

ANALYSIS
 NEED FOR ADDITIONAL RESIDENTIAL LAND WITHIN THE CITY'S UGB
REVISED OCTOBER 4, 2005

I. POPULATION PROJECTION			
1.	Utilize Clatsop County's Coordinated Population Projection for 2020		
2.	Develop a Population Projection for Cannon Beach for 2025: Assumption: continue same ratio of City population to County population as in 2000 and 2020		
3.	Population Projection, 2025		1946
II. POPULATION GROWTH 2005-2025			
1.	PSU 2004 Population Estimate	1650	
2.	Population Projection, 2025	1946	
3.	Population Growth 2005-2025		296
III. NUMBER OF DWELLING UNITS NEEDED TO ACCOMMODATE POPULATION GROWTH TO 2025			
1.	Number of Permanent Dwelling Units Needed to 2025 Assume a household size of 2.0	148	
2.	Number of Second Home Dwelling Units Needed to 2025 Assume 70% of total number of new dwelling units	352	
3.	Number of Dwelling Units Needed 2025		500
IV. NUMBER AND TYPES OF DWELLING UNITS REQUIRED - 2025			
1.	Assume Percentage of SFR/Duplex/MF 80%/6%/14% Assume a 2% vacancy factor		
2.	Needed Housing units		
	Single –Family Dwellings		408
	Duplex/Accessory Dwelling Units		31
	Multi-family Dwelling Units		72
V. AVAILABLE SINGLE- FAMILY LOTS WITHIN CITY LIMITS (RVL, RL, R-1, R-2, RAM)			
1.	Vacant Lots	191	
2.	Vacant Lots/Wetlands	58	
3.	Redevelopment of Existing Lots Assume 50%	39	
4.	Total		288

VI.	POTENTIAL LOTS WITHIN EXISTING UGB		
1.	Northside UGB (Recently Annexed, based on information provided as part of the annexation)	28	
2.	Midtown UGB	52	
3.	Eastside UGB	47	
4.	Total		127
VII.	POTENTIAL LOTS CITY AND UGB		
	Total		415
VIII.	SUPPLY AND DEMAND FOR SFR AND DUPLEX LOTS		
1.	Need to 2025		424
2.	Supply		415
IX.	AVAILABLE DU _s , EXISITNG VACANT R-3 WITHIN CITY LIMITS		
	Total		50
X	POTENTIAL ADDITIONAL R-3 LOCATIONS		
1.	Wrights for Camping 4.1 acres @15/du/acre	62 du	
2.	City owned RAM, Elk Creek Road 2.57 acres @15/du/qcre	39 du	
XI.	SUPPLY AND DEMAND FOR MF UNITS		
1.	Need to 2025		72
2.	Supply		50

Note: The assumptions used is these calculations were those agreed to at the June 28th Planning Commission work session

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