

## City of Nehalem

### 2017 Buildable Lands Inventory

### Amended September 2018

A buildable lands inventory is intended to identify lands that are available for future development. This brief summary presents results of the 2017 Buildable Lands Inventory (BLI) for the City of Nehalem and the Nehalem Urban Growth Boundary (UGB). This BLI, prepared by TCL Planning Consultants (TCL), in association with the MorganCPS Group, utilized data from multiple sources. The following report includes tabular summaries along with narrative descriptions.

#### **Methodology**

The buildable lands inventory initially reviews the status of land as developed, partially vacant, or vacant. Developed lands are removed from the analysis in determining the buildable lands for the City and its UGB. Particular attention is given to lands zoned for residential use, in accordance with ORS 197.296(4)(a).

From the deemed to be partially or wholly vacant, identified constraints were documented on individual tax lots. The constraints identified for Nehalem include the 100-year floodplain and floodway of the Nehalem River, mapped wetlands, slopes greater than 25%, and the tsunami inundation zones.

Data used for this process includes the following:

1. Tillamook County Tax Assessor's Maps
2. Tillamook Data Base File of Nehalem Tax Lots
3. City of Nehalem and UGB Zoning Maps
4. Tillamook County Floodplain and Floodway Map
5. Tillamook County Contours Map
6. National Wetlands Inventory (NWI) Map
7. Tillamook County Tsunami Zone Map
8. Google Satellite from Tillamook County GIS

Excel spreadsheets were created from the original data base of tax lots provided by Tillamook County GIS. These spreadsheets were initially sorted by Assessor's Tax Map Index number. Using Google Satellite from the Tillamook County GIS Interactive web page, verification of developed and vacant lots was entered into the map spreadsheets. This allowed for the separation of the undeveloped or partially vacant lots into another set of spreadsheets.

***As lots are developed over time, City staff will be able to update the Excel spreadsheets that accompany this report, and thus will be able to update the BLI on an ongoing basis.***

The identified constraints were then applied to the tax lot maps. The lots with mapped constraints were added to the spreadsheets. Lots that had the following constraints were deemed partially vacant or undevelopable: 100-year floodplain and floodway and slopes

greater than 25%. Lots within the tsunami zones and with mapped wetlands are noted in the spreadsheets but not deducted from the buildable lands category.

Having determined which lots had applicable constraints, the lots were then classified as vacant or partially vacant. Utilizing the now completed spreadsheets, analysis included reviewing the zoning classification and lot sizes to develop the Buildable Lands Inventory.

**Definitions and Assumptions:**

The tax lot data provided by Tillamook County GIS in January 2017 is the most current information on individual tax lots available. TCL obtained the most current available data from the City of Nehalem, Tillamook County, FEMA, and DOGAMI, as well as reviewing data for verification purposes from various sites.

The following definitions apply to his BLI:

1. Buildable Lots: The tax lots are either vacant or partial vacant lots.
2. Developed Lands: These tax lots have improvements that make it unlikely they will be redeveloped in the foreseeable future.
3. Development Constraints:
  - a. Land with steep slopes.
    - Portions of tax lots with a greater than 25% slope are considered unsuitable for development.
  - b. Lands within the 100 year floodplain or floodway.
    - Portions of tax lots falling within the FEMA Flood Insurance Rate Map (FIRM) 100-year floodplain are considered unsuitable for development.
    - These lots have either an A or AE classification on the FIRM maps.
    - Tax lots within the FEMA-FIRM floodway are not developable.
4. Other Constraints Inventoried:
  - a. Land within natural areas.
    - The National Wetlands Inventory was utilized to indicate tax lots with mapped wetlands.
    - For the purpose of determining buildable lands, the NWI wetlands have not been utilized as there are no local protections on these wetlands.
  - b. Lands within the Tsunami Evacuation Zone.
    - Both the Local and Distant tsunami evacuation zones have been inventoried.
    - For the purpose of determining buildable lands, the tsunami zone has not been utilized<sup>1</sup>.

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<sup>1</sup> A review of City Policies concerning the Tsunami Evacuation Zones is outside the scope of this BLI.

5. Partially Vacant Lots: These tax lots may be either:
  - a. Partially developed but have redevelopment potential, or
  - b. Constrained on a portion of the lot by location within the 100-year flood plain, or
  - c. Constrained on a portion of the lot by having slopes or 25% or greater.
6. Residentially Zoned: properties zoned by the City for residential use, as per ORS 197.296(4)(a).
7. Vacant Lots: These tax lots have no constraints based on being within the floodplain or having steep slopes of 25% or more.

### **Data**

The following six tables present the data utilized in developing the BLI. All Tables have been developed for the City of Nehalem by TCL Planning Consultants in association with MorganCPS Group. After analyzing the original data base, lots deemed partially vacant or vacant, constraints were noted for each. Excel spread sheets that accompany this report contain the data for all tax lots, as do the annotated assessor's maps. The Tables in this BLI summarize this underlying data.

**Table 1** shows the number tax lots inside the City limits and the UGB, classified by identified constraints. Six hundred and eighty-seven lots were found to have at least one of the four identified constraints. Eighty lots were constrained by at least one hazard in the City, and 607 lots in the UGB. A number of these lots have multiple constraints, and thus when "counted" more than once the total is 791 constrained lots. Taking into account the above noted constraints, 270 lots were found to be buildable lots (see **Table 2 – Table 6**).

<b>Table 1</b>						
<b>Number of Tax Lots by Constraint and Location</b>						
<i>Categories</i>	<b>Number of Constrained Lots</b>	<b>Tsunami</b>	<b>+25% Slope</b>	<b>Floodplain/ Floodway</b>	<b>Wetlands</b>	<b>Totals</b>
<b>Inside City Limits</b>	107	27	11	27	15	80
<b>UGB</b>	684	375	47	102	83	607
<b>Total Constrained Lots</b>	791*	402	58	129	98	<b>687</b>
		<b>687</b>				
<i>*A number of these lots have multiple constraints, and are "counted" more than once in this column.</i>						

**Table 2** shows the distribution of buildable tax lots based on the Assessor's Map, inside the City and the UGB, and by zone. There are six Section Assessor's Maps that make up the entirety of the City of Nehalem and UGB: Map 22, Map 23, Map 27, Map 28, Map 33, and Map 34. These maps are further broken into quarter sections and quarter-quarter sections, which are utilized in the spreadsheet analysis of the data.

Knowing the Map location, review of where the buildable lots are generally located is a simple process. The general location of the maps is as follows:

- Map 23 includes the north eastern portion of the UGB, including North Fork Road and east of McDonald Road.
- Map 22 is south of Map 23, along North Fork Road and area around Division Street.
- Map 27 includes the City of Nehalem.
- Map 28 is west of the western City limits around Schollmeyer Road, both north and south of Highway 101.
- Map 33 extends from about Tohl Road. to the west UGB limits and south of Oceanway to the Nehalem River.
- Map 34 includes Nehalem Point, south of the City limits.

Table 2 Number of Buildable Lots by Map and Zone								
Map #	Zone Designation	Partially Vacant Lots		Unconstrained Vacant Lots		Total Number of Buildable Lots		Combined Totals
		City	UGB	City	UGB	City	UGB	
22DD	R-1	2	1		15	2	16	18
23's	R-1		4		15		19	19
	R-T		1		1		2	2
	L-M		2				2	2
27's	R-2		2				2	2
	R-3	1		16		17		17
	R-L	2	7	8	6	10	13	23
	R-M	11		27		38		38
28's	R-1		5		3		8	8
	R-2		18		33		51	51
	R-3		8		7		15	15
	R-T				4		4	4
	A-1		1				1	1
	C		3				3	3
33's	R-2		4		9		13	13
	R-3		3		22		25	25
	R-L		2				2	2
34's	R-L		2		25		27	27
Subtotals		16	63	51	140	67	203	270
		79		191		270		

**Table 3** shows the 270 buildable lots for the City and the UGB based on whether the lots are partially vacant or unconstrained. **Table 3** also shows the break down by zoning classifications. Clearly there are currently more lots available for development in the UGB than within the City itself. Fewer than twenty five percent (24.8%) of the available lots are within the City.

<b>Table 3</b>						
<b>Number of Buildable Lots by Zone</b>						
<b>Zone</b>	<b>Partially Vacant Lots</b>		<b>Unconstrained Vacant Lots</b>		<b>Total: Partially Vacant and Vacant Lots</b>	
	<b>City</b>	<b>UGB</b>	<b>City</b>	<b>UGB</b>	<b>City</b>	<b>UGB</b>
<b>R-1</b>	2	10		33	2	43
<b>R-2</b>		24		42		66
<b>R-3</b>	1	11	16	29	17	40
<b>R-L</b>	2	11	8	31	10	42
<b>R-M</b>			38		38	
<b>R-T</b>		1		5		6
<b>L-M</b>		2				2
<b>C</b>		3				3
<b>A-1</b>		1				1
<b>M-R</b>						
<b>Subtotals</b>	<b>5</b>	<b>63</b>	<b>62</b>	<b>140</b>	<b>67</b>	<b>203</b>
<b>Total Buildable Lots</b>					<b>270</b>	

Combining the data for partially vacant and the vacant lots, **Table 4** presents the number of buildable acres by zone within the City and the UGB. There is a higher total buildable acreage in the UGB (roughly 316.47 acres), similar to the ratio of lots. But the 28 acres of buildable land within the City is only about 8% of the total buildable acres (344.76 acres). This is in part influenced by one large partially vacant lot, Map 34 Tax Lot 200, located just north of Nehalem Point, which is just over 100 acres. That lot is in the Residential Light (R-L) classification within the UGB.

<b>Table 4</b>		
<b>Number of Buildable Acres</b>		
<b>By Zone</b>		
<b>Zone</b>	<b>Buildable Acres by Zone in City</b>	<b>Buildable Acres by Zone in UGB</b>
<b>R-1</b>	10.75	28.15
<b>R-2</b>		52.15
<b>R-3</b>	4.78	38.10
<b>R-L</b>	3.89	155.43
<b>R-M</b>	8.87	
<b>R-T</b>		31.96
<b>L-M</b>		5.76
<b>C</b>		1.85
<b>A-1</b>		3.07
<b>M-R</b>		
<b>Acreage Subtotals</b>	<b>28.29</b>	<b>316.47</b>
<b>Total Acreage</b>	<b>344.76</b>	
<b>Total # of Lots</b>	<b>67</b>	<b>203</b>

**Table 5** and **Table 6** show the number of vacant and partially vacant tax lots by size. **Table 5** shows the 67 buildable lots within the City boundaries. **Table 6** provides the breakdown of the 206 vacant and partially vacant tax lots within the UGB. Within the City of Nehalem, there are 16 partially vacant lots, primarily in the Residential Marine (R-M) zone. The 51 unconstrained vacant lots within the City are spread between the Residential 3 (R-3) zone, the R-L zone, and the R-M zone.

<b>Table 5</b> <b>Inside the City</b> <b>[Sixty-Seven Total Lots]</b> <b>Number of Buildable Tax Lots by Zoning and Site Size</b>												
Zone	Partially Vacant Tax Lots						Unconstrained Vacant Tax Lots					
	< .12	.12 - .5	.5 - 2.	2 - 4.	4 -10+	Total	< .2	.2 - .5	.5 - 2	2 - 5	5 +	Total
R-1			1		1	2						
R-2												
R-3					1	1	16					16
R-L		1			1	2	4	2	2			8
R-M		10	1			11	8		19			27
R-T												
L-M												
C												
M-R												
<b>Subtotals</b>	<b>0</b>	<b>11</b>	<b>2</b>	<b>0</b>	<b>3</b>	<b>16</b>	<b>28</b>	<b>2</b>	<b>21</b>	<b>0</b>	<b>0</b>	<b>51</b>
<i>Note: A minimum lot size of 5000 square feet is .114784 acres, thus the starting of ≤.12 in Table 5.</i>												



**Table 6** reflects the 203 buildable lots outside of the City boundaries within the UGB. There are 63 partially vacant lots shown in **Table 6**. They are spread between the zones, with the highest number of lots in the Residential 2 (R-2) zone. The only partially vacant lots within the Commercial zone are also shown in **Table 6**. These three lots are in the area between Tohl Avenue and Underhill Lane on Highway 101. One lot is accessed from Pinewood Way.

There are 140 unconstrained vacant lots shown in **Table 6**. These lots are distributed pretty evenly between the Residential 1 (R-1), R-2, R-3, and the R-L zones.

<b>Table 6</b>												
<b>Number of Buildable Tax Lots In the UGB by Zoning and Site Size</b>												
<b>Zone</b>	<b>Partially Vacant Tax Lots</b>						<b>Unconstrained Vacant Tax Lots</b>					
	<b>&lt; .2</b>	<b>.2 - .5</b>	<b>.5 - 2</b>	<b>2 - 5</b>	<b>5 +</b>	<b>Total</b>	<b>&lt; .2</b>	<b>.2 - .5</b>	<b>.5 - 2</b>	<b>2 - 5</b>	<b>5 +</b>	<b>Total</b>
<b>R-1</b>		2	6	2		<b>10</b>	3	27	3			<b>33</b>
<b>R-2</b>	2	6	14	1	1	<b>24</b>	18	14	8	2		<b>42</b>
<b>R-3</b>	3	1	4	1	2	<b>11</b>	24	4	1	0		<b>29</b>
<b>R-L</b>		1	2	5	3	<b>11</b>	1	25	4	1		<b>31</b>
<b>R-M</b>						<b>0</b>						<b>0</b>
<b>R-T</b>					1	<b>1</b>			4		1	<b>5</b>
<b>L-M</b>				2		<b>2</b>						<b>0</b>
<b>C</b>		1	1		1	<b>3</b>						<b>0</b>
<b>A-1</b>				1		<b>1</b>						<b>0</b>
<b>Subtotals</b>	<b>5</b>	<b>11</b>	<b>27</b>	<b>12</b>	<b>8</b>	<b>63</b>	<b>46</b>	<b>70</b>	<b>20</b>	<b>3</b>	<b>1</b>	<b>140</b>