

City of Bandon Residential Lands Inventory

Prepared for

City of Bandon

by

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BACKGROUND

The City of Bandon is presently in Periodic Review of its Comprehensive Land Use Plan. One component of the City's work program is to update the residential buildable lands inventory (BLI). Oregon statewide planning Goals 10 and 14 require communities to inventory buildable lands and to maintain a 20-year supply of land for residential, commercial, and industrial purposes.

In 1996, the Oregon legislature passed House Bill 2709—now codified as ORS 197.296. It amended the Oregon Land Use Planning Act and further refined Goal 10 as follows:

- Refined the definition of buildable lands;
- Requires coordination of population projections by counties (ORS 195.036);
- Sets criteria for prioritizing land for UGB expansions (ORS 197.298);
- Sets specific requirements in ORS 197.296 for conducting residential buildable land inventories and housing needs assessments; and
- Requires demonstration of a 20-year buildable land supply.¹

While the project, only addresses the residential buildable lands requirements of Goal 10 and ORS 197.296, the other requirements are relevant because they build from the Buildable Lands Inventory. A cursory analysis indicates that Bandon has a large Urban Growth Boundary (UGB) which implies the City will not be required to seek a UGB expansion or adopt measures to increase residential densities. An accurate buildable lands inventory, however, will allow Bandon to determine if sufficient lands are designated for "needed" housing types and accomplish other planning objectives.

PURPOSE

The purpose of this report is to update Bandon's residential lands inventory. The City has not updated the inventory since the Comprehensive Plan was initially adopted in the 1980s. Specifically, this analysis:

- Classifies all residential land into a set of mutually-exclusive categories;

¹ Only jurisdictions with populations over 25,000 must comply with all of the ORS 197.296 requirements. All jurisdictions must meet the buildable land requirement.

- Identifies areas not suitable for residential development based on physical or policy constraints;
- Identifies the number of net buildable residential acres by zoning district and area (inside the city limit and between the city limit and Urban Growth Boundary);
- Estimates the residential holding capacity of buildable residential lands; and
- Displays the results in a series of tables and maps.

When complete, the buildable lands inventory will be incorporated by reference into the City's Comprehensive Land Use plan.

ORGANIZATION

The remainder of this report is organized as follows:

Chapter 2: Methods provides a detailed discussion of the methods used to complete the residential buildable lands inventory.

Chapter 3: Residential Buildable Lands Inventory presents the results of the inventory based on principles described in the DLCD Workbook and the methods described in Chapter 2. We present the inventory by land classification, zoning, and location (inside or outside the City Limits).

Chapter 4: Residential Land Capacity provides estimates of how many dwelling units buildable and redevelopable lands in Bandon can accommodate based on assumptions about future residential densities.

Chapter 5: Conclusions and Recommendations describes the implications of the research, including an evaluation of whether the City has sufficient lands within its Urban Growth Boundary to accommodate 20 years of residential growth.