

RESOLUTION NO. 520

A RESOLUTION TO AMEND THE COMPREHENSIVE PLAN OF THE CITY OF CANBY TO INCLUDE NEW POLICIES REGARDING WETLANDS, CAPITAL IMPROVEMENTS AND COMMERCIAL/INDUSTRIAL SITES.

WHEREAS, the Comprehensive Plan was adopted by the Canby City Council on January 25, 1984, by Resolution No. 352; and

WHEREAS, D.L.C.D. has requested, by letter dated March 17, 1989, that the City of Canby should add certain elements to its Comprehensive Plan regarding Protection of Wetlands, Implementation of a List of Capital Improvements Projects, and inclusion of an Inventory of Larger Industrial and Commercial sites; and

WHEREAS, the Parks Master Plan for Land and Facilities, dated March 27, 1991, was adopted by City Council in April, 1991, including a 3-phased implementation program; and

WHEREAS, a City of Canby Capital Improvements Plan, 1988 was submitted to DLCD by the City, as part of the 1988 Periodic Review package, including numerous proposed projects which have not yet been implemented; and

WHEREAS, the Canby Director of Public Works, in a memo dated October 23, 1991, recommended a number of street improvements which were reviewed by City Council at that time; and

WHEREAS, as part of the 1988 Periodic Review package which was submitted to DLCD, an inventory of Wetlands was included; and

WHEREAS, as part of the 1988 Periodic Review package a summary of available Commercial and Industrial Lands, by Zoning and Comprehensive Plan use category was included; and

WHEREAS, the Canby Staff has prepared proposed modifications to the above described proposals in light of recent developments, projects already implemented, and department director requests; and

WHEREAS, the Canby Planning Commission considered the proposed amendment at a public hearing on September 14, 1992 and, after concluding the hearing and considering the required standards and criteria, voted to recommend that the City Council approve the proposals of the City Planner and amend the Comprehensive Plan; and

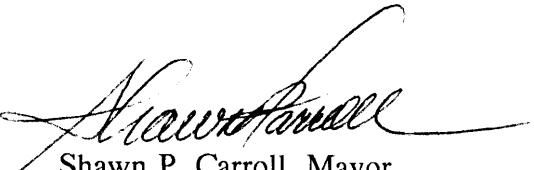
WHEREAS, the State Department of Land Conservation and Development was notified of the proposed amendment on July 28, 1992, and they did not respond to this notification; and

WHEREAS, the Canby City Council considered the proposed amendments at workshops on August 19, 1992 and September 16, 1992, and a public hearing on September 23, 1992; and


WHEREAS, the City Council accepted the findings, conclusions, and recommendations of the Planning Commission as the attached Exhibit "A".

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Comprehensive Plan of the City of Canby is amended, as indicated on Exhibit "B".

ADOPTED by the Canby City Council at a regular meeting thereof, this 23th day of September, 1992.


Shawn P. Carroll, Mayor

ATTEST:


Marilyn K. Perkett, City Recorder

file

**BEFORE THE PLANNING COMMISSION
OF THE
CITY OF CANBY**

A REQUEST FOR APPROVAL TO)	FINDINGS, CONCLUSIONS & ORDER
AMEND THE COMPREHENSIVE)	CPA 92-02
PLAN)	(City of Canby)

NATURE OF APPLICATION

The City Planner is requesting approval to amend the Comprehensive Plan Public Facilities and Services, Economic, and Environment elements, to propose policies and implementation measures to guide future decisions. The proposals are Growth Boundary Area-wide in impact.

HEARINGS

The Planning Commission considered this application at its public hearing of September 14, 1992.

CRITERIA AND STANDARDS

This is a legislative proposal application.

- D. Legislative Plan Amendment Standards and Criteria. In judging whether or not a legislative plan amendment shall be approved, the Planning Commission and City Council shall consider:

1. The remainder of comprehensive plan of the City, and the plans and policies of the county, state and local districts, in order to preserve functions and local aspects of land conservation and development;
2. A public need for the change;
3. Whether the proposed change will serve the public need better than any other change which might be expected to be made;
4. Whether the change will preserve and protect the health, safety and general welfare of the residents in the community;
5. Statewide planning goals.

CONCLUSION

The Planning Commission concluded that CPA 92-02 complies with all applicable criteria.

FINDINGS AND REASONS

The Planning Commission incorporates the staff report dated August 19, 1992 and the discussions on September 14, 1992 regarding these proposals, as support for its decision, supplemented by the following:

1. The Commission discussed the proposal to amend the Comprehensive Plan to include policies regarding wetlands, capital improvements and commercial/industrial site improvements, as requested by DLCD by letter dated March 17, 1989.


2. The Commission agreed this application is compatible with the text and maps of the Comprehensive Plan, and County plans for the area. There is a public need for the changes and it is the best available at this time. The proposal preserves and protects the public health, safety and general welfare and aids in implementing State Goals.
3. A motion was made, seconded, and approved to recommend that City Council approve CPA 92-02, the request for approval of an amendment to the Environmental, Public Facilities and Services, and Economic elements of the Comprehensive Plan.
4. This application complies with all City ordinances and policies.

ORDER

IT IS ORDERED BY THE PLANNING COMMISSION of the City of Canby that CPA 92-02 is recommended for approval to City Council.

I CERTIFY THAT THIS ORDER was presented to and APPROVED by the Planning Commission of the City of Canby.

DATED this 21 day of September, 1992.



Kurt Schrader, Chairman
Canby Planning Commission



Secretary

ATTEST:

ORAL DECISION - September 14, 1992

AYES: Schrader, Mihata, Maher, Fenske, Wiegand

NOES: None

ABSTAIN: None

ABSENT: Gustafson, Zieg

WRITTEN FINDINGS - September 21, 1992

AYES: Schrader, Mihata, Maher, Fenske

NOES: None

ABSTAIN: Gustafson, Zieg

ABSENT: Wiegand

PROPOSALS FOR COMPREHENSIVE PLAN AMENDMENT

EXHIBIT "B"

I. ADD TO ENVIRONMENTAL CONCERNS CHAPTER (top page 85)

FINDING NO. 10-R

Wetlands:

The inventory of wetlands was executed as a part of the goals update process and as a part of the review of four specific development projects which were nearby streams and suspected wetlands. Ten significant wetlands have been inventoried within the UGB, including eight in the City limits. The inventory was developed by using the Fish and Wildlife Service National Wetland Inventory Map, aerial photos for Canby, base maps of Canby, and field observations. Every site has been assigned a number, as shown on the attached map.

Site #1 - This is located in Canby Community Park and on Torgeson/Nelson property (private property) which contains a pond and excellent riparian area. A pond, which is part of the park, connects with the riparian environment on Torgeson's property. It is being used for recreational purposes and by students of biology from Canby High School for educational purposes. Water comes from springs and drains into the Molalla River through a culvert. The water is fresh and transparent. It may be the most significant natural resource in the City which deserves protection. It is the most impressive wetland in Canby. One interesting aspect of the area is the variation in vegetation structure and wetland.

A 138 unit manufactured home park has been approved adjacent to the wetlands, as proposed by Mr. Nelson, and was under construction in 1992. After a survey and recommendation by Lynn Sharpe, a wetlands consultant, the owner offered to dedicate the entire wetlands area to the City. The City expects to add the land to its adjacent Community Park. Recommended mitigation will be carried out prior to occupancy of the park. Bike and pedestrian paths will be constructed in adjacent areas for public enjoyment of the wetlands experience. The recently constructed subdivision in the uplands area adjacent to the north has dedicated the entire slope area up to the middle of the stream course to the City, as well. Erosion control plans are being carried out.

Sites #2, 3 and 4 - These sites are located in the Canby Utility Board's bottomland property behind the City water treatment plant. Sites 2 and 3 are small and seasonal wetlands which have not been identified on the national wetland inventory map. Site #4 is an inaccessible pond. Dense plants and trees are concentrated around them. They represent excellent wildlife habitat.

Site #5 - It is a great pond and wildlife area between Highway 99-E and First Avenue. It is really an impressive wetland with well developed upper story, under story and floor plants around it. Woodland around the pond supports several wetland species. The dense upper story and under story includes: Elderberry Red, Azolla, Holly, Cottonwood, Alder, Douglas Fir, Red Cedar, Poison Oak, and numerous others. Vegetation is so dense in most of the area that it is impossible to make trails. Water is supplied from springs and a well, which is used for irrigation. A dam has been built on the north side to retain water for irrigation. Surplus water drains into the Willamette River through the riparian environment. The water level is about 16 feet below the top of the bank. The water is clean with plants such as dogwood, overhanging the surface.

Site #6 - It is situated to the northwest of site #5 and south of Highway 99-E. It is a pond with a dam to its north for water retention. Its edges have been fenced and landscaped by the owner. The pond is private property and is a great wildlife habitat. A trail around the pond has been maintained through the blackberry plants. Water supply comes from springs and drains into the Willamette River through the riparian environment. The water is fresh and transparent.

Sites #7, 8 and 9 - Three sites are ponds which are located in the Willamette Valley Country Club golf course. One is in the center of the golf course and the other two are on the northern corner. They were built as a part of the golf course at the lowest levels. Sites #8 and 9 were swampy areas which were converted into ponds by pumping water from the Willamette River. The pond water is used for irrigation. Chemicals are used to keep the water clean so, as a result, the water is green. Wildlife habitat does exist in the ponds. Ponds #7 and 8 have islands of vegetation which are the sources of food and nesting habitat.

Site #10 - This area is a dammed stream near Territorial Road, easterly of Redwood Street. In 1992, the area surrounding the stream/wetland was owned by Wayne Scott and the Larson family. Lynn Sharpe has staked the site and the State DSL has accepted the delineation and approved mitigation procedures for the northern portion of the site while a subdivision is being built. Erosion control plans are being carried out.

Wetland Classification:

Wetlands which occur in Canby are different in size, types, and shapes. All the wetlands have palustrine system/classification. Most of the wetlands contain fresh water which comes from springs and/or wells, except #7,8 and 9, which pump their water from the Willamette River.

The wetlands in the City of Canby are small, shallow, permanent, non-tidal water bodies dominated by plants which are trees and shrubs. Seven of them are located in the 100 year and/or 500 year flood plains. These wetlands contain deep water habitats dominated by plants that grow on and/or below the water surface for most of the growing seasons. These wetlands have year-round water which helps in the growth and reproduction of the habitats. The dominant plants which float on the surface are

duckweeds, water lettuce, etc. Wetland #1 (partly), 4, 7, 8 and 10 have open water and details of their bottoms are unknown. The lower part of Wetland #1 (Torgeson/Nelson property) has been there for a number of years, as evident from the dominant grasslike plants.

Water regimes of all the wetlands are non-tidal. Surface water is present throughout the year in all the wetlands, except the seasonal wetlands (Wetlands #2, 3 and the lower part of #1) where the surface water is presently only in the early part of the year, or in the growing seasons. In Wetland #1 (pond), 4, 5, 6, 7, 8, 9 and 10, the amount and duration of flooding is also controlled by means of pumps and/or dams. Wetland #1, 4, 5, 6 and 10 have dams/barriers to obstruct the outflow of the water.

POLICY NO. 10-R: CANBY SHALL ATTEMPT TO MINIMIZE THE ADVERSE IMPACTS OF NEW DEVELOPMENTS ON WETLANDS.

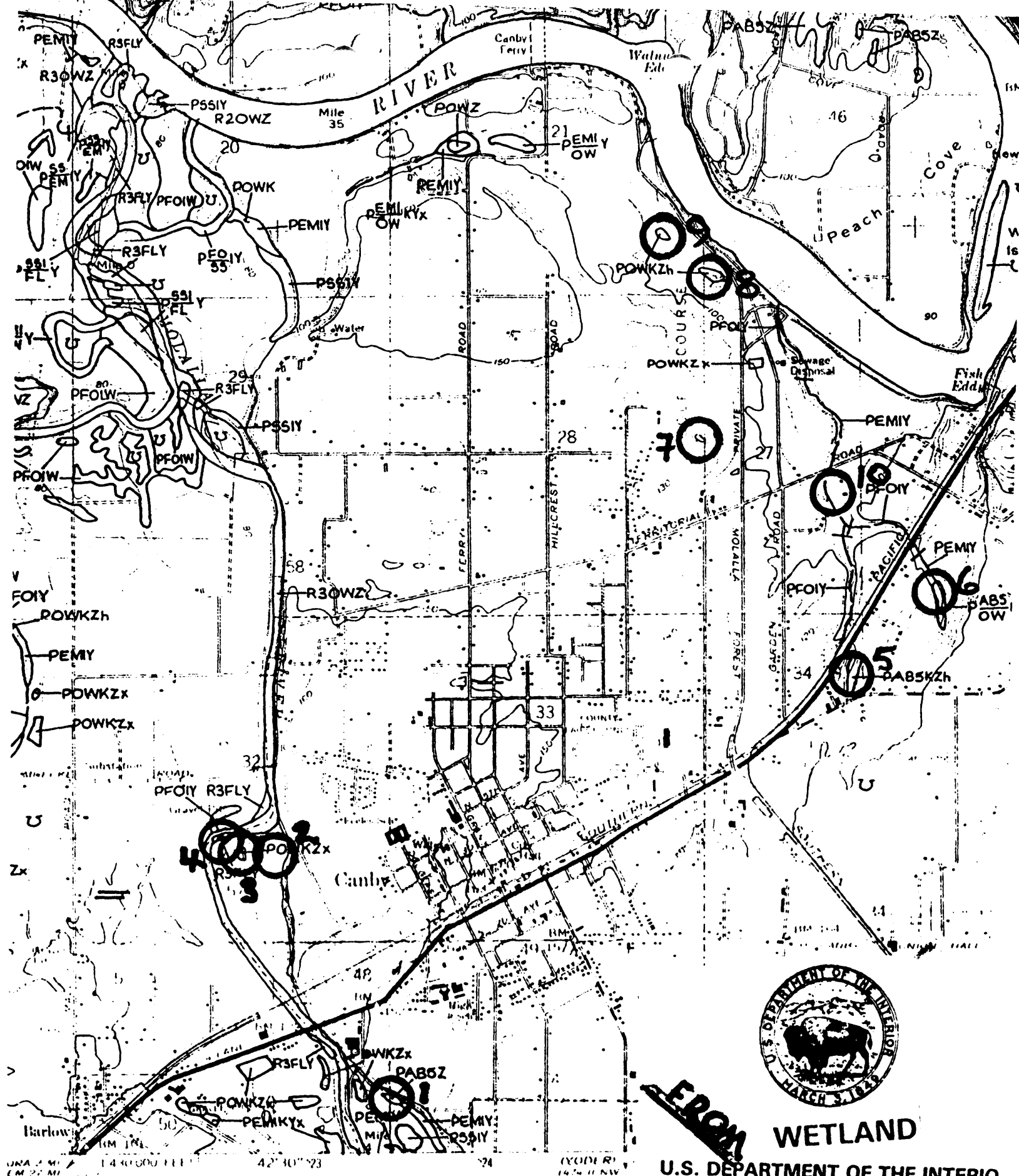
IMPLEMENTATION MEASURES:

- A. The City will assist the State Division of State Lands and Army Corps of Engineers in enforcement of State and Federal regulations (ORS 227.350) related to any development activity which may adversely impact wetlands.
- B. Prior to approval of, and as required by ORS 227.350, any development activity which may be near a wetland, the City will require a delineation of the boundary of the wetlands by the State Division of State Lands.
- C. Provide protection of wetlands resources as part of land use and development processes.
- D. Work with Clackamas County on implementing their Erosion/Sedimentation Control Plan requirements for any development activity.
- E. The City will utilize the attached Federal Northwest Inventory of Wetlands Map as a resource in determining potential for impact by development activities.

II. ADD TO THE PUBLIC FACILITIES AND SERVICES ELEMENT (Page 119, Policy #3) THE FOLLOWING:

IMPLEMENTATION MEASURE:

- D. Provide full consideration for funding of the following list of possible Capital Projects as part of the capital portion of the annual budget, also utilizing the following map entitled *Capital Improvement Plan* dated September 11, 1992.



SPECIAL NOTE

This document was prepared primarily by stereoscopic

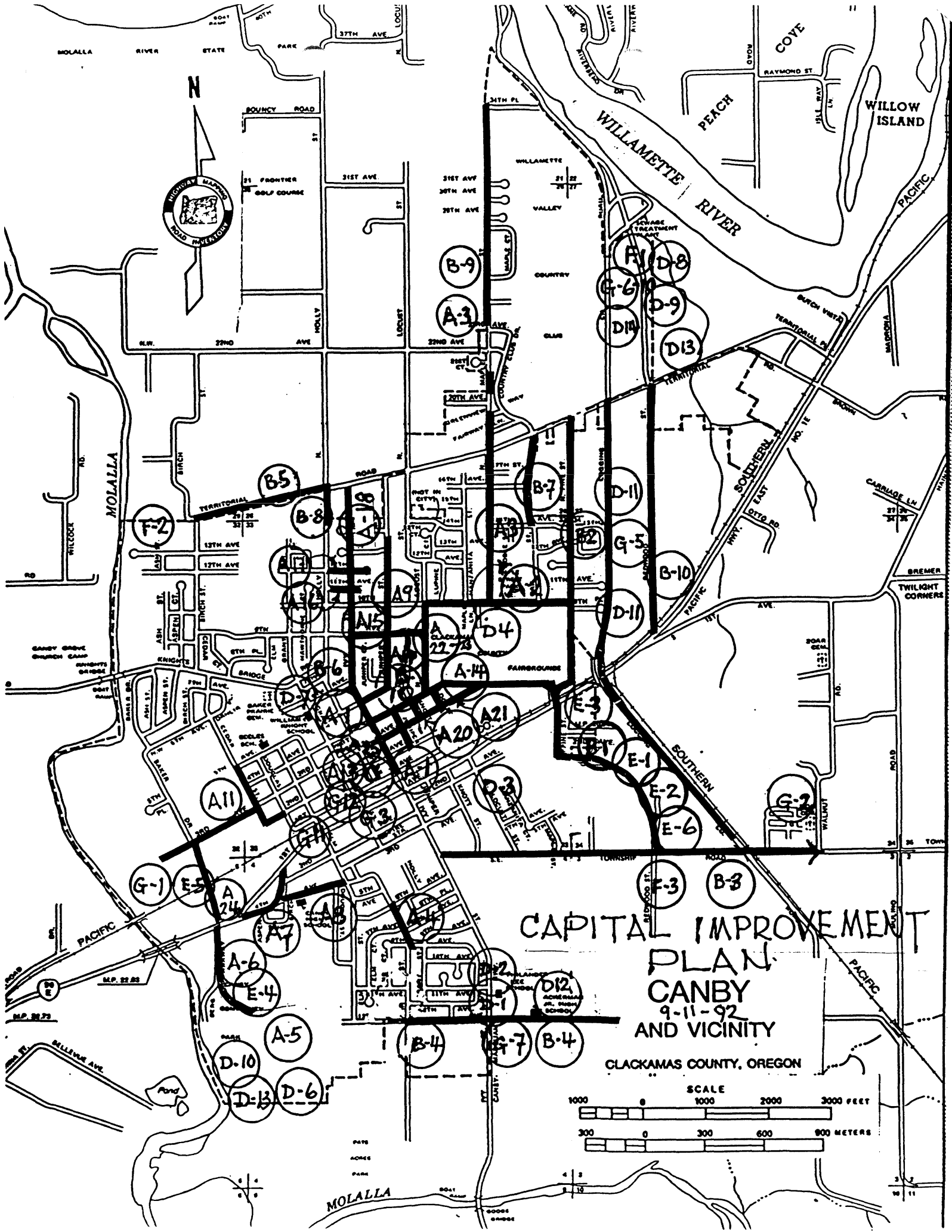
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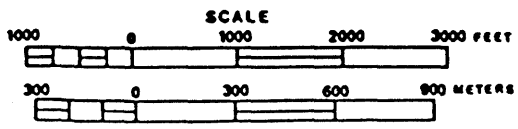
FISH AND WILDLIFE SERVICE

Prepared by Office of Biological Services
for the National Wetlands Inventory



CAPITAL IMPROVEMENT
PLAN
CANBY
9-11-92
AND VICINITY

CLACKAMAS COUNTY, OREGON



CAPITAL IMPROVEMENT PLAN

STREET PROJECTS:

In the long term, these projects encompass the complete improvement of the entire street system. This would include major street repair, consisting of replacing all of the oil mat streets with a good base and a good surface and to build crowns for better runoff and extended street life. Another element is to rebuild problem intersections. New streets or street extensions are proposed in a number of cases. Adjacent development projects will aid in building the portions within or adjacent to the development. County and State roadway improvements are also proposed. As funds become available from many sources, specific projects are selected and detailed for each year.

A. PROJECTS TO BE FUNDED BY CITY *(not in priority order)*

SHORT-TERM (by 1998):

1. N. Ivy (south of 9th)
2. N. E. 10th
3. N. Maple
4. S. Fir
5. S.W. 13th
6. Berg Parkway
7. S. Birch and S.W. 4th
8. S.W. 4th

LONG-TERM (6-20 years):

9. N. Juniper (2nd phase)
10. N. E. 5th & Juniper
11. Cedar and N.W. 3rd
12. Downtown Overlay (10,000 feet)
13. N.W. 3rd
14. N.E. 4th
15. N.E. 9th
16. N.W. 11th
17. N.W. 12th
18. N. Ivy (north of 9th)
19. N. Knott (1st phase)
20. N. Knott (2nd phase)
21. N.E. 3rd
22. N. Locust (1st phase)
23. N. Locust (2nd phase)
24. Baker to Berg
25. Realignment - north/south connection, Ivy to Holly

B. PROJECTS FUNDED OTHER THAN BY THE CITY (*not in priority order*)

SHORT-TERM (by 1998):

1. Township Road (Ivy to Mulino)
2. S. Pine (99-E to Township)
3. N. Pine (99-E to Territorial)

LONG-TERM (6-20 years):

4. S.E. 13th
5. N.W. Territorial
6. N. Ivy (new)
7. Oak Street (connection 14th to Territorial)
8. N. Holly
9. N. Maple
10. Redwood
11. Streets within or adjacent to developed project (*within* current City limits)
12. Streets within or adjacent to developed projects (*outside* current City limits)
13. County arterials resurfacing, especially E. Territorial, and South Ivy

C. CITY HALL COMPLEX IMPROVEMENTS (*not in priority order*)

Currently, central administrative offices exist downtown on Holly Street at S.W. 2nd Avenue, for the City Administration, Community Services, and the Police Department. The Library and its offices are nearby on Holly Street. The short-term project includes immediate roof maintenance on all buildings which have been deferred. Improvements are needed in these facilities, especially to protect police evidence and to secure vehicles and to make electronic and similar relatively minor improvements to the existing buildings and sites. In the longer term, modernization and remodeling of selected space, such as attics and basement areas, is needed, as well as court and Council Chambers. Ultimately, a new central complex should be explored as the City reaches the 20,000 population, because the current facilities will not be sufficient when the service demands more than double.

SHORT-TERM (by 1998):

1. Police evidence and property building, including a secured parking area
2. Complete remodel of City Hall done in phases
3. New furniture and needed computers for city offices
4. Roof Improvements (1993)
5. Library shelving (Approx. \$15,000) and new HVAC system (Approx. \$15,000)
6. Information and records management system

LONG-TERM (6-20 years):

7. Police building second-story improvement
8. Complete remodel of City Hall done in phases
9. New or improved council chambers
10. New City Hall complex
11. New walk-in safe
12. New furniture and needed computers for city offices
13. Information and records management system
14. Microfilming equipment

D. PARKS AND FLOOD/STEEP SLOPE PROTECTION *(not in priority order)*

In March of 1991, the Canby Parks Mater Plan Committee published a Parks Master Plan which was subsequently adopted by City Council in April, 1991. A 3-phase development program was a part of this plan. Proposals 5, 11 and 15 are part of this plan. The City and School District have gradually been making improvements at the facilities located at 13th and Ivy, including a Swimming Pool, Adult Center, Gymnasium at Ackerman Junior High School, and Lee Elementary School. Consistent with the newly adopted joint use policies proposals #1, 2 and 12 are included. The City has long attempted to locate a park in the high density population area near S. Locust and S.W. 3rd Avenue. Proposal #3 would provide for this gap in recreational service, once implemented. The City has acquired property called the Marshall property, next to Maple Park, which is not yet developed. Proposal #4 would provide this additional desirable development of a much used facility. Flood plain and steep slope protection is required by City policies #8R, 1-H and 2-H. Proposals #6, 8, 9, 10, 13 and 14 would help accomplish these policies and also provide recreational service consistent with many of the Parks Plan proposals. Proposal #7 is to further develop an exiting park.

SHORT-TERM (by 1998):

1. Parks Plan - Phase I and II
 - a. South side mini-park and bike/foot path system
 - b. Improve Community Park and neighborhood park
 - c. Two more mini-parks, and acquire other neighborhood park
 - d. Embankment
2. Swim Center expansion and improvement
3. Marshall property development
4. Community Center at Swim Center/Adult Center property
5. Expand Triangle Park and improve fountain and staging for cyclists

LONG-TERM (6-20 years):

6. Parks Plan - Phase III
7. Parks Plan - Phase IV, including four-field sports complex, new 2-pool aquatic center, community center
8. Expand Community Park by obtaining Traverso property - restrooms, sewer
9. Obtain more embankment area and area between it and Molalla River - Greenway
10. Purchase development rights on floodplain and wetlands
11. Willamette Greenway acquisition/rights
12. Purchase Andrus property for State park
13. Acquisition ODOT property for 18-hole golf course, marina and boat launch

E. INDUSTRIAL PARK IMPROVEMENT *(not in priority order)*

The City of Canby contracted with Richard Carothers Associates to prepare an Industrial Attraction Plan. The City has annexed the first stage of the area recommended in this plan as the best area for promotion. The six proposals encompassing this project would provide the needed sewer, water, electric and road improvements needed to develop this economic resource area.

SHORT-TERM (by 1998):

1. S.E. sewer collector (Redwood and Pine)
2. Infrastructure for S.E. industrial area (*within* current City Limits)
3. Realignment of N. Pine-N.E. 4th with signal
4. S.W. Berg Parkway to S.W. 13th Avenue connector
5. Berg Parkway to Baker Street connection
6. Infrastructure for southeast industrial area (*outside* current City Limits)

LONG-TERM (6-20 years):

7. Infrastructure for S.E. industrial area (*within* current City Limits)
8. Infrastructure for southeast industrial area (*outside* current City Limits)

F. SEWER *(not in priority order)*

The sewer project includes a number of components such as: 1) wastewater treatment plant facility upgrade; 2) extension of the sewer interceptor along Territorial Road; 3) completion of the southeast sewer collection system along S. Pine and S. Redwood; and 4) other sewer improvements to serve the remainder of the Growth Area Boundary outside the current City limits.

SHORT-TERM (by 1998):

1. Wastewater Treatment plant facility upgrade
2. S.E. sewer collector (Redwood and Pine)

LONG-TERM (6-20 years):

3. Wastewater Treatment plant facility upgrade
4. Territorial sewer extension
5. Other sewer improvements

G. OTHER PROJECTS *(not in priority order)*

Other projects proposed to be accomplished include the following components: construction of elements of a stormwater system, cemetery improvements, parking lots, sidewalks, electrical and water system improvements, traffic signal improvements, expansion of City shops, beautification, and various public facility pre-planning.

SHORT-TERM (by 1998):

1. Stormwater outfall improvements
2. Cemetery improvements, which include relocation of the entrance and caretaker's residence
3. Southern Pacific property parking lot
4. Sidewalk and curb improvements
5. N.E. stormwater plan
6. CUB improvements
7. Safety equipment
8. ADA compliance
9. Stormwater Plan
10. Trafficways Plan Update
11. CUB Water Plan
12. CUB electric plan implementation
13. Traffic Signal Program:
 - a. 99-E and Territorial
 - b. 99-E and Pine Street
 - c. 13th and Ivy
 - d. Township and Ivy

LONG-TERM (6-20 years):

14. Cemetery improvements, which include relocation of the entrance and caretaker's residence
15. Sidewalk and curb improvements
16. N.E. stormwater plan - Implementation

17. CUB improvements
18. Traffic signal program
 - a. 99-E and Birch
 - b. 99-E and Berg Parkway/Baker
19. Expand City shops (with excess property, build RV park and nature trails
20. Highway 99-E beautification (to include median separation and landscaping, acquiring greenway property, installing a visitor center, installing side-walks and street trees on north side of 99-E)
21. Downtown pedestrian mall
22. CUB electric plan implementation

III. ADD TO THE ECONOMIC ELEMENT (page 132, Policy #1):

IMPLEMENTATION MEASURE D:

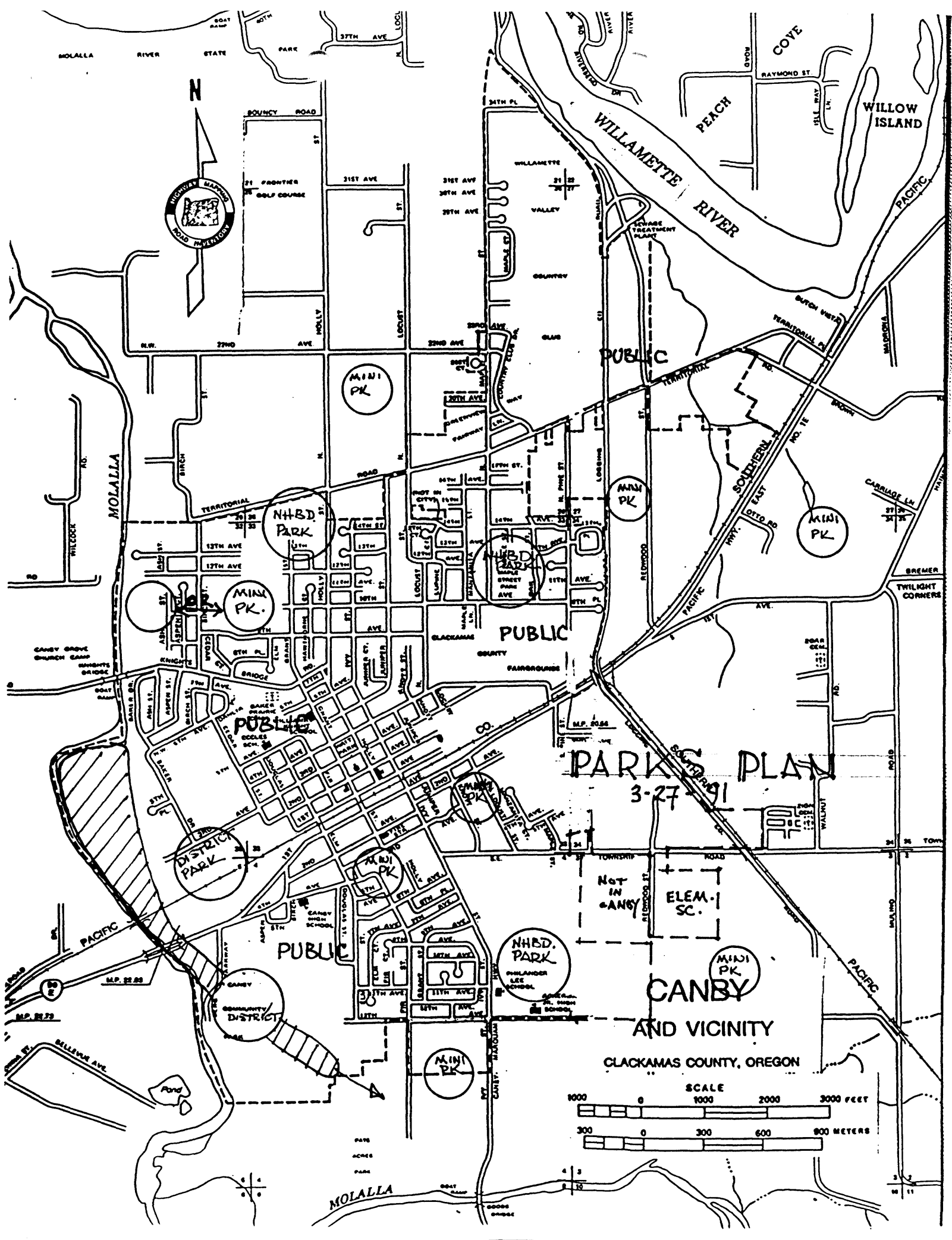
Promote development of the following Inventory of Larger Industrial Sites. (see attached "Industrial/Commercial Development Site Inventory")

IV. ADD THE FOLLOWING TO THE PARK DEVELOPMENT MEASURES OF THE PUBLIC FACILITIES AND SERVICES ELEMENT (Policy #5, page 120) AS IMPLEMENTATION MEASURE "D".

IMPLEMENTATION MEASURES D:

- A. Develop additional parks, such as Wait and Maple Street Park, to more adequately serve people living within Canby's current City limits and ultimate Urban Growth Boundary. Canby's current population is 9,000 and will ultimately reach 20,000.
- B. Continue to also make Canby's recreational resources available to the broader Canby community, including businesses, employees, and residents, living in the Canby High School District, which is basically the South Clackamas County Recreational District, and take steps to gain financial support for recreation from these people.
- C. Develop one mini-park (2 acres) for each 2,000 residents and locate such park so as to be readily accessible to each local residential area. For a population of 20,000, this would be 20 acres and 10 parks.
- D. Develop one neighborhood park (15-17 acres) adjacent to schools for each 5,000-7,000 people. For a population of 20,000 this results in a need for about 3 neighborhood parks and about 45 acres.

- E. Provide a total acreage of about 5 acres/1000 people of public recreation land within the Canby Urban Growth Boundary. For a population of 20,000 this would result in about 100 acres.
- F. Locate the new mini-parks and neighborhood parks on vacant land within the developing residential areas. Take steps to reserve such land prior to, or concurrent with, the development of such areas.
- G. Encourage new neighborhood parks such as Maple Street Park to be located adjacent to school sites and encourage joint City and school district development of recreation/school sites to the maximum extent practicable.
- H. Develop a system of bike paths and lanes throughout Canby, utilizing the Molalla River flood plain and embankment, park lands, easements, roadways, and other lands.
- I. Develop a "Greenway" along the Molalla River, including major river park nodes and providing a protection and preservation of steep slopes and wetlands and flood-prone lands. Such a "Greenway" should aid in protecting Canby's water source, storm drainage system, and open space, while still providing extensive educational and recreational opportunities.
- J. Program the development of the above described parks to be roughly concurrent with the development of each area of the City, as part of a development program as generally outlined in the Canby Parks Master Plan for Land and Facilities, 1991.
- K. Strongly advocate Canby's interests in State/Regional recreation planning and programming, especially with regard to the South Clackamas Recreation District, METRO, and the State, to encourage the location and development of recreation facilities near Canby and funding of recreation service to Canby residents and employees.
- L. Continue and intensify the cooperation between the City of Canby, Canby Kids, the school districts, major church groups and the Adult Center, Pool, and others, in the provision of recreation services.
- M. As land is reserved and/or funds become available for mini-parks, neighborhood parks, district parks, and greenways, provide programming for the ultimate development of a new swim center, two indoor pools, a new Community Center, a new fitness center, four ballfields, and one new amphitheater. Locate such facilities adjacent to schools as part of a neighborhood park or in relation to other major recreation facilities such as the Molalla River "Greenway."
- N. Generally, utilize the attached map of the "Parks Plan" dated March 27, 1991, to guide the geographic location of new parks facilities described above.



INDUSTRIAL/COMMERCIAL DEVELOPMENT SITE INVENTORY

#	Tax Map	Tax Lot	Owner	Location	Road Access	Acreage	Zoning	CR Design	In City Limits Y/N	Within UGB	Services Available	% Vacancy	Present Use	Constraints/Remarks
45.	4-1E-3	101	Raymond A. Weygandt	2440 SE Township at Walnut	Township, Walnut	38.23	County EFU-20 City M-1 (once annexed)	Lt. Ind.	No	Yes	Rail		Farming	County farm zone Needs sewer, water, electric
46.	4-1E-3	100	Raymond A. Weygandt	S.E. Township & Mulino Road	Township, Mulino	20.25	County GAD City M-1 (once annexed)	Lt. Ind.	No	Yes			Farming	County farm zone Needs sewer, water, electric
47.	4-1E-3	190	Lisa Mae Weygandt	S.E. 13th, between Logging Road and Mulino Rd.	13th, Logging Road, Mulino	13.74	County GAD City M-1 (once annexed)	Lt. Ind.	No	Yes	Rail	Farming	Residence and farming	County farm zone Needs water, sewer, electric
48.	4-1E-3	200	Daniel B. Hostedler	2542 S.E. 13th, near Mulino Road	13th Ave, Mulino	1.34	County GAD City M-1 (once annexed)	Lt. Ind.	No	Yes	Rail	Farming	Residence	County farm zone Needs sewer, water, electric

INDUSTRIAL/COMMERCIAL DEVELOPMENT SITE INVENTORY

#	Ass. Map	Ass. Lot	Owner	Location	Road Access	Acreage	Zoning	C.P. Desig.	In City Limits Y/N	Within UGP	Services Available	No. Vacancies	Present Use	Comments/Needs
37.	3-1E-34	1600	Redding Lbr. Transport, Inc.	399 S. Walnut	S. Walnut	1.92	County EFU-20 City M-1 (once annexed)	Lt. Ind.	No	Yes			Residence and trucking	County farm zone Needs sewer, water, electric
38.	3-1E-34	2300	Robert S. Ford	294 S. Walnut, between S. Walnut and S. Mulino Road	S. Walnut	4.98	County EFU-20 City M-1 (once annexed)	Lt. Ind.	No	Yes			Residence and farming	County farm zone Needs sewer, water, electric
39.	3-1E-34	2200	Gilbert L. Borg	Between S. Walnut and S. Mulino Road	S. Walnut	4.62	County EFU-20 City M-1 (once annexed)	Lt. Ind.	No	Yes			Farming	County farm zone Needs sewer, water, electric
40.	3-1E-34	2100	Gilbert L. Borg	23397 Mulino Road, between S. Walnut and S. Mulino Road	Mulino Road	12.43	County EFU-20 City M-1 (once annexed)	Lt. Ind.	No	Yes			Residence and farming	County farm zone Needs sewer, water, electric
41.	3-1E-34	2101	John Dewar	200 S. Walnut, between S. Walnut and S. Mulino Rd.	S. Walnut	2.00	County EFU-20 City M-1 (once annexed)	Lt. Ind.	No	Yes			Residence	County farm zone Needs sewer, water, electric
42.	3-1E-34	100	George Zimmer Est.	99-E, Mulino Rd.	99-E, Mulino Rd.	23.40	County EFU-20 City M-1 (once annexed)	Lt. Ind.	No	Yes			Farming	County farm zone Needs sewer, water, electric
43.	4-1E-3	1000	Dean L. Boyer	2001 S. Township	S. Township	1.73	County EFU-20 City M-1 (once annexed)	Lt. Ind.	No	Yes	Rail		Industry	County farm zone Needs sewer, water, electric
44.	4-1E-3	1001	Patsy A. Weygandt	S. Township/S. Pine	S. Township/S. Pine	12.39	County EFU-20 City M-1 (once annexed)	Lt. Ind.	No	Yes	Rail		Farming	County farm zone Needs sewer, water, electric

INDUSTRIAL/COMMERCIAL DEVELOPMENT SITE INVENTORY

#	Site Map	Area A/C	Owner	Location	Road Access	Acres	Zoning	GP Resp	In City Limits Y/N	Within UGB	Services Available	Is Vacant	Present Use	Comments/Notes
29.	3-1E-34	2800	Cliff Johnson	470 S. Walnut	Township, Walnut	1.20	County EFU-20 City M-1 (once annexed)	Lt. Ind.	No	Yes			Residence	County farm zone Needs sewer, electric and water
30.	3-1E-34	2900	Harold E. Fish	2374 S.E. Township	SE Township	4.86	County EFU-20 City M-1 (once annexed)	Lt. Ind.	No	Yes		Farming	Farm and residence	County farm zone Needs sewer, water, electric
31.	3-1E-34	3000	Raymond A. Weygandt	2522 SE Township	SE Township	1.00	County EFU-20 City M-1 (once annexed)	Lt. Ind.	No	Yes			Residence	County farm zone Needs sewer, water, electric
32.	3-1E-34	2700	Leighton C. Perkins	S. Walnut near S.E. Township	S. Walnut, SE Township	5.55	County EFU-20 City M-1 (once annexed)	Lt. Ind.	No	Yes		Farming	Farming	County farm zone Needs sewer, water, electric
33.	3-1E-34	2600	Leighton C. Perkins	446 S. Walnut	S. Walnut, SE Township	1.07	County EFU-20 City M-1 (once annexed)	Lt. Ind.	No	Yes		Farming	Farming	County farm zone Needs sewer, water, electric
34.	3-1E-34	2500	Elizabeth Rover	388 S. Walnut	S. Walnut, SE Township	4.90	County EFU-20 City M-1 (once annexed)	Lt. Ind.	No	Yes		Farming	Residence and farming	County farm zone Needs sewer, water, electric
35.	3-1E-34	3100	Duncan W. York	23849 Mulino Road	Mulino Road, SE Township	18.27	County EFU-20 City M-1 (once annexed)	Lt. Ind.	No	Yes		Farming	Residence and farming	County farm zone Needs sewer, water, electric
36.	3-1E-34	2400	Jacque Parsons	23625 Mulino Road	S. Walnut, Mulino Road	14.35	County EFU-20 City M-1 (once annexed)	Lt. Ind.	No	Yes		Farming	Trucking and farming	County farm zone Needs sewer, water, electric

INDUSTRIAL/COMMERCIAL DEVELOPMENT SITE INVENTORY

#	Tax Map	Tax Val	Owner	Location	Road Access	Acreage	Zoning	GP Dist.	In City Limits Y/N	Within UGB	Services Available	% Vacancy	Present Use	Comments
22.	3-1E-34	300	Kathryn Lewelling	S.E. 1st	99-E, SE 1st, & S. Walnut	31.71	County EFU-20 City M-1 (once annexed)	Lt. Ind.	No	Yes		Farming	Residence and farming	County farm zone Needs sewer, water, electric
23.	3-1E-34	301	Thomas J. Nolan	SE 1st & S. Walnut	S.E. 1st, Walnut	3.42	County EFU-20 City M-1 (once annexed)	Lt. Ind.	No	Yes		Farming	Residence, farming	County farm zone Needs sewer, water, electric
24.	3-1E-34	100	Estate - George F. Zimmer	SE 1st & Mulino Rd.	SE 1st; Mulino Rd.	23.40	County EFU-20 City M-1 (once annexed)	Lt. Ind.	No	Yes			Residence	County farm zone Needs sewer, water, electric
25.	3-1E-34	2000	Ronald D. Palmer	211 S. Walnut Rd.	S. Walnut	9.82	County EFU-20 City M-1 (once annexed)	Lt. Ind.	No	Yes			Home, farm buildings, nursery stock, horticulture farming	County farm zone Needs sewer, water, electric
26.	3-1E-34	1900	Carlos H. Oliveira	267 S. Walnut Rd.	S. Walnut	1.50	County EFU-20 City M-1 (once annexed)	Lt. Ind.	No	Yes			Home and farm	County farm zone Needs sewer, water, electric
27.	3-1E-34	1800	Jacque E. Parsons	South of 267 S. Walnut	S. Walnut	8.30	County EFU-20 City M-1 (once annexed)	Lt. Ind.	No	Yes		100% farming	Farming	County farm zone Needs sewer, water, electric
28.	3-1E-34	1700	Ray L. Burden	S. Walnut, north of cemetery	S. Walnut	28.09	County EFU-20 City M-1 (once annexed)	Lt. Ind.	No	Yes		Farming	horticulture farm	County farm zone Needs sewer, water, electric

INDUSTRIAL/COMMERCIAL DEVELOPMENT SITE INVENTORY

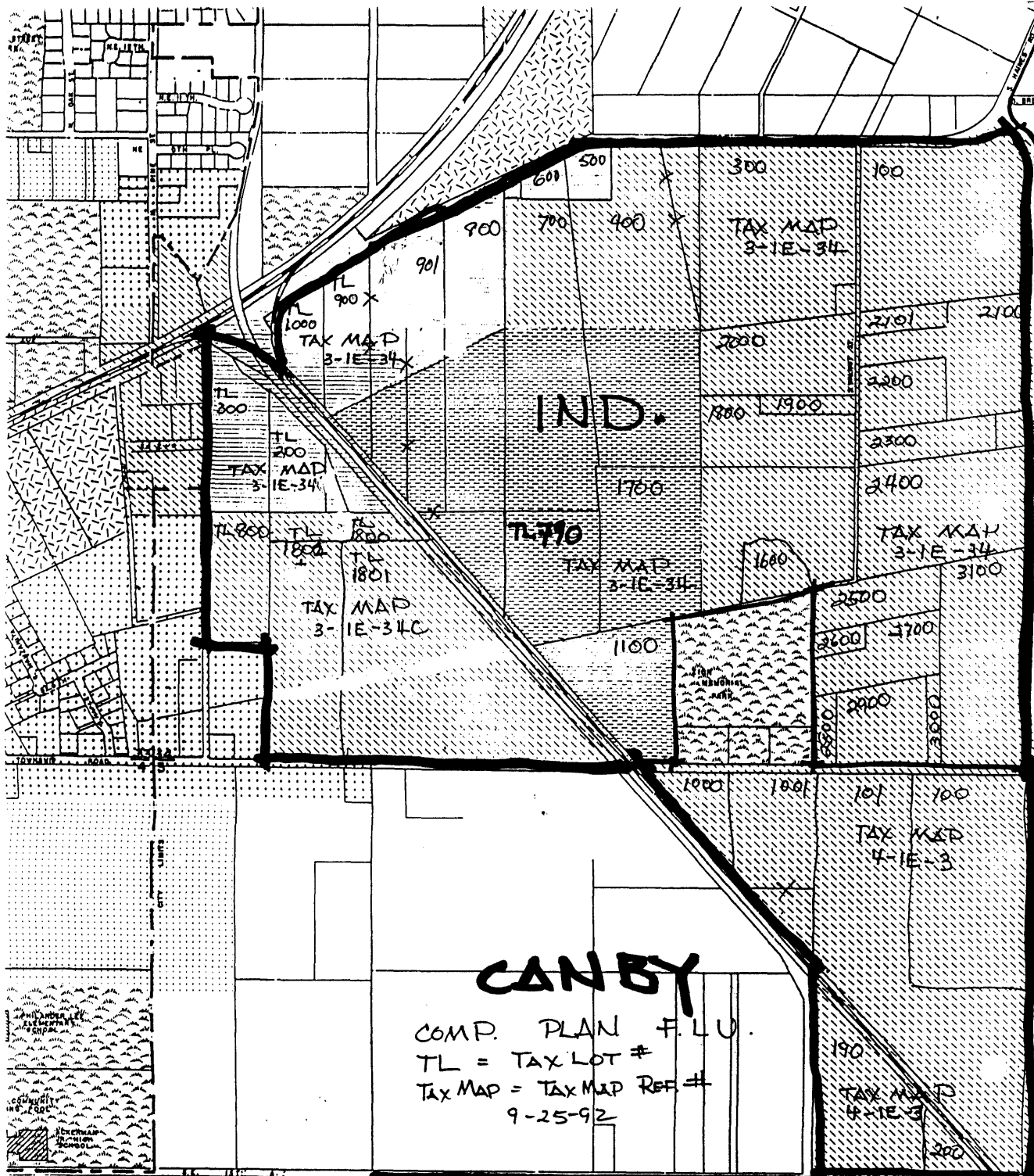
#	Tax Map	Tax ID	Owner	Location	Road Access	Acreage	Zoning	City Base	In City Limits Y/N	Water UGF	Services Available	% Vacancy	Present Use	Comments, etc.
16.	3-1E-34	901	Ivan Arnesen	99-E, SE 1st	99-E, SE 1st	2.26	County EFU-20 City C-M (once annexed)	C-M	No	Yes			Residence, farming	County farm zone. Needs sewer, water, electric
17.	3-1E-34	800	Est. George Zimmer	S.E. 1st	99-E, SE 1st	14.82	County EFU-20 City C-M (once annexed) (southern part could be M-2)	C-M	No	Yes			Residences, farming	County farm zone Needs sewer, water, elec.
18.	3-1E-34	700	Ray L. Burden	SE 1st	99-E, SE 1st	20.55	County EFU-20 City M-1 (once annexed) (southern 2/3 could be M-2)	Lt. Ind.	No	Yes			Residences, horticulture farming	County farm zone Needs sewer, water, electric
19.	3-1E-34	600	John I. Gale	SE 1st	99-E, SE 1st	1.03	County RRF-5; City C-M (once annexed)	C-M	No	Yes		0	Residence	Needs sewer, water, electric
20.	3-1E-34	500	Frank Madeira	SE 1st	99-E, SE 1st	2.21	County RRF-5 City C-M (once annexed)	C-M, Lt. Ind.	No	Yes			Residence and Farming	County farm zone. Needs sewer, water, electric
21.	3-1E-34	400	Irene E. Burden	SE 1st	99-E, SE 1st	31.71	County EFU-20 City M-1 (once annexed) (southern 1/3 could be M-2)	Lt. Ind. Hvy. Ind. on southern 1/3	No	Yes			Residence and horticulture farming	County farm zone Needs sewer, water, electric

INDUSTRIAL/COMMERCIAL DEVELOPMENT SITE INVENTORY

#	Ref. Map	Tax Lot	Owner	Location	Road Access	Acreage	Zoning	ESP Desig.	In City Limits Y/N	Water UGB	Services Available	% Vacant	Present Use	Comments/Needs
9.	3-1E-34C	1800	Dave Anderson	Adjacent to Tax Lots 1801 and 1802	99-E, S.Pine/ Redwood (new road)	1.00 (contig. to Tax Lot 200)	M-1	Lt. Ind.	yes		Water 350' to west of site	100%		Needs local access road, sewer, electric
10.	3-1E-34C	800	Gilbert Borg	SE Township	Township, Pine	6.80	M-1	Lt. Ind.	yes		Water on site			Needs local access road, sewer, electric
11.	3-1E-34	1100	Boyer Top Soil	SE Township	Township	12.42	M-1	Lt. Ind.	yes		Rail, small water line on Township	Most	Industrial storage (mostly); small bldgs. and radio tower	Next to cemetery. Site needs sewer, eventual large water line
12.	3-1E-32DC	1500	Fred Kahut	Baker Dr./3rd Ave.	Baker; NW 3rd	4.79	M-1	Lt. Ind.	yes		10" water line, sewer	100%	Vacant	None
13.	3-1E-32DC	1400	Maynard Nofziger	Baker Dr./3rd Ave.	Baker; NW 3rd	5.03	M-1	Lt. Ind.	No	Yes	10" water line, sewer	100%	Vacant	Steep slope on western portion (10% or less of site)
14.	3-1E-34	1000	Dee Walluck	99-E, Logging Rd., SE 1st	99-E, Logging Rd., SE 1st	2.50	County RREF-5 City C-M (once annexed)	C-M					Residence, open use	Current farming zone
15.	3-1E-34	900	Ivan Arnesen	99-E, SE 1st	99-E, SE 1st	26.26	County EFU-20 City C-M (once annexed) Southern part could be M-2	C-M Hvy. Ind. on southern 1/3	No	Yes		Mainly farming	Residence, horticulture farming	County farm zone Needs sewer, water, electric

INDUSTRIAL/COMMERCIAL DEVELOPMENT SITE INVENTORY

#	Trac Map	Trac No	Owner	Location	Road Access	Acreage	Zoning	GP Use	In City Limits YR	Within UGB	Services Available	% Vacancy	Present Use	Comments/Needs
1.	4-1E-5	400	Southern Pacific	S.W. Highway 99-E	SW 99-E	6+	M-1	Heavy Ind.	yes		Rail	100%	None	Needs sewer, new road (Berg/Baker), grade change, water, electric
2.	4-1E-5	403	Ray Lovell Trucking	Along S.W. 99-E	99-E	3.66	M-1	Heavy Ind.	Yes		Rail	50%	Trucking	Needs sewer/water
3.	4-1E-5	404	Adrian Fisher	S.W. 99-E	Same	4.60	M-1	Heavy Ind.	Yes		Rail	100%	Vacant	Needs sewer, water, electrical, new road (Berg/Baker)
4.	4-1E-5	401	City of Canby/Mike Rinkes	S.W. Highway 99-E	99-E, Cedar, NW 3rd, Baker	29.21	M-1	Heavy Ind.	Yes		Rail	100%	None	Needs sewer, water, electric, storm water line, access road
5.	3-1E-34C	1802	Christian Clayton (Anderson)	S.E. Township	Pine, Township	13.54	M-1	Lt. Ind.	Yes		12" water line 365 feet away	Most		Needs sewer, access road (local), electric
6.	3-1E-34C	1801	Donald Hanson, Estate of	S.E. Township	Pine, Township	32.81	M-1	Lt. Ind.	Yes		12" water line within 700 ft.			Needs sewer, access road (local), electric
7.	3-1E-34C	300	Wilhelm L. Guttormsen	1233 S. Hwy 99-E	99-E/S. Pine	7.66	C-M	C-M	Yes		Sewer, electric, water	Most	Home/farm	Narrow access to 99-E constrained by RR and Logging Rd. overpass
8.	3-1E-34C	200	Dave Anderson	S. of Highway 99-E	99-E, S. Pine/ Redwood (new road) or via T.L. 1800 and Logging Road	5.43	C-M	C-M	yes		Water 350' to west of site	100%	Farming	Needs local access road, sewer, electric



LEGEND

- URBAN GROWTH BOUNDARY
- AGRICULTURAL (outside UGB)
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- DOWNTOWN COMMERCIAL
- CONVENIENCE COMMERCIAL
- RESIDENTIAL / COMMERCIAL
- HIGHWAY COMMERCIAL
- COMMERCIAL / MANUFACTURING
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PUBLIC
- FLOOD PRONE / STEEP SLOPES
- PRIVATE RECREATION

This is a detailed street map of a city area, likely from a historical or planning document. The map shows a grid of streets, with major thoroughfares like "1st St" and "2nd St" running horizontally. A large, irregularly shaped area in the upper right is shaded with a dense cross-hatch pattern, indicating a specific land use or boundary. A thick black line outlines a large, irregular area in the center-right, possibly a park or a large lot. The map is labeled with street names and numbers, and includes a scale bar at the bottom right.