Work Plan

The department plans to refine or repeal this rule before its effective date in 2027. A RAC will be utilized to inform the process, in coordination with the Oregon Department of Transportation (ODOT), the Oregon Department of Energy (ODOE), and the Oregon Department of Environmental Quality (DEQ).

July 2026: LCDC initiates rulemaking

August 2026: RAC member applications open

September 2026: RAC appointment and orientation

October 2026 – February 2027: RAC meets; rules drafted

March 2027: LCDC public hearing

June 2027: LCDC deliberation and adoption

Urbanization and Wetlands Planning Rulemaking

Division: Community Services

Summary

Department staff will recommend the commission adopt a charge to amend rules governing how cities apply Goal 5 wetlands protections in the context of a UGB amendment and subsequent annexation and urbanization. This rulemaking is intended to streamline the process and facilitate housing and economic development opportunities.

Workplan

October 2025: LCDC initiates rulemaking

November 2025: RAC member applications open

December 2025: RAC appointment and orientation

January – March 2026: RAC meets; rules drafted

April 2026: LCDC public hearing

June 2026: LCDC deliberation and adoption

Coastal Access Rulemaking

Division: Ocean and Coastal Services

Summary

There are two major pieces of public policy that provide and protect public access rights to the coast; the Oregon Beach Bill of 1967 and [Statewide Planning Goal 17 Coastal Shorelands](#). Oregon Statewide Land Use Planning Goal 17 covers Coastal Shorelands, and among other things, requires that cities and counties in coordination with the Oregon Parks and Recreation Department have plans to provide public access to the beach. The goal also requires local governments to protect those access sites and replace them if they are lost. This goal provision is broad and there are currently no implementing rules related to it. DLCD convened a Coastal Access Advisory Team (CAAT) throughout 2022 and 2023 to engage tribes and partners on how to help strengthen this provision, and to ascertain whether some ideas were ripe for rulemaking, guidance, grants, or other assistance to local governments. Department staff recommend that the commission initiate rulemaking related to Goal 17 and public shoreline access to advance some of the CAAT's ideas and recommendations and help clarify public access requirements for coastal local governments.

Work Plan

October 2025: LCDC initiates rulemaking

November 2025: RAC member applications open

December 2025: RAC appointment and orientation

January – May 2026: RAC meets; rules drafted

April 2026: LCDC public hearing; geographic hearing

June 2026: LCDC deliberation and adoption

Projects and Reports

State Agency Coordination Agreements

Division: Director's Office

Summary

The Director's Office is working with other agencies to update their State Agency Coordination (SAC) Programs, which, in many cases, are using agreements older than thirty years. DLCD is exploring options to streamline the update process for SAC agreements. By streamlining the process and providing assistance to agency partners, the goal is to encourage several agencies to commit to updates in this biennium.

State Housing Interagency Partnership (SHIP)

Division: Housing Accountability and Production Office

Summary

The Governor's Office directed the Housing Accountability and Production Office (HAPO) to develop a proposal to fulfill its statutory role of facilitating interagency coordination in support of housing production. In response, HAPO developed a coordination framework – called the "State Housing Interagency Partnership" (SHIP) – along with its key elements of executive leadership, participating agencies, governance structure, objectives, and an annual implementation work plan. Participating agencies include those with responsibilities over land readiness, infrastructure availability and financing, land use planning, design-construction standards, permitting and financial support for housing. The goals of the framework are to support agency collaboration,

identify actions that boost housing production while acknowledging other agency priorities, and ensuring accountability and focus on the critical mission of housing production.

The SHIP framework is designed as an agency-to-agency collaboration. Directors of participating agencies before they collectively decide on the final priority actions in the work plan.

Tentative Workplan

June 2025 – August 2025: Final approval of SHIP framework and official launch

August 2025 – September 2025: Develop and commit to roles and responsibilities among participating agencies

October 2025 – November 2025: SHIP members draft recommendations on evaluation criteria and potential actions.

December 2025: Priority actions are considered and selected for the 2026 SHIP work plan

January 2026 – December 2026: Implementation of the 2026 SHIP work plan, quarterly progress updates, work to develop and adopt the 2027 SHIP work plan.

Tentative Planning Commission Work Program

(Scheduling and timing of agenda items is subject to change)



June 23, 2025

Work Session

- Update on the Comprehensive Plan streamlining project
- Review draft City Center Revitalization Comprehensive Plan amendments

June 23, 2025

Regular Session

- Initiate legislative process for the City Center Revitalization Comprehensive Plan amendments

July 14, 2025

Work Session

- Review draft Zoning Ordinance housekeeping amendments
- Review draft Wastewater Treatment Plant Comprehensive Plan policy amendments

July 14, 2025

Regular Session

- Initiate legislative process for draft Zoning Ordinance housekeeping amendments
- Initiate legislative process to amend the wastewater section of the Comprehensive Plan

July 28, 2025

Work Session

- Review City Center Revitalization Plan form-based zoning amendments (Urbsworks to attend)

July 28, 2025

Regular Session

- Initiate legislative process for City Center Revitalization Plan form-based zoning amendments
- Public hearing on City Center Revitalization Comprehensive Plan Amendments

August 11, 2025

Work Session

- Second review of the City Center Revitalization Plan form-based zoning amendments
- South Beach Island Annexation boundary and proposed zoning

August 25, 2025

Work Session

- Review City Center Revitalization Plan design guidelines
- DLCD summary of 2025 land use legislation

August 25, 2025

Regular Session

- Public hearing to amend the wastewater section of the Comprehensive Plan
- Public hearing on draft zoning ordinance housekeeping amendments

September 8, 2025

Cancelled

September 22, 2025

Work Session

- DOGAMI/DLCD presentation on coastal dune hazard map updates
- Overview of Community Development Department updated website
- Review of DLCD 2025-27 Legislative Priorities

September 22, 2025

Regular Session

- Public Hearing on File #2-CUP-25, Toyota of Newport Conditional Use Permit

October 13, 2025

Regular Session

- Public hearing on City Center Revitalization Plan form-based zoning amendments
- Public hearing on South Beach Island Annexation