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ORDINANCE NO. 4217

TITLE: AN ORDINANCE PROCLAIMING THE ANNEXATION TO THE CITY OF ALBANY OF CONTIGUOUS TERRITORY CONSISTING OF 301 ACRES OF PROPERTY LOCATED SOUTH OF 53RD AVENUE AND WEST OF HIGHWAY 99E AS R-1(6), R-1(8), R-2, R-3 AND C-1 AND WITHDRAWING SAID TERRITORY FROM THE ALBANY RURAL FIRE PROTECTION DISTRICT AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Albany has recommended that a certain territory described in Section 1 of this Ordinance which is contiguous to the City of Albany be annexed and that more than 50% of the owners of the property in said area who own more than 50% of the land and real property therein and representing more than one-half of the assessed value of the real property therein have consented in writing to the annexation, said consent having heretofore been filed with the City Recorder in the matter prescribed by law; and

WHEREAS, the City Council by Ordinance No. 4210 adopted on the 29th day of November, 1978, dispense with an election submitting to the voters of the City the question of annexation of said territory and did at 7:15 o'clock p.m. on the 13th day of December, 1978, in the Council Chambers of the City Hall in said City at the time and place of hearing thereon, and the further question of withdrawing said territory, if annexed, from the Albany Rural Fire Protection District, at which time and place the voters of the City were given an opportunity to be heard on the questions involved; and

WHEREAS, notices of said public hearing were published and posted in the manner and for the time prescribed by law and the public hearing was duly held by and before the City Council as provided by law and by the terms of said Ordinance and the published notice, and it appears to be in the best interest of the City and of the area involved that it be annexed to the City of Albany and withdrawn from the Albany Rural Fire Protection District; and

WHEREAS, the City Council finds and determines that the facts and conclusions stated in Exhibit "A" attached hereto and by this reference incorporated herein are true and correct findings of fact regarding annexation and zoning of the property and they are hereby adopted as findings of the Council; now, therefor,

THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Section 1: The following described property to-wit:

(See Exhibit "B" attached hereto and by this reference incorporated herein)

Petitioners submission as supported by staff report dated 12/13/78 is hereby proclaimed to be; annexed to the City of Albany, Oregon.

subject to the condition that the development of the C-1 Neighborhood Commercial site shall be subject to site plan approval in accordance with Article 17 of the Albany Zoning and Land Use Regulations

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Section 2: That the above described territory annexed to the City of Albany is hereby withdrawn from the Albany Rural Fire Protection District

Section 3: That the City Recorder shall submit to the Secretary of the State of Oregon a copy of this ordinance, a copy of Ordinance No. 4210, and a copy of the complete consent document signed by the landowners within the territory annexed. The City Recorder shall also, within 10 days of the effective date of this annexation report this annexation to the County Clerk and to the County Assessor of Linn County, Oregon.

Section 4: Emergency Clause

In as much as the peace, health and safety of the persons who live or own property within the area to be annexed it is effective and an emergency is hereby declared to exist and this ordinance shall become in full force and effect immediately on its passage by the Council and approval by the Mayor.

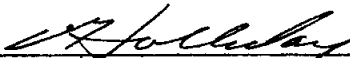
Passed by the Council: December 13, 1978

Approved by the Mayor: December 13, 1978

Effective Date: December 13, 1978

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Recorder

Planning Commission's Action

At their regular meeting of November 6, 1978, following a public hearing, the Planning Commission recommended approval of this request with modifications in the requested zoning as shown on Exhibit C and based upon the following findings of fact together with the findings submitted by the applicant.

Annexation

In Favor

- 1) The application represents 83% of the total property owners (187 out of 225), 86% of the total assessed value (The \$8,839,550 out of \$10,332,650), and 70% of the total land area (212 acres out of 301 acres); each of these categories is well in excess of the 50% required.
  - 2) The applicants have submitted findings demonstrating compliance with LCDC Goals and Guidelines (pages 1-10), demonstration of public need (page 10, Exhibits H, I and K) and Compliance with the Comprehensive Plan (Page 2 and Exhibit L).
  - 3) The McFarland School District has reviewed the request and indicated no opposition. Plans for a new elementary school on 53rd Avenue have already begun. Opportunities to develop new residences in this area could ease pressures on schools in other areas of the Community.
  - 4) The Linn County Health Department has indicated that mal-functioning septic systems are suspected in this area during winter months thus substantiating the need for City sewers (see attached letter).
  - 5) This area has been committed to future urbanization through a number of previous actions including the City of Albany Comprehensive Plan, the placement of the large interceptor sanitary sewer line to LBCC, and the number of delayed (contract) annexation projects approved by both the City and Linn County. However, given the recent change in Linn County policies and ordinances, future urban developments in this area are unlikely apart from annexation to the City of Albany.
- If the City of Albany does intend to eventually annex those properties committed by delayed (contract) annexation, then there are only two methods available. One method is the triple 50 percent annexation procedure, and the other is piecemeal consent annexation of contiguous properties. The second method presents numerous obvious problems due to physical limitations and property ownership patterns. On the other hand, the Triple 50 Percent Annexation method would provide the City an opportunity to annex, plan and control the urban development of this area as a whole, rather than in fragmented pieces.
- 10

A<sub>2</sub> + H<sub>3</sub>

6) Economic Considerations

| <u>Increase in City Revenues</u> |           | <u>Decrease in City Revenues</u> |          |
|----------------------------------|-----------|----------------------------------|----------|
| Tax Base Increase                | \$27,588  | Rural Fire Protection            | \$13,845 |
| State Shared Sales Taxes         | 26,400    | Outside Sewer Rate               | 13,842   |
| State Revenue Sharing            | 6,360     |                                  |          |
| Federal Revenue Sharing          | 31,920    |                                  |          |
| 2 mill Levy                      | 20,665    |                                  |          |
| Utility Franchises               | 18,000    |                                  |          |
|                                  | \$130,933 |                                  | \$27,687 |
| NET INCREASE                     |           | \$103,246                        |          |

Comprehensive Plan Amendment

- 1) The present comprehensive plan does not adequately provide for neighborhood commercial services in this area particularly when calculating the potential residential density, location of major attractions (LBCC) and distance to existing commercial facilities.
- 2) This particular three acre site is well suited for the requested change due to its primary location at a major intersection and accessibility to the surrounding neighborhood.
- 3) The requested change is supported by the applicable LCDC Goal Statements.
- 4) The request of area residents for commercial services supports the public need criteria (see Exhibit M).
- 5) The applicants findings support the requested amendment (pages 1-13).

Zoning:

- 1) The requested zoning districts are supported by the applicants findings (pages 11-14).
- 2) The R-1(6) and R-1(8) Single Family Residential Districts are logical in terms of size, area, existing development, and availability of services.
- 3) The R-3 High Density multiple family residential zoning along the south side of Belmont Avenue is appropriate due to the existing development, prior commitments, and need for student housing near LBCC.

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CONDITIONS

- 1) Development of the C-1 Neighborhood Commercial site shall be subject to site plan approval in accordance with Article 17 of the Zoning and Land Use Regulations.

In addition to the above findings, other City Departments submitted the following concerns:

- 1) The Fire Department has indicated that there may be a problem with extending adequate size water mains for fire protection into the Alandale area.
- 2) The Police Department is especially concerned with the annexation proposal (see attached memo) indicating that an additional three officers and a patrol car may be needed to adequately serve the area without a reduction in service to the rest of the community.

VWR

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FACTS, FINDINGS & EXHIBITS  
FOR  
PROPOSED ALANDALE-COLLEGE GREEN  
TRIPLE 50% ANNEXATION  
TO THE CITY OF ALBANY

Narrative Text

|               |  |
|---------------|--|
| EXHIBIT A     | Legal Description of Area              |
| EXHIBIT B     | Boundary and Ownership Area            |
| EXHIBIT C     | Proposed City Zoning & Street Plan     |
| EXHIBIT D     | Soil Types                             |
| EXHIBIT E     | Flood Hazard Area                      |
| EXHIBIT F     | Existing Sanitary Sewer Lines          |
| EXHIBIT G     | Existing City Water Service            |
| EXHIBIT H & I | Letters in Support of Annexation       |
| EXHIBIT J     | Albany Interim Street Plan             |
| EXHIBIT K     | City of Albany Growth Projections      |
| EXHIBIT L     | Results on Housing Types and Densities |
| EXHIBIT M     | Petition Requesting C-1 Zoning         |



PROPOSED TRIPLE 50% ANNEXATION REQUEST  
ALANDALE - COLLEGE GREEN AREA  
PORTION OF SECTIONS 24 AND 25  
TOWNSHIP 11 SOUTH AND RANGE 4 WEST, W.M.  
LINN COUNTY, OREGON

The initiators, based upon the following data, conclusions and findings of fact, respectfully request that the subject property should be annexed to the City of Albany and zoned in accordance with the City of Albany Zoning and Land Use Regulations as outlined in our attachments. (See Exhibit C)

The area concerned contains approximately 301 acres of land bounded by 53rd Avenue on the north, U.S. Highway 99E on the east, Allen Lane on the south and the westerly extension of College Green Subdivision on the west. (See Exhibit B). A composite legal description has been provided to the Planning Commission as required. (See Exhibit A).

The major portion of this annexation has already been developed under delayed annexation agreements with the City of Albany. The College Green Subdivisions and Linn Benton Community College comprise over 60% of the request. The remainder of the property has gone through typical rural residential tracting over the years with lot sizes varying from 10,000 square feet to almost 18 acres in size.

Compliance With LCDC Goals and Guidelines

Goal 1. Citizen Involvement

Citizens of Albany and Linn County have participated in designating this land as residential in several processes dating back to 1970. Public hearings were held in 1970 for the Project 80 Comprehensive Plan. Hearings were again held in 1974 for a second Comprehensive Plan which included this property and designated it for urban residential uses. Hearings were held in 1972 and 1974 by Linn County for adoption of their Comprehensive Plan and zoning ordinance, respectively.

In 1976 and 1977 under direction of the Land Conservation and Development Commission, Linn County, Benton County and the Cities of Albany, Tangent and Millersburg jointly held public hearings in the greater Albany area to establish the proposed urban growth boundaries. After extensive meetings and input from concerned citizens, this area was also included inside the proposed boundary.

#### Finding of Fact

Citizens have actively participated in the land use designation of this area since before 1970 and will continue to do so under the format by which the City of Albany holds its land use decision processes.

#### Goal 2. Land Use Planning

The proposed annexation area is currently within the preliminary urban growth boundary as agreed upon by the governing bodies of Linn County and the City of Albany. It has had a designation of urban or residential in all of Linn County's and the City of Albany's comprehensive plans.

We are requesting a small portion of C-1 Neighborhood Commercial at the northwest corner of Belmont Avenue and U. S. Highway 99E. This would allow for the creation of a small area of retail establishments which would serve the neighborhood needs for the many homeowners who are currently, and will be, living in this area. The designation of C-1 is compatible with the existing surrounding zoning and uses and also would be located at the intersection of a major arterial and a residential collector street. We are also submitting a petition from property owners in the area to attest to the need of a neighborhood commercial zone in this area. (See Exhibit M).

#### Finding of Fact

All governing bodies, with full citizen involvement in the enactment and implementation of land use decisions have, since 1972, designated this area for urban development. It is in compliance with the Linn County and City of Albany's comprehensive plan.

A comprehensive plan amendment should be granted to allow C-1 zoning to serve the large number of residential homes and the Community College in this area. Under its definition: "The C-1 district is typically appropriate to small shopping clusters or service centers located within residential neighborhoods."



Goal 3. Agriculture Lands

This annexation request, as stated before, lies within an adopted urban growth boundary. Substantial public investment for services has been made to the area. Almost all of this area is or was Class II and III soils as defined by the Soil Conservation Service. (See Exhibit D). If land use planning had been in effect 10 years ago and using the same criteria as we are under now, this area might still be an active, viable farm resource. With the public decisions that have been made since 1970, the 35 acres of undeveloped land are surrounded on the north and south by development. This acreage then becomes a logical area to urbanize and then relieve the pressures on a more economic parcel of ground. The urban growth boundary extends further to the south, east and west than our request. This area has, for some time, been committed to urban development as a natural expansion for the City. Delayed annexation agreements have been signed by a number of residents of the area.

Finding of Fact

This land as defined falls under agricultural lands as it contains Class II and III soils. An exception to this goal is justified to maintain and satisfy Goals 10 and 14. Prior development and public action has committed this ground to urban uses. The use of this ground for residential purposes will generate a more uniform urban growth boundary and minimize the agricultural - urban conflict by keeping a buffer between the higher intensity farm uses south and east of this request from the existing urban density area.

Goal 4. Forest Lands

The land in this annexation request is not forest land nor does the comprehensive plan call for it to be in forest use.

Finding of Fact

This request is in compliance with Goal No. 4.

Goal 5. Open Space, Scenic and Historic Areas and Natural Resources

The comprehensive plan found no need for additional public open space in this area. There is, however, a dedicated unimproved 2 acre park in Alandale Subdivision. The Community College also provides an unlimited source of open space and recreational activities for the people of this area and Albany as a whole.

There are no known designated scenic or historical areas in this request. The natural resource of this land is its soil capacities, and at this time are no longer able to be utilized. The land is committed to residential purposes.

Finding of Fact

There are no historical or scenic areas to be preserved in this request. The open space element of the comprehensive plan is met in other areas of the City. This request is in compliance with this Goal.

Goal 6. Air, Water and Land Resources Quality

Residential use of this land will result in no significant impact on air quality. This site does not lie in an air quality maintenance area. Auto trips will not be significantly increased by an annexation of this size as a major portion has been developed and is being occupied already. Public transportation is also available to this area.

The northerly and westerly portion of this site is effected by backwater of both the Calapooia River and Oak Creek. Development plans would necessitate the improvement of the tributary drainages and therefore improving stream water quality.

Finding of Fact

This annexation request will have no adverse impact on the air, water and land resource quality and is compatible with the guidelines of Goal 6.

Goal 7. Areas Subject to Natural Disasters and Hazards

Approximately 12% of the northwest portion of this annexation lies in the flood fringe of intermediate regional flood (100 year flood) of the Calapooia River and Oak Creek. (See Exhibit E). Portions of College Green Subdivision were also in this fringe area and have been adequately filled and contoured in their development to bring the elevation above the flood plain. Proper location of the dwelling units on the land, additional filling of site, contouring and shaping of drainage channels, coupled with Section 7.02 of the City's zoning and land use regulation ordinances, will result in the protection of life and property. No damming, diking or levies are deemed necessary. Section 7.02 provides the following requirements to assure the public safety:

- A. Special building permits shall be issued by the City when it has been determined that:
1. The proposed site or building will not, during potential future flooding, be so inundated by water as to result in injury to residents or serious damage to property.
  2. The finished floor elevation restriction of any proposed building is placed at such an elevation to allow compliance with the 100 year flood level, as most currently established by the U. S. Army Corps of Engineers.
  3. The proposed development site or building will comply with all of the requirements as established by the Federal Flood Insurance Program (Referenced to Special City Resolutions 1565, 1566 and 3608.)
  4. Any improvements will not change the flow of surface water during future flooding so as to endanger the residents or property in the area, and
  5. Adequate provisions have been made to assure proper access during flooding.
  6. Acceptable engineering practices have been met if filling or compaction of fill is necessary. The City may require engineering plans and data as part of the building permit review.

Flood plain information from the Corps of Engineer's 1971 report on the Albany area flood hazard are included for your information. (See Exhibit E ). Minimal amounts of filling on west portion of the existing flood hazard area will enable a large majority of this land to be developed and thereby ease the pressure on other lands which are more suited to agriculture or resource uses. Any proposed development plan would have to adequately address this matter.

Finding of Fact

The major portion of this request lies outside any flood hazard area. The 35 acres inside the limits of the flood fringe can suitably be developed to low density residential usage and remain in compliance with the goal under strict enforcement of Section 7.02 of the City of Albany's Zoning and Land Uses Regulations.

Goal 8. Recreational Needs

This site has not been identified as necessary to satisfy this goal. The existing facilities at Linn Benton Community College and the proposed City park facilities to be built in conjunction with the new school complex on 53rd Avenue adequately meet the local recreational needs. Development plans should also consider the possibilities of bike and jogging trails along the existing drainage ways to further satisfy this goal.

Finding of Fact

This annexation is in compliance with Goal 8.

Goal 9. Economy of the State

This goal is not applicable in that the public determined use for this area is for housing to satisfy Goal 10. This request should be appealing to the City of Albany as the area currently is valued in excess of \$10,000,000.

Finding of Fact

Goal 9 is not applicable.

Goal 10. Housing

This goal mandates that the State provide for the housing needs for the citizens of Oregon. It further states that "Buildable land for residential use shall be inventoried and plans shall

encourage the availability of adequate number of housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon householders and allow for flexibility of housing location, type, and density".

The County and City plans have both determined that this land should be used to satisfy the public need for housing. Public provision of the full range of urban services under delayed annexation agreements to a large portion of this request further strengthen the commitment and also the need to annex. It is illogical to have such a large area of dense development outside the City limits when the City has gone to the expense it has in providing the services. The tax base should be with the City and not the County.

The City of Albany needs to have a ready available supply of residential lots which can be utilized either by builders or potential homeowners. In order to provide this, there needs to be an even larger amount of land which is recommended for this usage. This land has been prescribed and is now ready for annexation so that plans can be made to provide the available lots for the 1979, 1980 and 1981 construction seasons. Single family residential lots are not available in the City of Albany. Countless builders and potential homeowners cannot secure the lots they need to build on. Exhibits H & I will support this fact.

#### Finding of Fact

This land is suitable and has been designated as an area to fulfill the need for housing for the citizens of Albany. The current lack of available lots thereby expresses the need for more land and not just the speculative demand for it. This annexation is in compliance with this goal and it is now timely to include this property into the corporate limits of the City of Albany.

#### Goal 11. Public Facilities and Services

Substantial public and private investments have been made to provide the full range of urban services to this area already. Utilities available include:

Sanitary sewer operated and maintained currently by the City of Albany of adequate capacity and depth. (See Exhibit F)

Public water service is adequately provided in the area by Pacific Power and Light Company which allows for both domestic and fire protection purposes. (See Exhibit G).

Electrical power, natural gas and telephone service is currently available to the area.

Currently, fire protection is provided under contract to the City of Albany and police protection by the Linn County Sheriffs Department. Upon annexation, these services would be provided by the City of Albany and funded by the increased tax base.

Recreation areas are included within the annexation request.

Health services would be provided by Linn County Department of Health and Albany General Hospital.

Public schools will serve this area. McFarland Grade School currently is in the process of purchasing property for another grade school on 53rd Avenue. This annexation should not adversely impact the elementary district as almost 83% of the acreage is either in public ownership or already developed. Development scheduling also is such that occupancy of any new construction would not be for at least two and most possibly three years. Albany Union High School District will serve the older school age children and is now more than adequate to handle the increased load over a two to five year period. Linn-Benton Community College is included in the annexation and currently is experiencing an enrollment of approximately 8,000 people.

#### Findings of Fact

This request will not adversely affect any of the existing services or agencies involved. In fact, it will more effectively utilize and provide a better rate of return on the investments made already to provide services to this area.

#### Goal 12. Transportation

This area, since it has already been partially developed, has undergone extensive transportation planning. The 1970 Project 80 Plan (see Exhibit J) shows interim highway planning for this area. The major network of streets will be the following: U. S. Highway 99E, 53rd Avenue, Looney Lane, Morse Avenue, Alandale Avenue and Belmont Avenue. The City of Albany is currently having a transportation study completed to best determine locations for their collector and arterial streets. Any development plan for this area would incorporate this planning. Our collector street proposal is shown also on Exhibit C.

#### Finding of Fact

Transportation studies have been and are being conducted in this area. Prior development has been planned to incorporate more than adequate transportation plans to quickly and safely disperse traffic in this area. This request will be the next logical step in the continuation of this planning process.

#### Goal 13. Energy Conservation

The proposed request will help to maximize the conservation of energy by placing homes in an undeveloped area between the existing corporate limits and a pocket of dense development. This request will also recycle and reuse vacant land which is mandated under Item A-3 of Goal 13. New home construction has gone through major shifts in emphasis in the last 4 years and now new techniques and ideas are extensively used in saving energy and consumer dollars.

#### Finding of Fact

This annexation request does minimize energy demands by consolidating growth and reuse of vacant lands.

#### Goal 14. Urbanization

This land has been included in the urban service area of the urban growth boundary area as agreed upon by the City of Albany and Linn County in 1977-78. The property is contiguous to the corporate limits and contains developed property and services with a wide range of urban services. Under definition from this goal, land within boundaries separating urbanized land from rural land shall be considered available over time for urban uses. And further, that the conversion of urbanizable land to urban uses shall be based on consideration of the four following findings:

1. Orderly provision for public facilities and services.
2. Availability of sufficient land for the various uses to insure choice in the market place.
3. Compliance with LCDC goals.
4. Encouragement of development within urban areas before conversion of urbanizable areas.

### Finding of Fact

This annexation area has most public facilities available to it already. It contains only 12% of urbanizable land and the remainder has been developed to urban density. This request, if granted, will provide the needed land to assure that there is sufficient choice in the market place. It is in compliance with LCDC goals and guidelines, and will also encourage development within urban areas and may not require conversion of other urbanizable areas until a later date.

### Goals 15 through 19

These goals are not applicable to this annexation request.

### NARRATIVE IN SUPPORT OF ANNEXATION

This request encompasses a large area of land by which a majority has previously been developed through letters of delayed annexation agreement with the City. There is a need for a supply of developable land which can be utilized for the home building industry of our area. The City is presently working on a vacant lands inventory to determine what lands might be available, but at this time it is incomplete. This kind of method, if taken literally, will give a misleading figure as not all land which is vacant is necessarily available for development. The support of the people in the area and the documented need from builders and realtors and the lack of available lots which they have a market for, should substantiate the criteria for need. City of Albany planning staff in their analysis of housing needs in April of 1978 came up with the following projection of growth (See Exhibit K). These figures show an increase in population of almost 7% for 1978 and 5% per year through 1981. This, coupled with an average household size which is steadily decreasing, will show need for increased amounts of living units to be available in this area. This can be accomplished in two separate manners or a combination thereof: 1) Additional annexation of suitable developable lands, and 2) increased allowable densities. It is not realistic to limit the amount of developable land the City has in its boundaries when the demand for housing is proven and the City has taken the stance that it is seeking continual economic and industrial growth.

This request is in compliance with all of the LCDC goals and guidelines except for Goal 3. An exception to this goal is justified to adequately fulfill Goals 2, 10 and 14 in supplying sufficient and varied amounts of lands for the residential, educational and recreational needs of the citizens of Albany.



JUSTIFICATION FOR ZONING

The zoning classification requested for this annexation is shown in Exhibit C and is comprised of the following:

|       |  |                 |
|-------|--|-----------------|
| R-1-6 | Single Family Residential<br>6000 sq. ft. size           | 90 acres        |
| R-1-8 | Single Family Residential<br>8000 sq. ft. size           | 63 acres        |
| R-2   | Limited Multiple Family Residential<br>3000 sq. ft./unit | 7 acres         |
| R-3   | Multiple Family Residential<br>1200 sq. ft./unit         | 19 acres        |
| C-1   | Neighborhood Commercial                                  | 3 acres         |
|       | LBCC Conditional Use Permit<br>on R-1-8 zoned land       | 101 acres       |
|       | Public road right-of-ways                                | <u>18 acres</u> |
|       |  | 301 acres       |

R-1-6 Single Family Residential 90 acres

This area is comprised of the already developed College Green Subdivision, First Addition to College Green, Second Addition to College Green and the proposed First Addition to Alandale. There is also approximately 20 acres of undeveloped ground lying west of Alandale Subdivision and east of the extension of Looney Lane. A portion of this request is within the flood hazard area but would be best suited for the continuation of the existing land use pattern to the south.

R-1-8 Single Family Residential 63 acres

This zoning is located in two areas: 1) Linn Benton Community College and 2) the area north of and including Alandale Subdivision.

The area comprising the College is shown on the comprehensive plan as residential and public. The remainder of the public school facilities in the City have in the past taken on the surrounding zoning pattern and then operated on a Conditional Use Permit. The R-1-8 request is one of convenience and probably preferable to the adjacent R-3 to the north.

The second area includes property which has some residential development on it and street patterns have been determined. This lot size would allow several of the lots in Alandale to redivide and still not lose the character of the existing neighborhood. The undeveloped area lying north of Alandale has more of the flood hazard area in it and would be more suited to either larger lots or the possibility of clustered housing on more of the suitable land and improvement of bike paths and natural areas along the existing drainage channels.

R-2 Limited Multiple Family Residential 7 acres

This proposed multiple family zoning is along two stretches of proposed arterial and collector streets. The area west of Looney Lane is in the upper flood fringe which would be brought out of the flood hazard area when Looney Lane was improved. The land directly adjacent to the west falls off significantly into the flood plane and is undevelopable. This would allow increased costs for streets, lot grading, water distribution lines and sanitary lines to be absorbed on duplex lots with a higher value.

The area south of 53rd Avenue is a narrow strip of ownerships which once again allow for better land use and the spreading of multiple family zoning throughout the neighborhood. This request for R-2 zoning is for approximately 8% of the housing units which could be created by this annexation. This compares with a City average of 8% which was documented by our firm from City data and tabulated in Exhibit L.

R-3 Multiple Family Residential 19 acres

We have proposed two specific areas for R-3 zoning. Area I is 13.44 acres in size and is located directly north of the LBCC campus in an urban multiple family zone as defined by Linn County Planning. All but the easterly 4.7 acre tract has previously been developed

with a total of 213 duplex or multiple family units. The easterly tract at this proposed zoning would generate an additional 171 multiple family units. This area was approved for multiple family dwellings at this density by both Linn County and the City of Albany when the original College Green proposal was presented. Development has occurred on over two thirds of this area already and because of the adequacy of services, should be allowed to continue.

The second area is adjacent to the westerly right-of-way of U.S. Highway 99E lying, basically, between Morse and Alandale Avenues. This area was selected because of its access to these interceptor streets. It is also bounded on the west by a major drainage channel to the Calapooia River. Development plans would eliminate access to the highway. This would bring it under the guidelines for multiple family zoning as prescribed under items 29, 31 and 37 of the Project 80 Comprehensive Plan. Guideline 4 of Goal 13 (Energy Conservation) of LCDC Goals and Guidelines mandates that land use planning should combine increasing density gradients along high capacity transportation corridors to achieve greater energy efficiency.

In looking at the size of the multiple family zoning request, one must first realize that this is a direct support area for housing for LBCC students. The proposed percentages listed at the end of this text, when compared to the existing housing patterns of the City, will look higher than they really are. This housing will continue to be in demand and in reality 36% of the zoning area already has been developed. The requested areas are dispersed while utilizing the best possible areas for this density of housing.

C-1 Neighborhood Commercial 3 acres

The proposed C-1 zoning is at the northwest corner of Belmont Avenue and U.S. Highway 99E. A portion of the property is currently zoned urban multiple family and the remainder suburban residential. It is felt by many residents of the area that a neighborhood commercial center is needed to serve the existing development and college. These area centers are already dispersed throughout the developed portion of Albany. This request would be a continuation of that policy and would ease a hardship on the residents of the area. This zoning would also partially recognize an existing use (Shelton's Welding Shop). Justification can also be found by increased energy and fuel savings in not having to shop totally in Albany for convenience goods.

As was mentioned earlier in this text, a comprehensive plan amendment will need to be approved prior to granting this zoning request. This zoning is needed and an integral part of the total planning and thought which has gone into this annexation request.

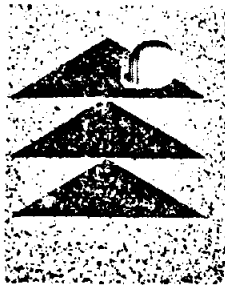
Residential Living Unit Analysis

| Zone       | Acreage  | Units/Acre<br>(Net) | Proposed<br>Units | Existing as<br>of 8/1/78 |
|------------|----------|---------------------|-------------------|--------------------------|
| R-1-6 zone | 90 Acres | 4.0                 | 360               | 170                      |
| R-1-8 zone | 63 Acres | 3.0                 | 189               | 35                       |
| R-2 zone   | 7 Acres  | 14                  | 101               | 1                        |
| R-3 zone   | 19 Acres | 31                  | <u>590</u>        | <u>202</u>               |
| Total:     |          |                     | 1240 Units        | 408 Units                |

Percentage of Proposed Units:

|                     |     |
|---------------------|-----|
| Single Family Units | 44% |
| Duplex Units        | 8%  |
| Multiple Family     | 48% |

The petitioners feel that this annexation is a logical and timely request which best serves both the City and the people of the area. The zoning designations are realistic in nature and will not put a burden on any services in the area. The higher density area should not bring in many children as the occupants will primarily be single students. The impact of this annexation should not be excessive in any area as almost 60% of the area has been developed and currently is assessed at over \$10,000,000 in valuation.



# TIMBERLAND

*Services, Inc.*

(503) 926-9404

1010 AIRPORT ROAD - P. O. BOX 688 - ALBANY, OREGON 97321

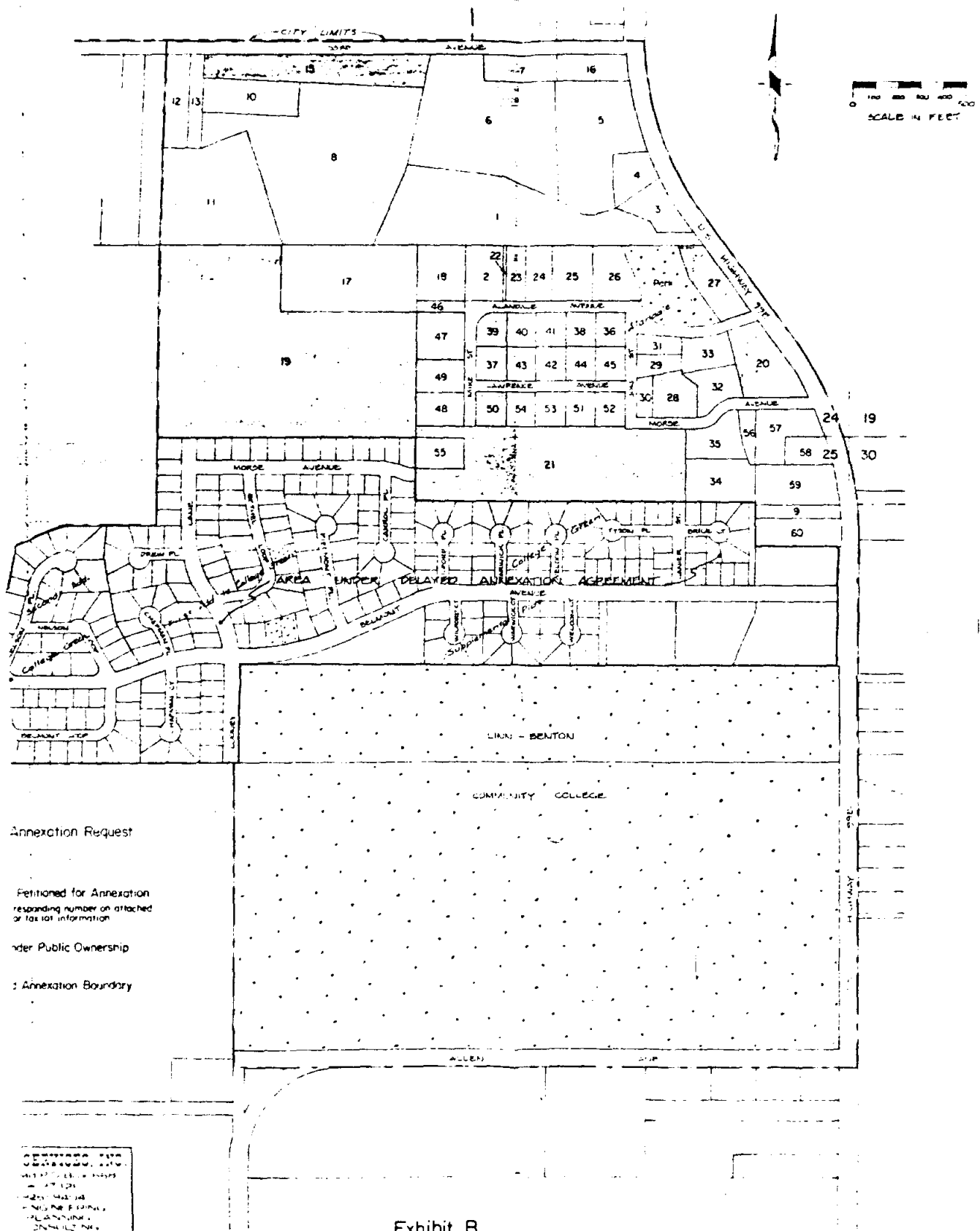
October 13, 1978

EXHIBIT "A"

Legal Description

Beginning at a point which is North 89°38' West 2068.35 feet and South 00°44' East 1780.42 feet from the northeast corner of the Robert E. Harmon Donation Land Claim No. 77 in Township 11 South and Range 4 West of the Willamette Meridian in Linn County, Oregon, said point being the northwest corner of that certain tract described in Vol. 349, Page 16 of Linn County Deed Records; thence running South 02°12' West a distance of 844.38 feet to the northwest corner of that tract described in Microfilm No. 85-479, Linn County Deed Records; thence South 00°46' West 844.34 feet to the most northerly northwest corner of FIRST ADDITION TO COLLEGE GREEN; thence South 00°41'30" West 390.02 feet; thence South 89°18'30" East 217.58 feet to the northeast corner of SECOND ADDITION TO COLLEGE GREEN; thence along the boundary of said SECOND ADDITION North 89°18'16" West 193.19 feet; thence South 64°57'28" West 229.61 feet; thence South 11°46'05" West 186.42 feet; thence South 24°01'23" West 188.87 feet; thence South 40°06'11" West 169.74 feet; thence South 09°07'23" East 462.99 feet; thence South 89°14'30" East 695.36 feet to the southwest corner of said FIRST ADDITION; thence continuing South 89°14'30" East 410 feet more or less to the most westerly west line of the Linn-Benton Community College lands; thence southerly along said west line to the westerly extension of the southerly right-of-way of Allen Lane; thence easterly along said southerly right-of-way and the extensions thereof to a point on the easterly right-of-way of U. S. Highway 99 East; thence northerly along said easterly right-of-way to a point which is on the easterly extension of the northerly right-of-way of 53rd Avenue; thence westerly along said extension and northerly right-of-way to a point which is North 02°12' East 45 feet more or less from the point of beginning; thence South 02°12' West 45 feet more or less to the point of beginning, containing 301 acres more or less.

PROPOSED  
**ALANDALE - COLLEGE GREEN ANNEXATION**  
 TO THE CITY OF ALBANY  
 in Sections 24 & 25, T. 11 S., R. 4 W., W.M.



Annexation Request

Petitioned for Annexation  
 responding number on attached  
 or tax lot information

nder Public Ownership

: Annexation Boundary

■■■■■■■■ CITY  
 ■■■■■■■■ STATE HIGHWAY  
 ■■■■■■■■ COUNTY ROAD  
 ■■■■■■■■ LOCAL ROAD  
 ■■■■■■■■ ALLEYS  
 ■■■■■■■■ PLANNING  
 ■■■■■■■■ ZONING DISTRICT

PROPOSED

# ALANDALE - COLLEGE GREEN ANNEXATION

TO THE CITY OF ALBANY

in Sections 24 & 25, T. 11 S., R. 4 W., W.M.

## PROPOSED CITY ZONING & STREET PLAN

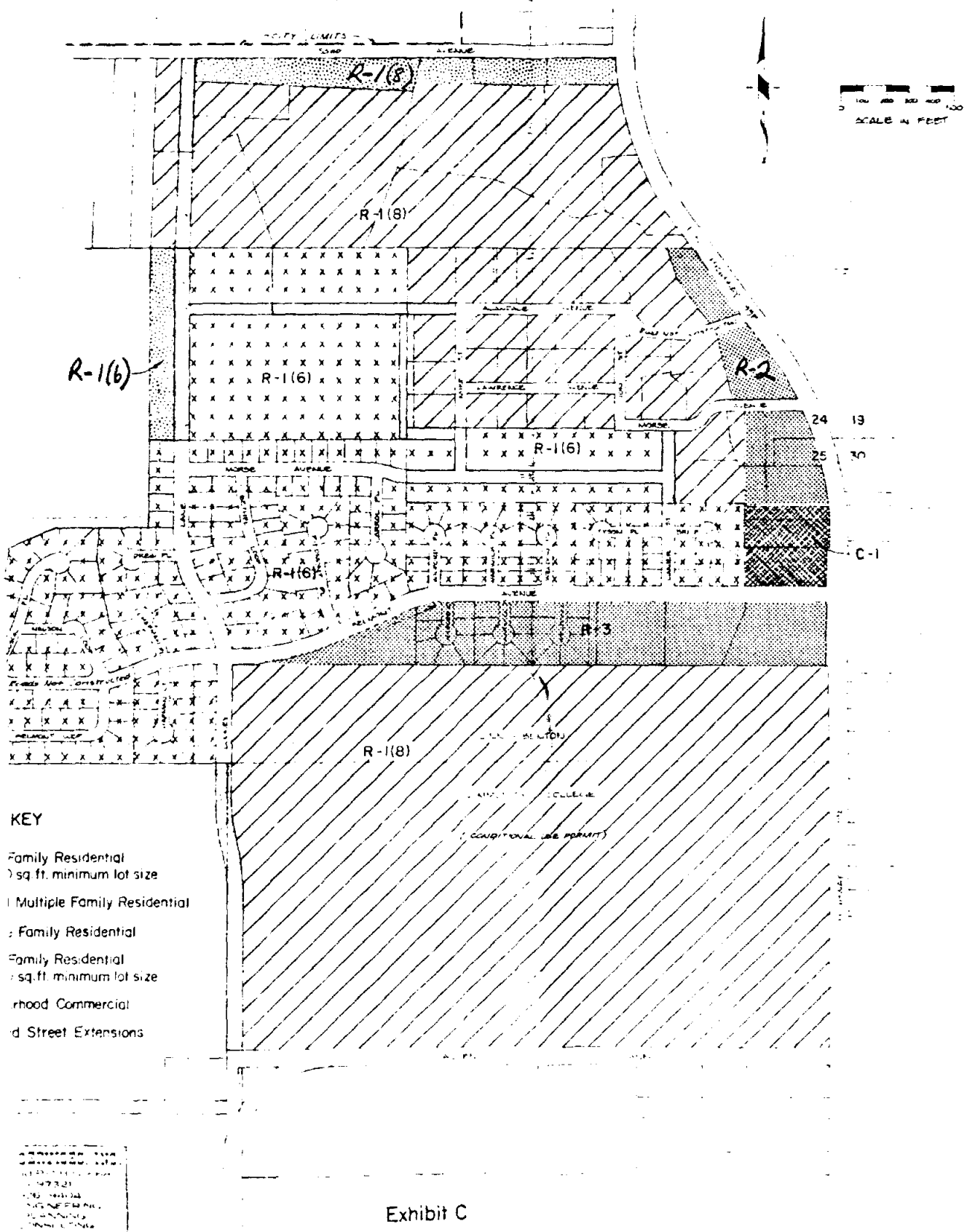
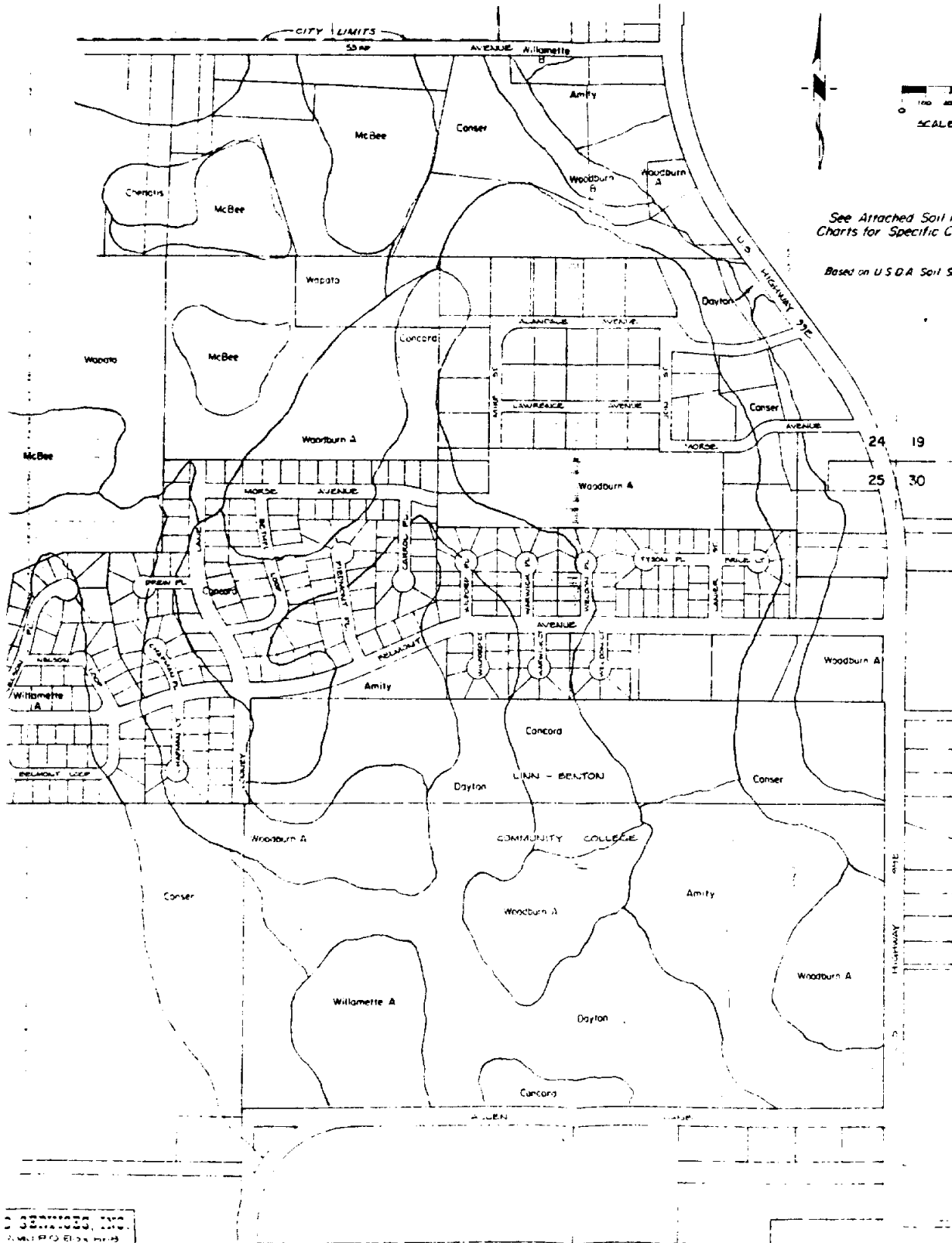


Exhibit C

PROPOSED  
**ALANDALE - COLLEGE GREEN ANNEXATION**  
 TO THE CITY OF ALBANY  
 in Sections 24 & 25, T. 11 S., R. 4 W., W.M.  
**SOIL TYPES**



*See Attached Soil Interpretation  
 Charts for Specific Characteristics*  
*Based on U.S.D.A. Soil Survey Maps*

SEANCO, INC.  
 3333 10th St. N.E.  
 Seattle, WA 98105  
 (206) 465-1111  
 FAX (206) 465-1112  
 ENGINEERING  
 PLANNING  
 CONSULTING

Exhibit D



RECREATION

| USE          | SOIL | RATING   | RESTRICTIVE FEATURES   | USE              | SOIL | RATING   | RESTRICTIVE FEATURES   |
|--------------|------|----------|------------------------|------------------|------|----------|------------------------|
| CAMP AREAS   | 1    | Moderate | Wet, percolates slowly | PLAYGROUNDS      | 1    | Moderate | Percolates slowly, wet |
| PICNIC AREAS | 1    | Moderate | Wet                    | PATHS AND TRAILS | 1    | Moderate | Wet                    |

CAPABILITY AND PREDICTED YIELDS - CROPS AND PASTURE (HIGH LEVEL MANAGEMENT)

| SOIL | CAPABILITY |     | Blackberries Tons/A |     | Bush beans Tons/A |     | Filberts Tons/A |     | Pasture AUM/A |     | Sweet Corn Tons/A |     | Spr. Barley Tons/A |     | REMARKS |
|------|------------|-----|---------------------|-----|-------------------|-----|-----------------|-----|---------------|-----|-------------------|-----|--------------------|-----|---------|
|      | NIRK       | IRK | NIRK                | IRK | NIRK              | IRK | NIRK            | IRK | NIRK          | IRK | NIRK              | IRK | NIRK               | IRK |         |
| 1    | IIw        | IIw |                     | 5   |                   | 6   | 1               |     |               | 16  |                   | 8   | 2                  |     |         |

WOODLAND SUITABILITY

| SOIL | POTENTIAL PRODUCTIVITY |            | WOOD SUIT. GROUP | MANAGEMENT PROBLEMS |                  |                    |                  |               | NATIVE SPECIES                                |
|------|------------------------|------------|------------------|---------------------|------------------|--------------------|------------------|---------------|---|
|      | SPECIES                | SITE INDLX |                  | EROSION HAZARD      | EQUIPMENT LIMIT. | SEEDLING MORTALITY | WINDTHROW HAZARD | PLANT COMPET. |   |
| 1    | Douglas-fir            | 149        | 3w               | Slight              | Severe           | Moderate           | Moderate         | Severe        | Oregon ash<br>Oregon white oak<br>Douglas-fir |

WINDBREAKS

| SOILS | SPECIES | HT. AGE 20 | PERFOR- MANCE | SPECIES | HT. AGE 20 | PERFOR- MANCE | SPECIES | HT. AGE 20 | PERFOR- MANCE |
|-------|---------|------------|---------------|---------|------------|---------------|---------|------------|---------------|
| 1     | None    |            |               |         |            |               |         |            |               |

WILDLIFE HABITAT SUITABILITY

| SOIL | POTENTIAL FOR HABITAT ELEMENTS |                |             |                |                |        |                | POTENTIAL AS HABITAT FOR: |                   |                   |                  |                    |  |
|------|--------------------------------|----------------|-------------|----------------|----------------|--------|----------------|---------------------------|-------------------|-------------------|------------------|--------------------|--|
|      | GRAIN & SEED                   | GRASS & LEGUME | WILD FRUITS | HARDWOOD TREES | CONIFER PLANTS | SHRUBS | WETLAND PLANTS | SHALLOW WATER             | OPENLAND WILDLIFE | WOODLAND WILDLIFE | WETLAND WILDLIFE | RANGELAND WILDLIFE |  |
| 1    | Good                           | Good           | Good        | Fair           | Fair           | Good   | Fair           | Fair                      | Good              | Good              | Fair             | -                  |  |

RANGELAND

| INDEX SITE NAME | SOIL | KEY SPECIES AND % COVER | POTENTIAL YIELDS |               | NORMAL SEASON |         |
|-----------------|------|-------------------------|------------------|---------------|---------------|---------|
|                 |      |                         | TOTAL lb/Ac      | USABLE Ac/AUM | GROWING       | GRAZING |
|                 | 1    | None                    |                  |               |               |         |

FOOTNOTES

\*Based on engineering tests for two profiles Linn County, Nov. 20, 1962 by Oregon State University in cooperation with BPR and Oregon State Highway Dept.

DATE: 2/73 WRP Amity SERIES SOILS: 1. Amity silt loam, 0-3% slopes

The Amity series consists of somewhat poorly drained silt loam over silty clay loam soils formed in a mixed old alluvium. They are on broad valley terraces with smooth nearly level topography. When not cultivated, vegetation consists of grasses, rose bush, and scattered Oregon white oak. Elevations range from 150 to 400 feet. The mean annual precipitation is 40 to 50 inches; the mean annual air temperature is 52 to 54° F.; the frost-free period is 165 to 210 days.

Typically, the surface layer is very dark grayish brown silt loam about 16 inches thick. The subsurface layer is dark gray silt loam about 8 inches thick. The upper subsoil is grayish brown, faintly mottled silty clay loam about 6 inches thick. The lower subsoil is light olive brown, distinctly mottled, silty clay loam, about 7 inches thick. It is underlain by olive brown, silty clay loam or silt loam several feet thick. Depth to bedrock is more than 60 inches.

Permeability is moderately slow. Effective rooting depth is greater than 60 inches. Surface runoff is slow and erosion hazard is slight. The available water capacity is 9 to 12 inches.

Amity soils are important for vegetable crops, small grains, grass seed, hay, and pasture. Other uses include wildlife and recreation. These soils occur in the Willamette Valley Resource Area (A2).

Amity soils are members of the fine silty mixed mesic family of Argilaquic Xeric Argialbolls.

ESTIMATED SOIL PROPERTIES

| DEPTH FROM SURFACE (in.)                      | CLASSIFICATION          |            |                        | COARSE FRACT. OVER 3 IN. | % OF MATERIAL PASSING SIEVE |                                      |          |             | LIQUID LIMIT                    | PLAS-TICITY INDEX | PERMFA-BILITY (in/hr) | AVAIL. WATER CAP. (in/in) | SOIL REAC-TION (pH) | SHRINK SWELL POTEN-TIAL |
|---|-------------------------|------------|------------------------|--------------------------|-----------------------------|--------------------------------------|----------|-------------|---------------------------------|-------------------|-----------------------|---------------------------|---------------------|-------------------------|
|   | USDA TEXTURE            | UNI-FIED * | AASHO *                |                          | #4                          | #10                                  | #40      | #200        |                                 |                   |                       |                           |                     |                         |
| 0-22  | Silt loam               | ML         | A-4                    | 0                        | 100                         | 100                                  | 95-100   | 90-95       | 30-40                           | 5-10              | .6-2.0                | .19-.21                   | 5.6-6.0             | Moderate                |
| 22-35   | Silty clay loam         | ML or CL   | A-7-6                  | 0                        | 100                         | 100                                  | 95-100   | 95-100      | 40-45                           | 15-20             | 0.2-.6                | .19-.21                   | 6.1-6.5             | Moderate                |
| 35-60   | Silt loam               | ML or CL   | A-4                    | 0                        | 100                         | 100                                  | 95-100   | 90-95       | 30-40                           | 5-10              | .6-2.0                | .19-.21                   | 6.1-6.5             | Moderate                |
| DEPTH (in.)                                   | CONDUCTIVITY (mmhos/cm) | CORROSION  |                        | EROSION FACTORS K T      | WIND EROD. GROUPS           | FLOODING                             |          |             | HIGH WATER TABLE                |                   |                       | HYDRO-LOGIC GROUP         |                     |                         |
|   |                         | STEEL      | CONCRETE               |                          |                             | FREQUENCY                            | DURATION | MONTHS      | DEPTH (ft.)                     | KIND              | MONTHS                |                           |                     |                         |
| 0-22  | -                       | High       | Moderate               | .32                      | 5                           | -                                    | -        | -           | -                               | -                 | 0.5-1.5               | Apparent                  | Nov-May             | C                       |
| 22-35   | -                       | High       | Low                    | .43                      | -                           | CEMENTED PAN BEDROCK                 |          |             | FROST ACTION                    |                   |                       | RELAXES                   |                     |                         |
| 35-60   | -                       | High       | Low                    | .55                      | -                           | DEPTH (in.)                          | HARDNESS | DEPTH (in.) | HARDNESS                        |                   |                       |                           |                     |                         |
| SANITARY FACILITIES AND COMMUNITY DEVELOPMENT |                         |            |                        |                          |                             | SOURCE MATERIAL AND WATER MANAGEMENT |          |             |                                 |                   |                       |                           |                     |                         |
| USE   | SOIL                    | PATING     | RESTRICTIVE FEATURES   |                          |                             | USE                                  | SOIL     | PATING      | RESTRICTIVE FEATURES            |                   |                       |                           |                     |                         |
| SEPTIC TANK ABSORPTION FIELDS                 | 1                       | Severe     | Percolates slowly, wet |                          |                             | ROADFILL                             | 1        | Fair        | Low strength, shrink-swell, wet |                   |                       |                           |                     |                         |
| SEWAGE LAGOONS                                | 1                       | Severe     | Wet                    |                          |                             | SAND                                 | 1        | Unsuited    | Excessive fines                 |                   |                       |                           |                     |                         |
| SANITARY LANDFILL (TRENCH)                    | 1                       | Severe     | Wet                    |                          |                             | GRAVEL                               | 1        | Unsuited    | Excessive fines                 |                   |                       |                           |                     |                         |
| SANITARY LANDFILL (AREA)                      | 1                       | Severe     | Wet                    |                          |                             | TOPSOIL                              | 1        | Good        | Favorable                       |                   |                       |                           |                     |                         |
| DAILY COVER FOR LANDFILL                      | 1                       | Fair       | Too clayey, too thin   |                          |                             | POND RESERVOIR AREA                  | 1        | Slight      | Favorable                       |                   |                       |                           |                     |                         |
| SHALLOW EXCAVATIONS                           | 1                       | Severe     | Wet                    |                          |                             | EMBANKMENTS DIKES AND LEVEES         | 1        | Moderate    | Low strength, shrink-swell.     |                   |                       |                           |                     |                         |
| DWELLINGS WITHOUT BASEMENTS                   | 1                       | Severe     | Wet, low strength      |                          |                             | DRAINAGE                             | 1        | Moderate    | Percolates slowly, wet          |                   |                       |                           |                     |                         |
| DWELLINGS WITH BASEMENTS                      | 1                       | Severe     | Wet, low strength      |                          |                             | IRRIGATION                           | 1        | Good        | Favorable                       |                   |                       |                           |                     |                         |
| SMALL COMMERCIAL BUILDINGS                    | 1                       | Severe     | Wet, low strength      |                          |                             | TERRACES AND DIVERSIONS              | 1        | -           | Not needed                      |                   |                       |                           |                     |                         |
| LOCAL ROADS AND STREETS                       | 1                       | Moderate   | Shrink-swell, wet      |                          |                             | GRASSED WATERWAYS                    | 1        | Slight      | Favorable                       |                   |                       |                           |                     |                         |

RECREATION

| USE          | SOIL | RATING | RESTRICTIVE FEATURES | USE              | SOIL | RATING | RESTRICTIVE FEATURES |
|--------------|------|--------|----------------------|------------------|------|--------|----------------------|
| CAMP AREAS   | 1    | Severe | Wet, percs slowly    | PLAYGROUNDS      | 1    | Severe | Percs slowly, wet    |
| PICNIC AREAS | 1    | Severe | Wet                  | PATHS AND TRAILS | 1    | Severe | Wet                  |

CAPABILITY AND PREDICTED YIELDS - CROPS AND PASTURE (HIGH LEVEL MANAGEMENT)

| SOIL | CAPABILITY |      | Common Ryegrass for Seed lbs/A |     | Pasture AUM's |     | Spring Barley Bu/A |     | Winter Wheat Bu/A |     | Sweet Corn Tons/A |     | REMARKS |
|------|------------|------|--------------------------------|-----|---------------|-----|--------------------|-----|-------------------|-----|-------------------|-----|---------|
|      | NIRR       | IRR  | NIRR                           | IRR | NIRR          | IRR | NIRR               | IRR | NIRR              | IRR | NIRR              | IRR |         |
| 1    | IIIw       | IIIw | 850                            |     | 10            |     | 50                 |     | 60                |     | 6                 |     |         |

WOODLAND SUITABILITY

| SOIL | POTENTIAL PRODUCTIVITY |            | WOOD SUIT. GROUP | MANAGEMENT PROBLEMS |                  |                    |                  |               | NATIVE SPECIES |  |
|------|------------------------|------------|------------------|---------------------|------------------|--------------------|------------------|---------------|----------------|--|
|      | SPECIES                | SITE INDEX |                  | EROSION HAZARD      | EQUIPMENT LIMIT. | SEEDLING MORTALITY | WINDTHROW HAZARD | PLANT COMPET. |                |  |
|      | None                   |            |                  |                     |                  |                    |                  |               |                |  |

WINDBREAKS

| SOILS | SPECIES | HT. AGE 20 | PERFORMANCE | SPECIES | HT. AGE 20 | PERFORMANCE | SPECIES | HT. AGE 20 | PERFORMANCE |
|-------|---------|------------|-------------|---------|------------|-------------|---------|------------|-------------|
|       | None    |            |             |         |            |             |         |            |             |

WILDLIFE HABITAT SUITABILITY

| SOIL | POTENTIAL FOR HABITAT ELEMENTS |                |            |                |                |        |                | POTENTIAL AS HABITAT FOR: |                   |                   |                  |                    |
|------|--------------------------------|----------------|------------|----------------|----------------|--------|----------------|---------------------------|-------------------|-------------------|------------------|--------------------|
|      | GRAIN & SEED                   | GRASS & LEGUME | WILD HERB. | HARDWOOD TREES | CONIFER PLANTS | SHRUBS | WETLAND PLANTS | SHALLOW WATER             | OPENLAND WILDLIFE | WOODLAND WILDLIFE | WETLAND WILDLIFE | RANGELAND WILDLIFE |
| 1    | Fair                           | Fair           | Fair       | Fair           | Fair           | Fair   | Good           | Good                      | Fair              | Fair              | Good             | --                 |

RANGELAND

| RANGE SITE NAME | SOIL | KEY SPECIES AND % COVER | POTENTIAL YIELDS |               | NORMAL SEASON |         |
|-----------------|------|-------------------------|------------------|---------------|---------------|---------|
|                 |      |                         | TOTAL lb/Ac      | USABLE Ac/AUM | GROWING       | GRAZING |
|                 |      | None                    |                  |               |               |         |

FOOTNOTES

\* Based on engineering test data for 1 profile from Marion County, Oregon

DATE: 12/11/74 S-T-K Concord SERIES SOILS: 1. Concord silt loam

The Concord series consists of poorly drained soils formed from silty and clayey mixed alluvium. These soils occupy nearly level to slightly concave terraces and drainageways. Where not cultivated, the vegetation consists of grasses, sedges, wild rose, and Oregon ash. Elevations range from 150 to 400 feet. The mean annual precipitation is about 45 inches; mean annual air temperature is 50 to 54°F. The frost-free period is 165 to 210 days.

The surface layer is a very dark grayish brown and dark brown mottled silt loam about 15 inches thick. The subsoil is a dark gray, grayish brown and a dark grayish silty clay about 14 inches thick. The substratum is a mottled dark grayish brown silt loam.

Permeability of this soil is slow. Runoff is slow to ponded and the erosion hazard is slight. The total available water capacity is 9 to 12 inches. Water-supplying capacity is 20 to 26 inches. Effective rooting depth is greater than 60 inches.

The soil is used mainly for grass seed and cereal grain production and pasture. Another use includes wildlife habitat. These soils occur in the Willamette Valley Resource Area. (A2)

Concord soils are members of the fine, montmorillonitic, mesic family of Typic Ochraqualfs.

ESTIMATED SOIL PROPERTIES

| DEPTH FROM SURFACE (in.)                      | CLASSIFICATION         |           |                      | COARSE FRACT. OVER 3 IN. | % OF MATERIAL PASSING SIEVE * |                   |                                      |          | * LIQUID LIMIT | * PLASTICITY INDEX              | PERMEABILITY (in/hr) | AVAIL. WATER CAP. (in/in) | SOIL REACTION (pH) | SHRINK SWELL POTENTIAL |
|---|------------------------|-----------|----------------------|--------------------------|-------------------------------|-------------------|--------------------------------------|----------|----------------|---------------------------------|----------------------|---------------------------|--------------------|------------------------|
|   | USDA TEXTURE           | UNIFIED   | AASHO                |                          | #4                            | #10               | #40                                  | #200     |                |                                 |                      |                           |                    |                        |
| 0-15"   | S11                    | CL or ML  | A-4                  | 0                        | 100                           | 100               | 95-100                               | 85-95    | 30-40          | 5-10                            | 0.6-2.0              | 0.19-0.2                  | 5.6-6.0            | Low                    |
| 15-29"  | S1c                    | CL        | A-7                  | 0                        | 100                           | 100               | 95-100                               | 80-90    | 40-50          | 15-25                           | 0.06-0.2             | 0.15-0.17                 | 6.1-7.3            | High                   |
| 29-60"  | S11                    | ML        | A-4                  | 0                        | 100                           | 100               | 95-100                               | 80-90    | 30-40          | 5-10                            | 0.6-2.0              | 0.19-0.2                  | 6.1-7.3            | Low                    |
| DEPTH (in.)                                   | CONDUCTIVITY (mhos/cm) | CORROSION |                      | EROSION FACTORS          |                               | WIND EROD. GROUPS | FLOODING                             |          |                | HIGH WATER TABLE                |                      |                           | HYDROLOGIC GROUP   |                        |
|   |                        | STEEL     | CONCRETE             | K                        | T                             |                   | FREQUENCY                            | DURATION | MONTHS         | DEPTH (ft.)                     | KIND                 | MONTHS                    |                    |                        |
| 0-15"   | --                     | High      | Moderate             | --                       | --                            | --                | None                                 |          |                | 0-0.5                           | Apparent             | Nov-Apr.                  | U                  |                        |
| 15-29"  | --                     | High      | Low                  |                          |                               |                   | CEMENTED PAN                         |          | BEDROCK        |                                 | FROST ACTION         | REMARKS                   |                    |                        |
| 29-60"  | --                     | High      | Low                  |                          |                               |                   | DEPTH (in.)                          | HARDNESS | DEPTH (in.)    | HARDNESS                        |                      |                           |                    |                        |
| SANITARY FACILITIES AND COMMUNITY DEVELOPMENT |                        |           |                      |                          |                               |                   | SOURCE MATERIAL AND WATER MANAGEMENT |          |                |                                 |                      |                           |                    |                        |
| USE   | SOIL                   | RATING    | RESTRICTIVE FEATURES |                          |                               |                   | USE                                  | SOIL     | RATING         | RESTRICTIVE FEATURES            |                      |                           |                    |                        |
| SEPTIC TANK ABSORPTION FIELDS                 | 1                      | Severe    | Percs slowly, wet    |                          |                               |                   | ROADFILL                             | 1        | Poor           | Shrink-swell, wet               |                      |                           |                    |                        |
| SEWAGE LAGOONS                                | 1                      | Severe    | Wet                  |                          |                               |                   | SAND                                 | 1        | Unsuited       | Excess fines                    |                      |                           |                    |                        |
| SANITARY LANDFILL (TRENCH)                    | 1                      | Severe    | Wet                  |                          |                               |                   | GRAVEL                               | 1        | Unsuited       | Excess fines                    |                      |                           |                    |                        |
| SANITARY LANDFILL (AREA)                      | 1                      | Severe    | Wet                  |                          |                               |                   | TOPSOIL                              | 1        | Poor           | Wet                             |                      |                           |                    |                        |
| DAILY COVER FOR LANDFILL                      | 1                      | Poor      | Wet                  |                          |                               |                   | POND RESERVOIR AREA                  | 1        | Slight         | Favorable                       |                      |                           |                    |                        |
| SHALLOW EXCAVATIONS                           | 1                      | Severe    | Too clayey, wet      |                          |                               |                   | EMBANKMENTS DIKS AND LEVEES          | 1        | Moderate       | Low strength, piping            |                      |                           |                    |                        |
| DWELLINGS WITHOUT BASEMENTS                   | 1                      | Severe    | Shrink-swell, wet    |                          |                               |                   | DRAINAGE                             | 1        | Severe         | Percs slowly, poor outlets, wet |                      |                           |                    |                        |
| DWELLINGS WITH BASEMENTS                      | 1                      | Severe    | Shrink-swell, wet    |                          |                               |                   | IRRIGATION                           | 1        | Poor           | Slow intake, wet                |                      |                           |                    |                        |
| SMALL COMMERCIAL BUILDINGS                    | 1                      | Severe    | Shrink-swell, wet    |                          |                               |                   | TERRACES AND DIVERSIONS              | 1        | --             | Not needed                      |                      |                           |                    |                        |
| LOCAL ROADS AND STREETS                       | 1                      | Severe    | Shrink-swell, wet    |                          |                               |                   | GRASSED WATERWAYS                    | 1        | Moderate       | Wet, percolates slowly          |                      |                           |                    |                        |

RECREATION

| USE          | SOIL | RATING   | RESTRICTIVE FEATURES | USE              | SOIL | RATING   | RESTRICTIVE FEATURES |
|--------------|------|----------|----------------------|------------------|------|----------|----------------------|
| CAMP AREAS   | 1    | Severe   | Floods               | PLAYGROUNDS      | 1    | Severe   | Floods               |
|              | 2    | Moderate | Too clayey           |                  | 2    | Moderate | Too clayey           |
| PICNIC AREAS | 1,2  | Moderate | Too clayey           | PATHS AND TRAILS | 1,2  | Moderate | Too clayey           |

CAPABILITY AND PREDICTED YIELDS - CROPS AND PASTURE (HIGH LEVEL MANAGEMENT)

| SOIL | CAPABILITY |     | Alfalfa Tons/A |     | Bush Beans Tons/A |     | Strawberry Tons/A |     | Sweet Cherry Tons/A |     | Sweet Corn Tons/A |     | W. Wheat Bu/A |  | REMARKS |
|------|------------|-----|----------------|-----|-------------------|-----|-------------------|-----|---------------------|-----|-------------------|-----|---------------|--|---------|
|      | NIRR       | IRR | NIRR           | IRR | NIRR              | IRR | NIRR              | IRR | NIRR                | IRR | NIRR              | IRR | NIRR          | IRR  |         |
| 1    | IIw        | IIw | 5              | 7   |                   | 6   |                   | 6   | 3                   |     |                   | 9   | 85            | Highly compactable surface; Early establishment of winter cover necessary on unit #1 to protect from flood hazard. |         |
| 2    | I          | I   | 6              | 8   |                   | 6   |                   | 6   | 4                   |     |                   | 9   | 90            |  |         |

WOODLAND SUITABILITY

| SOIL | POTENTIAL PRODUCTIVITY           |            | WOOD SUIT. GROUP | MANAGEMENT PROBLEMS |                  |                    |                  |               | NATIVE SPECIES  |
|------|----------------------------------|------------|------------------|---------------------|------------------|--------------------|------------------|---------------|---|
|      | SPECIES                          | SITE INDEX |                  | EROSION HAZARD      | EQUIPMENT LIMIT. | SEEDLING MORTALITY | WINDTHROW HAZARD | PLANT COMPET. |   |
| 1    | Douglas-fir                      | 151        | 3o               | Slight              | Moderate         | Moderate           | Slight           | Moderate      | Douglas-fir<br>Black cottonwood<br>Bigleaf maple<br>Grand fir |
| 2    | This unit is all in cultivation. |            |                  |                     |                  |                    |                  |               |   |

WINDBREAKS

| SOILS | SPECIES | HT. AGE 20 | PERFOR-MANCE | SPECIES | HT. AGE 20 | PERFOR-MANCE | SPECIES | HT. AGE 20 | PERFOR-MANCE |
|-------|---------|------------|--------------|---------|------------|--------------|---------|------------|--------------|
| 1,2   | None    |            |              |         |            |              |         |            |              |

WILDLIFE HABITAT SUITABILITY

| SOIL | POTENTIAL FOR HABITAT ELEMENTS |                |            |              |                |        |                |               | POTENTIAL AS HABITAT FOR: |                   |                  |                    |
|------|--------------------------------|----------------|------------|--------------|----------------|--------|----------------|---------------|---------------------------|-------------------|------------------|--------------------|
|      | GRAIN & SEED                   | GRASS & LEGUME | WILD HERB. | HARDWD TREES | CONIFER PLANTS | SHRUBS | WETLAND PLANTS | SHALLOW WATER | OPENLAND WILDLIFE         | WOODLAND WILDLIFE | WETLAND WILDLIFE | RANGELAND WILDLIFE |
| 1,2  | Good                           | Good           | Good       | Good         | Good           | Good   | V. Poor        | V. Poor       | Good                      | Good              | V. Poor          | -                  |

RANGELAND

| RANGE SITE NAME | SOIL | KEY SPECIES AND % COVER | POTENTIAL YIELDS |               | NORMAL SEASON |         |
|-----------------|------|-------------------------|------------------|---------------|---------------|---------|
|                 |      |                         | TOTAL lb/Ac      | USABLE Ac/ACM | GROWING       | GRAZING |
|                 | 1,2  | None                    |                  |               |               |         |

FOOTNOTES

DATE: 2/73 CAK

Chehalis SERIES

SOILS:

- 1 Chehalis silty clay loam, overflow, 0-3% slopes
- 2 Chehalis silty clay loam, 0-3% slopes

Chehalis soils consist of well drained, silty clay loam soils formed from recent alluvium. They occupy nearly level to gently undulating bottom lands. Where not cultivated, the vegetation consists of Douglas-fir, bigleaf maple, cotton wood, Oregon white oak, blackberry, and other shrubs and grasses. Elevations range from 30 to 650 feet. The mean annual precipitation is 40 to 60 inches; mean annual air temperature is 52 to 54°F.; and the frost-free period is 165 to 210 days.

Typically, the surface layer is very dark grayish brown silty clay loam about 20 inches thick. The subsoil is dark brown silty clay loam about 28 inches thick. The substratum is dark brown silty clay loam to sandy loam. Coarse sand and gravel are common below 40 inches. Depth to bedrock is more than 60 inches.

Permeability is moderate. Effective rooting depth is more than 60 inches. Surface runoff is slow and the erosion hazard is slight. Occasional flooding on unit number 1 increases erosion hazard to moderate. Available water supplying capacity is 11 to 13 inches.

Chehalis soils are used for nearly all agricultural crops adapted to Willamette Valley climatic conditions. Other uses are wildlife and recreation. These soils occur in the Willamette Valley Resource Area (A2).

Chehalis soils are members of the fine silty, mixed, mesic family of Cumulic Udic Haploxerolls.

ESTIMATED SOIL PROPERTIES

| DEPTH FROM SURFACE (in.)                      | CLASSIFICATION          |                       |                                      | COARSE FRACT. OVER 3 IN. | % OF MATERIAL PASSING SIEVE |                                      |          |             | LIQUID LIMIT                  | PLAS-TICITY INDEX  | PERMEA-BILITY (in/hr) | AVAIL. WATER CAP. (in/in) | SOIL REAC-TION (pH) | SHRINK SWELL POTEN-TIAL |
|---|-------------------------|-----------------------|--------------------------------------|--------------------------|-----------------------------|--------------------------------------|----------|-------------|-------------------------------|--|-----------------------|---------------------------|---------------------|-------------------------|
|   | USDA TEXTURE            | UNI-FIED              | AASHO                                |                          | #4                          | #10                                  | #40      | #200        |                               |  |                       |                           |                     |                         |
| 0-60  | Silty clay loam         | ML or CL              | A-6                                  | 0                        | 100                         | 95-100                               | 95-100   | 85-95       | 35-40                         | 10-15  | 0.60-2.0              | .19-.21                   | 5.6-6.5             | Moderate                |
| DEPTH (in.)                                   | CONDUCTIVITY (mmhos/cm) | CORROSIVITY           |                                      | EROSION FACTORS K T      | WIND EROD. GROUPS           | FLOODING                             |          |             | HIGH WATER TABLE              |  |                       | HYDRO-LOGIC GROUP         |                     |                         |
|   |                         | STEEL                 | CONCRETE                             |                          |                             | FREQUENCY                            | DURATION | MONTHS      | DEPTH (ft.)                   | KIND   | MONTHS                |                           |                     |                         |
| 0-60  | -                       | Mod                   | Moderate                             | .15                      | 5                           | Occasional                           | Brief    | Nov-May     | > 6                           | Apparent   | Nov-May               | B                         |                     |                         |
|   |                         |                       |                                      |                          |                             | CEMENTED PAN                         |          | BEDROCK     |                               | FROST ACTION   |                       | REMARKS                   |                     |                         |
|   |                         |                       |                                      |                          |                             | DEPTH (in.)                          | HARDNESS | DEPTH (in.) | HARDNESS                      | Unit #2 is assumed to be protected from flood by dams or dikes |                       |                           |                     |                         |
|   |                         |                       |                                      |                          |                             | -                                    | -        | > 60        | -                             |  |                       |                           |                     |                         |
| SANITARY FACILITIES AND COMMUNITY DEVELOPMENT |                         |                       |                                      |                          |                             | SOURCE MATERIAL AND WATER MANAGEMENT |          |             |                               |  |                       |                           |                     |                         |
| USE   | SOIL                    | RATING                | RESTRICTIVE FEATURES                 |                          |                             | USE                                  | SOIL     | RATING      | RESTRICTIVE FEATURES          |  |                       |                           |                     |                         |
| SEPTIC TANK ABSORPTION FIELDS                 | 1<br>2                  | Severe<br>Moderate    | Floods<br>Percolates slowly          |                          |                             | ROADFILL                             | 1,2      | Poor        | Low strength                  |  |                       |                           |                     |                         |
| SEWAGE LAGOONS                                | 1<br>2                  | Severe<br>Moderate    | Floods<br>Percolates rapidly         |                          |                             | SAND                                 | 1,2      | Unsuited    | Excessive fines               |  |                       |                           |                     |                         |
| SANITARY LANDFILL (TRENCH)                    | 1<br>2                  | Severe<br>Moderate    | Floods<br>Too clayey                 |                          |                             | GRAVEL                               | 1,2      | Unsuited    | Excessive fines               |  |                       |                           |                     |                         |
| SANITARY LANDFILL (AREA)                      | 1<br>2                  | Severe<br>Moderate    | Floods                               |                          |                             | TOPSOIL                              | 1,2      | Good        |                               |  |                       |                           |                     |                         |
| DAILY COVER FOR LANDFILL                      | 1,2                     | Fair                  | Too clayey                           |                          |                             | POND RESERVOIR AREA                  | 1,2      | Slight      | Favorable                     |  |                       |                           |                     |                         |
| SHALLOW EXCAVATIONS                           | 1<br>2                  | Severe<br>Slight      | Floods                               |                          |                             | EMBANKMENTS<br>DIKES AND<br>LEVEES   | 1,2      | Moderate    | Compressible,<br>low strength |  |                       |                           |                     |                         |
| DWELLINGS WITHOUT BASEMENTS                   | 1<br>2                  | Severe<br>Sl-Mod.     | Floods,<br>Low strength              |                          |                             | DRAINAGE                             | 1,2      | -           | Not needed                    |  |                       |                           |                     |                         |
| DWELLINGS WITH BASEMENTS                      | 1<br>2                  | Severe<br>Sl-Mod.     | Floods<br>Low strength               |                          |                             | IRRIGATION                           | 1,2      | -<br>Good   | Favorable                     |  |                       |                           |                     |                         |
| SMALL COMMERCIAL BUILDINGS                    | 1<br>2                  | Severe<br>Slight      | Floods<br>Low strength               |                          |                             | TERRACES<br>AND<br>DIVERSIONS        | 1,2      | -           | Not needed                    |  |                       |                           |                     |                         |
| LOCAL ROADS AND STREETS                       | 1<br>2                  | Moderate<br>Sl-Moder. | Low strength, floods<br>Low strength |                          |                             | GRASSED<br>WATERWAYS                 | 1<br>2   | Slight<br>- | Favorable<br>Not needed       |  |                       |                           |                     |                         |

RECREATION

| USE          | SOIL | RATING   | RESTRICTIVE FEATURES | USE              | SOIL | RATING   | RESTRICTIVE FEATURES |
|--------------|------|----------|----------------------|------------------|------|----------|----------------------|
| CAMP AREAS   | 1    | Severe   | Wet, too clayey      | PLAYGROUNDS      | 1    | Severe   | Wet, too clayey      |
| PICNIC AREAS | 1    | Moderate | Wet, too clayey      | PATHS AND TRAILS | 1    | Moderate | Wet, too clayey      |

CAPABILITY AND PREDICTED YIELDS - CROPS AND PASTURE (HIGH LEVEL MANAGEMENT)

| SOIL | CAPABILITY |      | NIRR |     | IRR  |     | NIRR |     | IRR  |     | NIRR |     | IRR |  | REMARKS |
|------|------------|------|------|-----|------|-----|------|-----|------|-----|------|-----|-----|--|---------|
|      | NIRR       | IRR  | NIRR | IRR | NIRR | IRR | NIRR | IRR | NIRR | IRR | NIRR | IRR |     |  |         |
| 1    | IIIw       | IIIw |      | 2.5 |      | 5   |      | 15  |      | 6   | 1    |     | 40  |  |         |

WOODLAND SUITABILITY

| SOIL | POTENTIAL PRODUCTIVITY |            | WOOD SUIT. GROUP | MANAGEMENT PROBLEMS |                  |                    |                  |               | NATIVE SPECIES |  |
|------|------------------------|------------|------------------|---------------------|------------------|--------------------|------------------|---------------|----------------|--|
|      | SPECIES                | SITE INDEX |                  | EROSION HAZARD      | EQUIPMENT LIMIT. | SEEDLING MORTALITY | WINDTHROW HAZARD | PLANT COMPET. |                |  |
| 1    | None                   |            |                  |                     |                  |                    |                  |               |                |  |

WINDBREAKS

| SOILS | SPECIES | HT. AGE 20 | PERFORMANCE | SPECIES | HT. AGE 20 | PERFORMANCE | SPECIES | HT. AGE 20 | PERFORMANCE |
|-------|---------|------------|-------------|---------|------------|-------------|---------|------------|-------------|
| 1     | None    |            |             |         |            |             |         |            |             |

WILDLIFE HABITAT SUITABILITY

| SOIL | POTENTIAL FOR HABITAT ELEMENTS |                |            |              |                |        |                | POTENTIAL AS HABITAT FOR: |                   |                   |                  |                    |  |
|------|--------------------------------|----------------|------------|--------------|----------------|--------|----------------|---------------------------|-------------------|-------------------|------------------|--------------------|--|
|      | GRAIN & SEED                   | GRASS & LEGUME | WILD HERB. | BANDED TREES | CONIFER PLANTS | SHRUBS | WETLAND PLANTS | SHALLOW WATER             | OPENLAND WILDLIFE | WOODLAND WILDLIFE | WETLAND WILDLIFE | RANGELAND WILDLIFE |  |
| 1    | Fair                           | Good           | Good       | Poor         | Poor           | Good   | Good           | Good                      | Good              | Fair              | Good             | --                 |  |

RANGELAND

| RANGE SITE NAME | SOIL | KEY SPECIES AND % COVER | POTENTIAL YIELDS |               | NORMAL SEASON |         |
|-----------------|------|-------------------------|------------------|---------------|---------------|---------|
|                 |      |                         | TOTAL lb/Ac      | USABLE Ac/AUM | GROWING       | GRAZING |
|                 | 1    | None                    |                  |               |               |         |

FOOTNOTES

DATE: 2/73 WRP Conser SERIES SOILS: 1. Conser silty clay loam

Conser soils consist of poorly drained, fine textured soils formed from silty and clayey mixed alluvium. They occupy nearly level and slightly depressed areas along drainageways. Where not cultivated, the vegetation consists of Oregon ash, Oregon white oak, hawthorn, rose, sedges, rushes, and grasses. Elevations range from 200 to 500 feet. The mean annual precipitation is 40 to 50 inches; mean annual air temperature is 52-54°F.; the frost-free season is 165 to 210 days.

Typically, the surface layer is very dark brown silty clay loam, about 14 inches thick. The subsoil is very dark gray, mottled clay about 27 inches thick. The substratum is dark grayish brown, mottled, stratified clay loam, loam, and sandy loam. Depth to bedrock is more than 60 inches.

Permeability is slow. Effective rooting depth is 14 to 27 inches. Runoff is slow to ponded and the erosion hazard is slight. The available water capacity is 9 to 12 inches.

Conser soils are used mainly for grass seed, hay, and pasture crops. They occur in the Willamette Valley Resource Area (A2).

Conser soils are members of the fine, mixed, mesic family of Typic Argiaquolls.

ESTIMATED SOIL PROPERTIES

| DEPTH FROM SURFACE (in.)                      | CLASSIFICATION          |             |                        | COARSE FRACT. OVER 3 IN. | % OF MATERIAL PASSING SIEVE |                   |                                      |          | LIQUID LIMIT | PLAS-TICITY INDEX               | PERMEA-BILITY (in/hr) | AVAIL. WATER CAP. (in/in) | SOIL REAC-TION (pH) | SHRINK SWELL POTEN-TIAL |
|---|-------------------------|-------------|------------------------|--------------------------|-----------------------------|-------------------|--------------------------------------|----------|--------------|---------------------------------|-----------------------|---------------------------|---------------------|-------------------------|
|   | USDA TEXTURE            | UNI-FIED    | AASHO                  |                          | #4                          | #10               | #40                                  | #200     |              |                                 |                       |                           |                     |                         |
| 0-14  | Silty clay loam         | CL          | A-6                    | 0                        | 100                         | 95-100            | 95-100                               | 85-95    | 35-40        | 15-20                           | .6-2.0                | .19-.21                   | 5.6-6.5             | Moderate                |
| 14-41   | Clay                    | CH or CL    | A-7                    | 0                        | 100                         | 95-100            | 95-100                               | 90-95    | 45-55        | 20-30                           | .06-.20               | .14-.16                   | 6.1-6.5             | High                    |
| 41-60   | Loam                    | ML          | A-4                    | 0                        | 95-100                      | 95-100            | 85-95                                | 60-75    | 30-40        | 5-10                            | .6-2.0                | .16-.18                   | 6.1-6.5             | Low                     |
| DEPTH (in.)                                   | CONDUCTIVITY (mmhos/cm) | CORROSIVITY |                        | EROSION FACTORS          |                             | WIND EROD. GROUPS | FLOODING                             |          |              | HIGH WATER TABLE                |                       |                           | HYDRO-LOGIC GROUP   |                         |
|   |                         | STEEL       | CONCRETE               | K                        | T                           |                   | FREQUENCY                            | DURATION | MONTHS       | DEPTH (ft.)                     | KIND                  | MONTHS                    |                     |                         |
| 0-14  | -                       | High        | Moderate               | .24                      | 5                           | -                 | Rare                                 | -        | -            | 0-1.5                           | Apparent              | Nov-May                   | D                   |                         |
| 14-41   | -                       | High        | Low                    | .28                      | -                           | -                 | CEMENTED PAV                         |          | BEDROCK      |                                 | REMARKS               |                           |                     |                         |
| 41-60   | -                       | High        | Low                    | .43                      | -                           | -                 | DEPTH (in.)                          | HARDNESS | DEPTH (in.)  | HARDNESS                        | FROST ACTION          |                           |                     |                         |
|   |                         |             |                        |                          |                             |                   | -                                    | -        | >60          | -                               |                       |                           |                     |                         |
| SANITARY FACILITIES AND COMMUNITY DEVELOPMENT |                         |             |                        |                          |                             |                   | SOURCE MATERIAL AND WATER MANAGEMENT |          |              |                                 |                       |                           |                     |                         |
| SE  | SOIL                    | RATING      | RESTRICTIVE FEATURES   |                          |                             |                   | USE                                  | SOIL     | EATING       | RESTRICTIVE FEATURES            |                       |                           |                     |                         |
| SEPTIC TANK ABSORPTION FIELDS                 | 1                       | Severe      | Percolates slowly, wet |                          |                             |                   | ROADFILL                             | 1        | Poor         | Low strength, wet, shrink-swell |                       |                           |                     |                         |
| SERAGE LAGOONS                                | 1                       | Severe      | Wet                    |                          |                             |                   | SAND                                 | 1        | Unsuited     | Excessive fines                 |                       |                           |                     |                         |
| SANITARY LANDFILL (TRENCH)                    | 1                       | Severe      | Wet                    |                          |                             |                   | GRAVEL                               | 1        | Unsuited     | Excessive fines                 |                       |                           |                     |                         |
| SANITARY LANDFILL (AREA)                      | 1                       | Severe      | Wet                    |                          |                             |                   | TOPSOIL                              | 1        | Poor         | Wet                             |                       |                           |                     |                         |
| DAILY COVER FOR LANDFILL                      | 1                       | Poor        | Wet, too clayey        |                          |                             |                   | POND RESERVOIR AREA                  | 1        | Slight       | Favorable                       |                       |                           |                     |                         |
| SHALLOW EXCAVATIONS                           | 1                       | Severe      | Wet                    |                          |                             |                   | EMBANKMENTS DIKS AND LEVEES          | 1        | Moderate     | Shrink-swell                    |                       |                           |                     |                         |
| DWELLINGS WITHOUT BASEMENTS                   | 1                       | Severe      | Wet, shrink-swell      |                          |                             |                   | DRAINAGE                             | 1        | Moderate     | Percolates slowly               |                       |                           |                     |                         |
| DWELLINGS WITH BASEMENTS                      | 1                       | Severe      | Wet, shrink-swell      |                          |                             |                   | IRRIGATION                           | 1        | Fair         | Slow intake                     |                       |                           |                     |                         |
| SMALL COMMERCIAL BUILDINGS                    | 1                       | Severe      | Wet, shrink-swell      |                          |                             |                   | TERRACES AND DIVERSIONS              | 1        | -            | Not needed                      |                       |                           |                     |                         |
| LOCAL ROADS AND STREETS                       | 1                       | Severe      | Wet, shrink-swell      |                          |                             |                   | GRASSED WATERWAYS                    | 1        | Slight       | Favorable                       |                       |                           |                     |                         |



REV. DATE: May 1977 CLC-RBL

WAPATO

SERIES

SOILS:

1. Wapato silty clay loam 1/

The Wapato series consists of poorly drained soils that formed in recent alluvium. Wapato soils are on nearly level to concave positions on floodplains. These soils have slopes of 0 to 2 percent. Native vegetation consists of Oregon ash, red alder, black cottonwood, willow, western reedcedar, common snowberry, trailing blackberry, rose, rushes, sedges and grasses. Elevations range from 100 to 1200 feet. The average annual precipitation is 30 to 60 inches; the average annual air temperature is 50 to 54 degrees F.; and the average frost-free period is 160 to 210 days.

The surface layer is very dark grayish brown mottled silty clay loam about 16 inches thick. The upper subsoil is dark grayish brown mottled silty clay loam about 16 inches thick. The lower subsoil and substratum are grayish brown mottled silty clay extending to a depth of 60 inches or more.

Permeability is moderately slow. Effective rooting depth is restricted by a high water table. Runoff is slow and the erosion hazard is slight. Available water capacity is 10 to 12 inches.

Wapato soils are used mainly for hay, small grain, and pasture. Other uses include vegetable crops, wildlife habitat, and recreation. These soils occur on floodplains in southwest Washington and in the Willamette Valley, Oregon (A-2), and Siskiyou-Trinity (A-5).

Classification: fine-silty, mixed, mesic Fluvaquentic Haplaquolls.

ESTIMATED SOIL PROPERTIES

| DEPTH FROM SURFACE (in.) | CLASSIFICATION  |          |          | COARSE FRACT. OVER 3 IN. | % OF MATERIAL PASSING SIEVE |     |        |       | LIQUID LIMIT | PLAS-TICITY INDEX | PERMFA-BILITY (in/hr) | AVAIL. WATER CAP. (in/in) | SOIL REAC-TION (pH) | SHRINK SWELL POTEN-TIAL |
|--------------------------|-----------------|----------|----------|--------------------------|-----------------------------|-----|--------|-------|--------------|-------------------|-----------------------|---------------------------|---------------------|-------------------------|
|                          | USDA TEXTURE    | UNI-FIED | AASHO    |                          | #4                          | #10 | #40    | #200  |              |                   |                       |                           |                     |                         |
| 0-16                     | Silty clay loam | ML       | A-6, A-4 | 0                        | 100                         | 100 | 90-100 | 75-95 | 30-40        | 5-15              | 0.2-0.3               | 0.18-0.21                 | 5.6-6.5             | Moderate                |
| 16-32                    | Silt loam       | ML       | A-6      | 0                        | 100                         | 100 | 95-100 | 85-95 | 35-40        | 10-15             | 0.2-0.6               | 0.19-0.21                 | 5.6-6.5             | Moderate                |
| 32-60                    | Silty clay      | MH       | A-7      | 0                        | 100                         | 100 | 95-100 | 90-95 | 50-60        | 15-20             | 0.2-0.6               | 0.15-0.17                 | 5.6-6.5             | Moderate                |

| DEPTH (in.) | SALINITY (mmhos/cm) | % CLAY of < 2µm | B.D. G/CM <sup>3</sup> MOIST | ORGANIC MATTER | EROSION FACTORS K I | WIND EROD. GROUP  | FLOODING     |             |          | HIGH WATER TABLE |          |              |                            |
|-------------|---------------------|-----------------|------------------------------|----------------|---------------------|-------------------|--------------|-------------|----------|------------------|----------|--------------|----------------------------|
|             |                     |                 |                              |                |                     |                   | FREQUENCY    | DURATION    | MONTHS   | DEPTH (ft.)      | KIND     | MONTHS       |                            |
| 0-16        | --                  | 25-35           | 1.20-1.40                    | 2-4            | .32 5               |                   | Frequent     | Brief       | Dec-Apr  | 0.0-1.0          | Apparent | Dec-Apr      |                            |
| 16-32       | --                  | 27-35           | 1.20-1.40                    |                | .32                 | HYDRO-LOGIC GROUP | CEMENTED PAN | DEPTH (in.) | HARDNESS | DEPTH (in.)      | HARDNESS | FROST ACTION | COEROSIVITY STEEL CONCRETE |
| 32-60       | --                  | 40-50           | 1.20-1.40                    |                | .32                 |                   |              |             |          |                  |          |              | High Mod.                  |

| SANITARY FACILITIES AND COMMUNITY DEVELOPMENT |      |        |                               | SOURCE MATERIAL AND WATER MANAGEMENT |      |          |                                     |
|---|------|--------|-------------------------------|--------------------------------------|------|----------|-------------------------------------|
| USE   | SOIL | RATING | RESTRICTIVE FEATURES          | USE                                  | SOIL | RATING   | RESTRICTIVE FEATURES                |
| SEPTIC TANK ABSORPTION FIELDS                 | 1    | Severe | Floods, wetness, pores slowly | LOADFILL                             | 1    | Poor     | Wetness, low strength               |
| SEWAGE LAGOONS                                | 1    | Severe | Floods, wetness               | SAND                                 | 1    | Unsuited | Excess fines                        |
| SANITARY LANDFILL (TRENCH)                    | 1    | Severe | Floods, wetness, too clayey   | GRAVEL                               | 1    | Unsuited | Excess fines                        |
| SANITARY LANDFILL (AREA)                      | 1    | Severe | Floods, wetness               | TOPSOIL                              | 1    | Poor     | Wetness                             |
| DAILY COVER FOR LANDFILL                      | 1    | Poor   | Wetness, too clayey           | POND RESERVOIR AREA                  | 1    | Slight   | Favorable                           |
| SHALLOW EXCAVATIONS                           | 1    | Severe | Floods, wetness, too clayey   | EMBANKMENTS DIKES AND SLICES         | 1    | Severe   | Hard to pack, wetness, low strength |
| DWELLINGS WITHOUT BASEMENTS                   | 1    | Severe | Floods, wetness, low strength | DRAINAGE                             | 1    | Severe   | Floods, wetness                     |
| DWELLINGS WITH BASEMENTS                      | 1    | Severe | Floods, wetness, low strength | IRRIGATION                           | 1    | Poor     | Floods, wetness                     |
| SMALL COMMERCIAL BUILDINGS                    | 1    | Severe | Floods, wetness, low strength | TERRACES AND DIVERSIONS              | 1    | -        | Not needed                          |
| LOCAL ROADS AND STEELERS                      | 1    | Severe | Floods, wetness               | CROSSFD WATERWAYS                    | 1    | Severe   | Wetness                             |

RECREATION

| USE          | SOIL | RATING | RESTRICTIVE FEATURES | USE              | SOIL | RATING | RESTRICTIVE FEATURES |
|--------------|------|--------|----------------------|------------------|------|--------|----------------------|
| CAMP AREAS   | 1    | Severe | Floods, wetness      | PLAYGROUNDS      | 1    | Severe | Floods, wetness      |
| PICNIC AREAS | 1    | Severe | Wetness              | PATHS AND TRAILS | 1    | Severe | Wetness              |

CAPABILITY AND PREDICTED YIELDS - CROPS AND PASTURE (HIGH LEVEL MANAGEMENT)

| SOIL | CAPABILITY |      | Barley (Bu) |     | Pasture (AUM) |     | Corn, sweet (Tons) |     |      |     |      |     |      |     | REMARKS                      |
|------|------------|------|-------------|-----|---------------|-----|--------------------|-----|------|-----|------|-----|------|-----|------------------------------|
|      | NIRR       | IRR  | NIRR        | IRR | NIRR          | IRR | NIRR               | IRR | NIRR | IRR | NIRR | IRR | NIRR | IRR |                              |
| 1    | IIIW       | IIIW | 50          |     |               | 12  |                    | 6   |      |     |      |     |      |     | Yields are for drained soils |

WOODLAND SUITABILITY

| SOIL | POTENTIAL PRODUCTIVITY |            | WOOD SUIT. GROUP | MANAGEMENT PROBLEMS |                  |                    |                  |               | NATIVE SPECIES |  |
|------|------------------------|------------|------------------|---------------------|------------------|--------------------|------------------|---------------|----------------|--|
|      | SPECIES                | SITE INDEX |                  | EROSION HAZARD      | EQUIPMENT LIMIT. | SEEDLING MORTALITY | WINDTHROW HAZARD | PLANT COMPET. |                |  |
|      | None                   |            |                  |                     |                  |                    |                  |               |                |  |

WINDBREAKS

| SOILS | SPECIES | HT. AGE 20 | PERFORMANCE | SPECIES | HT. AGE 20 | PERFORMANCE | SPECIES | HT. AGE 20 | PERFORMANCE |
|-------|---------|------------|-------------|---------|------------|-------------|---------|------------|-------------|
|       | None    |            |             |         |            |             |         |            |             |

WILDLIFE HABITAT SUITABILITY

| SOIL | POTENTIAL FOR HABITAT ELEMENTS |                |            |                |                |        |                | POTENTIAL AS HABITAT FOR: |                   |                   |                  |                    |  |
|------|--------------------------------|----------------|------------|----------------|----------------|--------|----------------|---------------------------|-------------------|-------------------|------------------|--------------------|--|
|      | GRAIN & SEED                   | GRASS & LEGUME | WILD PERB. | HARDWOOD TREES | CONIFER PLANTS | SHRUBS | WETLAND PLANTS | SHALLOW WATER             | OPENLAND WILDLIFE | WOODLAND WILDLIFE | WETLAND WILDLIFE | RANGELAND WILDLIFE |  |
| 1    | Fair                           | Fair           | Fair       | Fair           | -              | Poor   | Good           | Good                      | Fair              | Fair              | Good             | -                  |  |

RANGE

| COMMON PLANT NAME                     | CATTLE FORAGE VALUE                                 | PERCENTAGE COMPOSITION BY MAPPING UNIT (DRY WEIGHT) |  |  |  |  | REMARKS |
|---------------------------------------|---|---|--|--|--|--|---------|
|                                       |   |   |  |  |  |  |         |
| POTENTIAL PRODUCTION LB/AC DRY WEIGHT | FAVORABLE YEARS<br>NORMAL YEARS<br>UNFAVORABLE YRS. |   |  |  |  |  |         |
| RANGE SITE                            |   |   |  |  |  |  |         |

NOTES:

Use unit 1 interpretations for Wapato silt loam, 0 to 2 percent slopes.

DATE: 1/73 GAK McBee SERIES SOILS: 1. McBee silty clay loam, 0-3% slopes

The McBee series consists of moderately well drained silty clay loam soils formed in recent alluvium along the larger streams. The topography is nearly level to slightly undulating. Where not cultivated, the native vegetation consists of Douglas-fir, ash, black cottonwood, and willow. Elevations range from 30 to 650 feet. The average annual precipitation is 40 to 60 inches; mean annual air temperature is 52 to 54°F.; and the frost-free period is 165 to 210 days.

Typically, the surfacelayer is very dark brown silty clay loam about 10 inches thick. The subsoil is very dark brown and dark grayish brown silty clay loam with mottles, about 32 inches thick. The substratum is mottled dark gray clay loam that extends to a depth of 65 inches or more. Depth to bedrock is more than 60 inches. Gravel content may be 20 percent below 35 inches and 50 percent below 40 inches.

Permeability is moderate. Effective rooting depth is over 60 inches. Surface runoff is slow and erosion hazard is slight. Available water capacity is 10 to 12 inches.

McBee soils are used mainly for vegetable crops, spring grain, hay, and pasture. They occur in the Willamette Valley Resource Area (A2).

McBee soils are members of the fine silty, mixed, mesic family of Cumulic Ultic Haploxeralls.

ESTIMATED SOIL PROPERTIES

| DEPTH FROM SURFACE (in.)                      | CLASSIFICATION                |           |                      | COARSE FRACT. OVER 3 IN. | % OF MATERIAL PASSING SIEVE |                                      |          |             | LIQUID LIMIT               | PLASTICITY INDEX | PERMEABILITY (in/hr) | AVAIL. WATER CAP. (in/in) | SOIL REACTION (pH) | SHRINK SWELL POTENTIAL |
|---|-------------------------------|-----------|----------------------|--------------------------|-----------------------------|--------------------------------------|----------|-------------|----------------------------|------------------|----------------------|---------------------------|--------------------|------------------------|
|   | USDA TEXTURE                  | UNIFIED   | AASHO                |                          | #4                          | #10                                  | #40      | #200        |                            |                  |                      |                           |                    |                        |
| 0-65  | Silty clay loam and clay loam | ML or CL  | A-6                  | -                        | 100                         | 100                                  | 95-100   | 85-95       | 35-40                      | 10-15            | 0.6-2.0              | .19-.21                   | 5.6-6.5            | Moderate               |
| DEPTH (in.)                                   | CONDUCTIVITY (mmhos/cm)       | CORROSION |                      | EROSION FACTORS K T      | WIND EROD. GROUPS           | FLOODING                             |          |             | HIGH WATER TABLE           |                  |                      | HYDROLOGIC GROUP          |                    |                        |
|   |                               | STEEL     | CONCRETE             |                          |                             | FREQUENCY                            | DURATION | MONTHS      | DEPTH (ft.)                | KIND             | MONTHS               |                           |                    |                        |
| 0-65  | -                             | High      | Moderate             | -                        | -                           | Frequent                             | Brief    | Nov-May     | 2-3                        | Apparent         | Nov-Apr              | B                         |                    |                        |
|   |                               |           |                      |                          |                             | CEMENTED PAN                         |          | BEDROCK     |                            | REMARKS          |                      |                           |                    |                        |
|   |                               |           |                      |                          |                             | DEPTH (in.)                          | HARDNESS | DEPTH (in.) | HARDNESS                   | FROST ACTION     |                      |                           |                    |                        |
|   |                               |           |                      |                          |                             | -                                    | -        | > 60        | -                          | -                |                      |                           |                    |                        |
| SANITARY FACILITIES AND COMMUNITY DEVELOPMENT |                               |           |                      |                          |                             | SOURCE MATERIAL AND WATER MANAGEMENT |          |             |                            |                  |                      |                           |                    |                        |
| USE   | SOIL                          | RATING    | RESTRICTIVE FEATURES |                          |                             | USE                                  | SOIL     | RATING      | RESTRICTIVE FEATURES       |                  |                      |                           |                    |                        |
| SEPTIC TANK ABSORPTION FIELDS                 | 1                             | Severe    | Floods               |                          |                             | ROADFILL                             | 1        | Poor        | Low strength, shrink-swell |                  |                      |                           |                    |                        |
| SEWAGE LAGOONS                                | 1                             | Severe    | Floods               |                          |                             | SAND                                 | 1        | Unsuited    | Excessive fines            |                  |                      |                           |                    |                        |
| SANITARY LANDFILL (TRENCH)                    | 1                             | Severe    | Floods               |                          |                             | GRAVEL                               | 1        | Unsuited    | Excessive fines            |                  |                      |                           |                    |                        |
| SANITARY LANDFILL (AREA)                      | 1                             | Severe    | Floods               |                          |                             | TOPSOIL                              | 1        | Good        |                            |                  |                      |                           |                    |                        |
| DAILY COVER FOR LANDFILL                      | 1                             | Fair      | Too clayey           |                          |                             | POND RESERVOIR AREA                  | 1        | Slight      | Favorable                  |                  |                      |                           |                    |                        |
| SHALLOW EXCAVATIONS                           | 1                             | Severe    | Floods               |                          |                             | EMBANKMENTS DIKES AND LEVEES         | 1        | Moderate    | Low strength, shrink swell |                  |                      |                           |                    |                        |
| DWELLINGS WITHOUT BASEMENTS                   | 1                             | Severe    | Floods               |                          |                             | DRAINAGE                             | 1        | Moderate    | Floods                     |                  |                      |                           |                    |                        |
| DWELLINGS WITH BASEMENTS                      | 1                             | Severe    | Floods               |                          |                             | IRRIGATION                           | 1        | Fair        | Floods                     |                  |                      |                           |                    |                        |
| SMALL COMMERCIAL BUILDINGS                    | 1                             | Severe    | Floods               |                          |                             | TEPPACES AND DIVERSIONS              | 1        | -           | Noc needed                 |                  |                      |                           |                    |                        |
| LOCAL ROADS AND STREETS                       | 1                             | Severe    | Floods               |                          |                             | GRADED WATERWAYS                     | 1        | Slight      | Favorable                  |                  |                      |                           |                    |                        |

RECREATION

| USE          | SOIL | RATING   | RESTRICTIVE FEATURES | USE              | SOIL | RATING   | RESTRICTIVE FEATURES |
|--------------|------|----------|----------------------|------------------|------|----------|----------------------|
| CAMP AREAS   | 1    | Moderate | Too clayey           | PLAYGROUNDS      | 1    | Severe   | Floods               |
| PICNIC AREAS | 1    | Moderate | Too clayey           | PATHS AND TRAILS | 1    | Moderate | Too clayey           |

CAPABILITY AND PREDICTED YIELDS - CROPS AND PASTURE (HIGH LEVEL MANAGEMENT)

| SOIL | CAPABILITY |     | Alfalfa Tons/A |     | Bentgrass Lbs./A |     | Blackberries Tons/A |     | Bush Beans Tons/A |     | Pasture AUMs/A |     | Spr. Barley Tons/A |     | REMARKS |
|------|------------|-----|----------------|-----|------------------|-----|---------------------|-----|-------------------|-----|----------------|-----|--------------------|-----|---------|
|      | NIRR       | IRR | NIRR           | IRR | NIRR             | IRR | NIRR                | IRR | NIRR              | IRR | NIRR           | IRR | NIRR               | IRR |         |
| 1    | IIw        | IIw | 6              |     | 450              |     |                     | 5   |                   | 6   |                | 16  | 1.5                |     |         |

WOODLAND SUITABILITY

| SOIL | POTENTIAL PRODUCTIVITY |            | WOOD SUIT. GROUP | MANAGEMENT PROBLEMS |                  |                    |                  |               | NATIVE SPECIES                                       |
|------|------------------------|------------|------------------|---------------------|------------------|--------------------|------------------|---------------|--|
|      | SPECIES                | SITE INDEX |                  | EROSION HAZARD      | EQUIPMENT LIMIT. | SEEDLING MORTALITY | WINDTHROW HAZARD | PLANT COMPET. |  |
| 1    | Douglas-fir            | 150 (est)  | 3c               | Slight              | Moderate         | Slight             | Moderate         | Severe        | Douglas-fir<br>Cottonwood<br>Grand fir<br>Oregon ash |

WINDBREAKS

| SOILS | SPECIES | HT. AGE 20 | PERFOR-MANCE | SPECIES | HT. AGE 20 | PERFOR-MANCE | SPECIES | HT. AGE 20 | PERFOR-MANCE |
|-------|---------|------------|--------------|---------|------------|--------------|---------|------------|--------------|
| 1     | None    |            |              |         |            |              |         |            |              |

WILDLIFE HABITAT SUITABILITY

| SOIL | POTENTIAL FOR HABITAT ELEMENTS |                |            |              |                |        |                |               | POTENTIAL AS HABITAT FOR: |                   |                  |                    |
|------|--------------------------------|----------------|------------|--------------|----------------|--------|----------------|---------------|---------------------------|-------------------|------------------|--------------------|
|      | GRAIN & SEED                   | GRASS & LEGUME | WILD HERB. | HARDWD TFEES | CONIFER PLANTS | SHRUBS | WETLAND PLANTS | SHALLOW WATER | OPENLAND WILDLIFE         | WOODLAND WILDLIFE | WETLAND WILDLIFE | RANGELAND WILDLIFE |
| 1    | Good                           | Good           | Good       | Fair         | Fair           | Good   | Poor           | Fair          | Good                      | Fair              | Fair             | -                  |

RANGELAND

| RANGE SITE NAME | SOIL | KEY SPECIES AND % COVER | POTENTIAL YIELDS |               | NORMAL SEASON |         |
|-----------------|------|-------------------------|------------------|---------------|---------------|---------|
|                 |      |                         | TOTAL lb/Ac      | USABLE Ac/AUM | GROWING       | GRAZING |
|                 | 1    | None                    |                  |               |               |         |

FOOTNOTES

RECREATION

| USE          | SOIL       | RATING             | RESTRICTIVE FEATURES | USE                    | SOIL          | RATING                       | RESTRICTIVE FEATURES    |
|--------------|------------|--------------------|----------------------|------------------------|---------------|------------------------------|-------------------------|
| CAMP AREAS   | 1,2,3<br>4 | Slight<br>Moderate | Slope                | PLAYGROUNDS            | 1,2<br>3<br>4 | Slight<br>Moderate<br>Severe | Slope<br>Slope<br>Slope |
| PICNIC AREAS | 1,2,3<br>4 | Slight<br>Moderate | Slope                | PATHS<br>AND<br>TRAILS | All           | Slight                       |                         |

CAPABILITY AND PREDICTED YIELDS - CROPS AND PASTURE (HIGH LEVEL MANAGEMENT)

| SOIL | CAPABILITY |     | Alfalfa<br>Tons/A |     | Blackberries<br>Tons/A |     | Bush beans<br>Tons/A |     | Filberts<br>Tons/A |     | Strawberries<br>Tons/A |     | Sweet Corn<br>Tons/A |     | REMARKS |
|------|------------|-----|-------------------|-----|------------------------|-----|----------------------|-----|--------------------|-----|------------------------|-----|----------------------|-----|---------|
|      | NIRR       | IRR | NIRR              | IRR | NIRR                   | IRR | NIRR                 | IRR | NIRR               | IRR | NIRR                   | IRR | NIRR                 | IRR |         |
| 1    | I          | I   | 6                 | 7   |                        | 6   |                      | 6   | 1.3                |     | 6                      |     |                      | 9   |         |
| 2    | IIw        | IIw | 6                 | 7   |                        | 6   |                      | 6   | 0.9                |     | 6                      |     |                      | 9   |         |
| 3,4  | IIe        | IIe | 5                 | 6   |                        | 5   |                      | 5   | 0.8                |     | 5                      |     |                      | 8   |         |

WOODLAND SUITABILITY

| SOIL | POTENTIAL PRODUCTIVITY |            | WOOD<br>SUIT.<br>GROUP | MANAGEMENT PROBLEMS |                     |                       |                     |                  | NATIVE SPECIES |  |
|------|------------------------|------------|------------------------|---------------------|---------------------|-----------------------|---------------------|------------------|----------------|--|
|      | SPECIES                | SITE INDEX |                        | EROSION<br>HAZARD   | EQUIPMENT<br>LIMIT. | SEEDLING<br>MORTALITY | WINDTHROW<br>HAZARD | PLANT<br>COMPET. |                |  |
| All  | None                   |            |                        |                     |                     |                       |                     |                  |                |  |

WINDBREAKS

| SOILS | SPECIES | HT.<br>AGE 20 | PERFOR-<br>MANCE | SPECIES | HT.<br>AGE 20 | PERFOR-<br>MANCE | SPECIES | HT.<br>AGE 20 | PERFOR-<br>MANCE |
|-------|---------|---------------|------------------|---------|---------------|------------------|---------|---------------|------------------|
| All   | None    |               |                  |         |               |                  |         |               |                  |

WILDLIFE HABITAT SUITABILITY

| SOIL | POTENTIAL FOR HABITAT ELEMENTS |                   |               |                   |                   |        |                   | POTENTIAL AS HABITAT FOR: |                      |                      |                     |                       |  |
|------|--------------------------------|-------------------|---------------|-------------------|-------------------|--------|-------------------|---------------------------|----------------------|----------------------|---------------------|-----------------------|--|
|      | GRAIN &<br>SEED                | GRASS &<br>LEGUME | WILD<br>HERB. | HARDWOOD<br>TREES | CONIFER<br>PLANTS | SHRUBS | WETLAND<br>PLANTS | SHALLOW<br>WATER          | OPENLAND<br>WILDLIFE | WOODLAND<br>WILDLIFE | WETLAND<br>WILDLIFE | RANGELAND<br>WILDLIFE |  |
| All  | Good                           | Good              | Good          | Good              | Good              | Good   | V. Poor           | V. Poor                   | Good                 | Good                 | V. Poor             | -                     |  |

RANGELAND

| RANGE SITE NAME | SOIL | KEY SPECIES AND % COVER | POTENTIAL YIELDS |                  | NORMAL SEASON |         |
|-----------------|------|-------------------------|------------------|------------------|---------------|---------|
|                 |      |                         | TOTAL<br>lb/Ac   | USABLE<br>Ac/AUM | GROWING       | GRAZING |
|                 | All  | None                    |                  |                  |               |         |

DATE: 2/73 WRP

Willamette SERIES

SOILS:

- A.1. Willamette silt loam, 0-3% slopes
- B.2. Willamette silt loam, mottled substratum, 0-3% slopes
- 3. Willamette silt loam, 3-7% slopes
- 4. Willamette silt loam, 7-12% slopes

The Willamette series consists of well drained silt loam over silty clay loam soils formed from silty alluvium. They occupy nearly level broad valley terraces. Where not cultivated, the vegetation consists of hazel, wild blackberries, Oregon white oak, Douglas-fir, and native grasses. Elevations range from 150 to 450 feet. The mean annual precipitation is 40 to 50 inches; mean annual air temperature is 52 to 54° F.; the frost-free period is 165 to 210 days.

Typically, the surface layer is very dark brown, silt loam about 24 inches thick. The subsoil is dark brown, silty clay loam about 29 inches thick. The substratum is dark yellowish brown, light silty clay loam many feet thick. Depth to bedrock is more than 60 inches.

Permeability is moderate. Effective rooting depth is more than 60 inches. Runoff is slow and the erosion hazard is slight on soils 1, 2, and 3. Runoff is medium and the erosion hazard is moderate on soil 4. Available water capacity is 10 to 12 inches.

Willamette soils are used for nearly all agricultural crops adapted to Willamette Valley climatic conditions. Other uses are wildlife, recreation, and homesites. These soils occur in the Willamette Valley Resource Area (A2).

Willamette soils are members of the fine silty, mixed, mesic family of Pacific Uitic Argixerolls.

ESTIMATED SOIL PROPERTIES

| DEPTH FROM SURFACE (in.)                      | CLASSIFICATION          |                                |   | COARSE FRACT. OVER 3 IN. | % OF MATERIAL PASSING SIEVE |                                      |            |                      | LIQUID LIMIT                       | PLAS-TICITY INDEX | PERMEA-BILITY (in/hr) | AVAIL. WATER CAP. (in/in) | SOIL REAC-TION (pH) | SHRINK SWELL POTEN-TIAL |
|---|-------------------------|--------------------------------|---|--------------------------|-----------------------------|--------------------------------------|------------|----------------------|------------------------------------|-------------------|-----------------------|---------------------------|---------------------|-------------------------|
|   | USDA TEXTURE            | UNI-FIED                       | AASHO   |                          | #4                          | #10                                  | #40        | #200                 |                                    |                   |                       |                           |                     |                         |
| 0-24  | Silt loam               | ML                             | A-4   | 0                        | 100                         | 95-100                               | 95-100     | 95-100               | 35-40                              | 5-10              | 0.6-2.0               | .19-.21                   | 5.6-6.5             | Low                     |
| 24-53   | Silty clay loam         | CL or ML                       | A-7   | 0                        | 100                         | 95-100                               | 95-100     | 95-100               | 40-50                              | 15-25             | 0.6-2.0               | .19-.21                   | 5.6-6.5             | Moderate                |
| 53-60   | Light silty clay loam   | ML or CL                       | A-6   | 0                        | 100                         | 100                                  | 95-100     | 95-100               | 35-40                              | 10-15             | 0.6-2.0               | .19-.21                   | 5.6-6.5             | Low                     |
| DEPTH (in.)                                   | CONDUCTIVITY (mmhos/cm) | CORROSIVITY                    |   | EROSION FACTORS K T      | WIND EROD. GROUPS           | FLOODING                             |            |                      | HIGH WATER TABLE                   |                   |                       | HYDRO-LOGIC GROUP         |                     |                         |
|   |                         | STEEL                          | CONCRETE  |                          |                             | FREQUENCY                            | DURATION   | MONTHS               | DEPTH (ft.)                        | KIND              | MONTHS                |                           |                     |                         |
| 0-24  | -                       | Mod.                           | Moderate  | .43                      | 5                           | -                                    | -          | -                    | 2, 5-5                             | Apparent          | Nov-May               | B                         |                     |                         |
| 24-53   | -                       | Mod.                           | Moderate  | .43                      | -                           | -                                    | -          | -                    | -                                  | -                 | -                     | -                         |                     |                         |
| 53-60   | -                       | Low                            | Moderate  | .49                      | -                           | -                                    | -          | -                    | -                                  | -                 | -                     | -                         |                     |                         |
| SANITARY FACILITIES AND COMMUNITY DEVELOPMENT |                         |                                |   |                          |                             | SOURCE MATERIAL AND WATER MANAGEMENT |            |                      |                                    |                   |                       |                           |                     |                         |
| USE   | SOIL                    | RATING                         | RESTRICTIVE FEATURES  |                          |                             | USE                                  | SOIL       | RATING               | RESTRICTIVE FEATURES               |                   |                       |                           |                     |                         |
| SEPTIC TANK ABSORPTION FIELDS                 | 1,3<br>2<br>4           | Moderate<br>Severe<br>Moderate | Percolates slowly<br>Wet<br>Slope                               |                          |                             | ROADFILL                             | All        | Fair-Poor            | Low strength, shrink-swell         |                   |                       |                           |                     |                         |
| SEWAGE LAGOONS                                | 1,3<br>2<br>4           | Moderate<br>Severe<br>Severe   | Percolates rapidly<br>Wet<br>Slope                              |                          |                             | SAND                                 | All        | Unsuited             | Excessive fines                    |                   |                       |                           |                     |                         |
| SANITARY LANDFILL (TRENCH)                    | All                     | Severe                         | Water table   |                          |                             | GRAVEL                               | All        | Unsuited             | Excessive fines                    |                   |                       |                           |                     |                         |
| SANITARY LANDFILL (AREA)                      | 1,3<br>2<br>4           | Slight<br>Moderate<br>Moderate | Wet<br>Slope  |                          |                             | TOPSOIL                              | All        | Good                 | Favorable                          |                   |                       |                           |                     |                         |
| DAILY COVER FOR LANDFILL                      | All                     | Good                           |   |                          |                             | POND RESERVOIR AREA                  | 1,2,3<br>4 | Moderate<br>Moderate | Percolates rapidly<br>Slope        |                   |                       |                           |                     |                         |
| SHALLOW EXCAVATIONS                           | 1,3<br>2<br>4           | Slight<br>Moderate<br>Moderate | Wet<br>Slope  |                          |                             | EMBANKMENTS DICES AND LEVELS         | All        | Moderate             | Low strength, piping, shrink-swell |                   |                       |                           |                     |                         |
| DWELLINGS WITHOUT BASEMENTS                   | 1,2,3<br>4              | Moderate<br>Moderate           | Low strength<br>Slope, low strength                             |                          |                             | DRAINAGE                             | 1,3,4<br>2 | -<br>Slight          | Not needed                         |                   |                       |                           |                     |                         |
| DWELLINGS WITH BASEMENTS                      | 1,2,3<br>4              | Moderate<br>Moderate           | Low strength<br>Slope, low strength                             |                          |                             | IRRIGATION                           | 1,2,3<br>4 | Good<br>Fair         | Favorable<br>Slope                 |                   |                       |                           |                     |                         |
| SMALL COMMERCIAL BUILDINGS                    | 1,2<br>3<br>4           | Moderate<br>Moderate<br>Severe | Low strength<br>Slope, low strength<br>Slope, low strength      |                          |                             | TERRACES AND DIVERSIONS              | 1,2<br>3,4 | -<br>Moderate        | Not needed<br>Slope                |                   |                       |                           |                     |                         |
| LOCAL ROADS AND STREETS                       | 1,2,3<br>4              | Moderate<br>Moderate           | Low strength, shrink swell<br>slope, low strength, shrink-swell |                          |                             | GRASSSED WATERWAYS                   | 1,2<br>3   | Slight<br>Moderate   | Slope<br>Slope                     |                   |                       |                           |                     |                         |

DATE: March 7, 1973 GEO

Woodburn

SERIES

SOILS:

- A. Woodburn silt loam, 0-3% slopes
- B { 1. Woodburn silt loam, 3-7% slopes
- 2. Woodburn silt loam, 7-12% slopes
- 3. Woodburn silt loam, 12-20% slopes
- 4. Woodburn silt loam, 20-30% slopes

The Woodburn series consists of moderately well drained silt loam over heavy silt loam or silty clay loam soils formed in silty alluvial deposits on slopes from 0 to 20%. Where not cultivated, the vegetation is native grasses, hazel brush, poison oak, wild black berry, Douglas fir and Oregon white oak. Elevations range from 150 to 400 feet. The mean annual precipitation is 40 to 50 inches; the mean annual air temperature is 52 to 54° F.; the frost-free season (32° F) is 165 to 210 days.

The surface layer is a dark brown or very dark brown silt loam about 17 inches thick. The upper subsoil is dark brown silty clay loam about 15 inches thick. The lower subsoil is dark brown mottled silt loam. The substratum is dark brown silt loam.

Permeability is moderate in the upper subsoil and slow in the lower part. Runoff is slow to rapid; the erosion hazard is none to moderate. Available water holding capacity is 11 to 13 inches. The effective rooting depth is more than six feet.

The soils are used for small grain, grass seed, orchards, vegetable crops, berries, hay and pasture. Other uses include recreation, wildlife and homesites. The series occur in the Willamette Valley within the Willamette Valley Resource Area (A-2).

The Woodburn series is a member of the fine-silty, mixed, mesic family of Aquultic Argixerolls.

ESTIMATED SOIL PROPERTIES

| DEPTH FROM SURFACE (in.) | CLASSIFICATION 1/ |          |       | COARSE FRACT. OVER 3 IN. | % OF MATERIAL PASSING SIEVE 1/ |       |        |       | LIQUID LIMIT | PLAS-TICITY INDEX | PERMEA-BILITY (in/hr) | AVAIL. WATER CAP. (in/in) | SOIL REAC-TION (pH) | SHRINK SWELL POTEN-TIAL |
|--------------------------|-------------------|----------|-------|--------------------------|--------------------------------|-------|--------|-------|--------------|-------------------|-----------------------|---------------------------|---------------------|-------------------------|
|                          | USDA TEXTURE      | UNI-FID  | AASHO |                          | #4                             | #10   | #40    | #200  |              |                   |                       |                           |                     |                         |
| 0-17                     | silt loam         | ML       | A-4   | 0                        | 95-100                         | 90-95 | 85-95  | 70-80 | 25-30        | 2-5               | .60-2.0               | .19-.21                   | 5.6-6.5             | Low                     |
| 17-32                    | clay loam         | ML or CL | A-4   | 0                        | 100                            | 100   | 95-100 | 70-80 | 25-35        | 5-10              | .60-2.0               | .19-.21                   | 5.6-6.5             | Moderate                |
| 32-68                    | silt loam         | ML or CL | A-6   | 0                        | 100                            | 100   | 95-100 | 80-90 | 35-40        | 10-15             | .06-.2                | .19-.21                   | 5.6-6.5             | Low                     |

| DEPTH (in.) | CONDUCTIVITY (mhos/cm) | CROSSLIVITY    |               | EROSION FACTORS | WIND EROD. GROUPS | FLOODING  |          |        | HIGH WATER TABLE |         |         | HYDRO-LOGIC GROUP |   |
|-------------|------------------------|----------------|---------------|-----------------|-------------------|-----------|----------|--------|------------------|---------|---------|-------------------|---|
|             |                        | WATER LOGIC II | WATER LOGIC I |                 |                   | FREQUENCY | DURATION | MONTHS | DEPTH (ft.)      | KIND    | MONTHS  |                   |   |
| 0-17        | -                      | Med.           | Moderate      | .45             | 5                 | -         | -        | -      | -                | 2.0-3.0 | Perched | Dec.-Apr          | 5 |
| 17-32       | -                      | High           | Moderate      | .55             | -                 | -         | -        | -      | -                | -       | -       | -                 | - |
| 32-68       | -                      | High           | Moderate      | .65             | -                 | -         | -        | -      | -                | -       | -       | -                 | - |

| SANITARY FACILITIES AND COMMUNITY DEVELOPMENT |         |                    |                         | CORROD. MATERIAL AND WATER MANAGEMENT |         |                    |                              |
|---|---------|--------------------|-------------------------|---------------------------------------|---------|--------------------|------------------------------|
| USE   | SOIL    | FACTOR             | CHARACTERISTIC FEATURES | USE                                   | SOIL    | RATING             | RESTRICTIVE FEATURES         |
| SEPTIC TANK ABSORPTION TRENCH                 | 1,2,3,4 | Severe             | Percolates slowly; wet  | ROADFILL                              | 1,2,3,4 | Fair               | Low strength                 |
| SEWAGE LAGOONS                                | 1,2,3,4 | Severe             | Wet; slope              | SAND                                  | 1,2,3,4 | Unsuited           | Excessive fines              |
| SANITARY LANDFILL (CLAY)                      | 1,2,3,4 | Severe             | Wet                     | GRAVEL                                | 1,2,3,4 | Unsuited           | Excessive fines              |
| SANITARY LANDFILL (SILT)                      | 1,2,3,4 | Severe             | Wet                     | TOPSOIL                               | 1,2,3,4 | Fair               | Slope                        |
| PILE COVER FOR LANDFILL                       | 1,2,3,4 | Good to Fair       | Slope                   | POND RESERVOIR AREA                   | 1,2,3,4 | Slight to Severe   | Slope                        |
| SHALLOW EXCAVATIONS                           | 1,2,3,4 | Moderate to Severe | Wet                     | EMBANKMENTS DIKES AND TRENCHES        | 1,2,3,4 | Moderate           | Piping                       |
| DRELLINGS WITHOUT CASING                      | 1,2,3,4 | Moderate           | Low strength            | DRAINAGE                              | 1,2,3,4 | Moderate to Severe | Percolates slowly; wet slope |
| DRELLINGS WITH CASINGS                        | 1,2,3,4 | Severe             | Wet                     | IRRIGATION                            | 1,2,3,4 | Good to Poor       | Slope                        |
| SHALE CONCRETE BUILDINGS                      | 1,2,3,4 | Moderate to Severe | Low strength; slope     | TERRACES AND DIVERSIONS               | -       | -                  | Not needed                   |
| LOCAL ROADS AND STREETS                       | 1,2,3,4 | Moderate           | Low strength; slope     | GRASSED WATERWAYS                     | 1,2,3,4 | Slight to Moderate | Slope                        |

RECREATION

| USE          | SOIL | RATING   | RESTRICTIVE FEATURES | USE              | SOIL  | RATING   | RESTRICTIVE FEATURES |
|--------------|------|----------|----------------------|------------------|-------|----------|----------------------|
| CAMP AREAS   | 1,2  | Moderate | Wet                  | PLAYGROUNDS      | 1     | Moderate | Wet                  |
|              | 3    | Moderate | Wet; slope           |                  | 2     | Moderate | Wet; slope           |
|              | 4    | Severe   | Slope                |                  | 3,4   | Severe   | Slope                |
| PICNIC AREAS | 1,2  | Moderate | Wet                  | PATHS AND TRAILS | 1,2,3 | Slight   | -                    |
|              | 3    | Moderate | Wet; slope           |                  | 4     | Moderate | Slope                |
|              | 4    | Severe   | Slope                |                  |       |          |                      |

CAPABILITY AND PREDICTED YIELDS - CROPS AND PASTURE (HIGH LEVEL MANAGEMENT)

| SOIL | CAPABILITY |     | Alfalfa (Tons) |     | Bush beans (Tons) |     | Pasture (AUM) |     | Strawberries (Tons) |     | Sweet Corn (Tons) |     | Winter Wheat (Bu) |     | REMARKS |
|------|------------|-----|----------------|-----|-------------------|-----|---------------|-----|---------------------|-----|-------------------|-----|-------------------|-----|---------|
|      | NIRR       | IRR | NIRR           | IRR | NIRR              | IRR | NIRR          | IRR | NIRR                | IRR | NIRR              | IRR | NIRR              | IRR |         |
| 1    | IIw        |     | 6              |     |                   | 0   |               | 21  |                     | 5   |                   | 8   |                   | 90  |         |
| 2,3  | IIc        |     | 6              |     |                   | 6   |               | 21  |                     | 5   |                   | 8   |                   | 90  |         |
| 4    | IIIe       |     | 6              |     |                   | 4   |               | 21  |                     | 5   |                   | 7   |                   | 80  |         |

WOODLAND SUITABILITY

| SOIL  | POTENTIAL PRODUCTIVITY |             | WOOD CULT. GROUP | MANAGEMENT PROBLEMS |                  |                    |                  |               | NATIVE SPECIES                     |
|-------|------------------------|-------------|------------------|---------------------|------------------|--------------------|------------------|---------------|------------------------------------|
|       | SPECIES                | SITE INDEX  |                  | EROSION HAZARD      | EQUIPMENT LIMIT. | SEEDLING MORTALITY | WINDTHROW HAZARD | PLANT COMPET. |                                    |
| 1     | Douglas-fir            | 169±8       | 20               | Slight              | Moderate         | Slight             | Moderate         | Moderate      | Douglas-fir                        |
| 2,3,4 | Douglas-fir            | 169* (Est.) | 20               | Slight              | Moderate         | Slight             | Slight           | Moderate      | Oregon white oak<br>big leaf maple |

WINDBREAKS

| SOILS | SPECIES | Ht. AGE 20 | PERFOR-MANCE | SPECIES | Ht. AGE 20 | PERFOR-MANCE | SPECIES | Ht. AGE 20 | PERFOR-MANCE |
|-------|---------|------------|--------------|---------|------------|--------------|---------|------------|--------------|
|       | none    |            |              |         |            |              |         |            |              |

WILDLIFE HABITAT SUITABILITY

| SOIL | POTENTIAL FOR HABITAT VALUES |                |            |                |               |        |                | POTENTIAL AS HABITAT FOR: |                   |                   |                  |                    |  |
|------|------------------------------|----------------|------------|----------------|---------------|--------|----------------|---------------------------|-------------------|-------------------|------------------|--------------------|--|
|      | GRAIN & SEED                 | GRASS & LEGUME | WILD BERR. | HARDWOOD TREES | BOTTLE PLANTS | SHRUBS | WETLAND PLANTS | SHALLOW WATER             | OPENLAND WILDLIFE | WOODLAND WILDLIFE | WETLAND WILDLIFE | RANGELAND WILDLIFE |  |
| 1    | Good                         | Good           | Good       | Good           | Good          | Good   | Poor           | Fair                      | Good              | Good              | Poor             | -                  |  |
| 2    | Good                         | Good           | Good       | Good           | Good          | Good   | Poor           | Very poor                 | Good              | Good              | Very poor        |                    |  |
| 3,4  | Fair                         | Good           | Good       | Good           | Good          | Good   | Very poor      | Very poor                 | Good              | Good              | Very Poor        |                    |  |

RANGELAND

| RANGE SITE NAME | SOIL | KEY SPECIES AND % COVER | CUMULATIVE YIELDS |              | NORMAL SEASON |         |
|-----------------|------|-------------------------|-------------------|--------------|---------------|---------|
|                 |      |                         | TOTAL lb/Ac       | Usable Ac/Ac | GROWING       | GRAZING |
|                 |      | none                    |                   |              |               |         |

continued



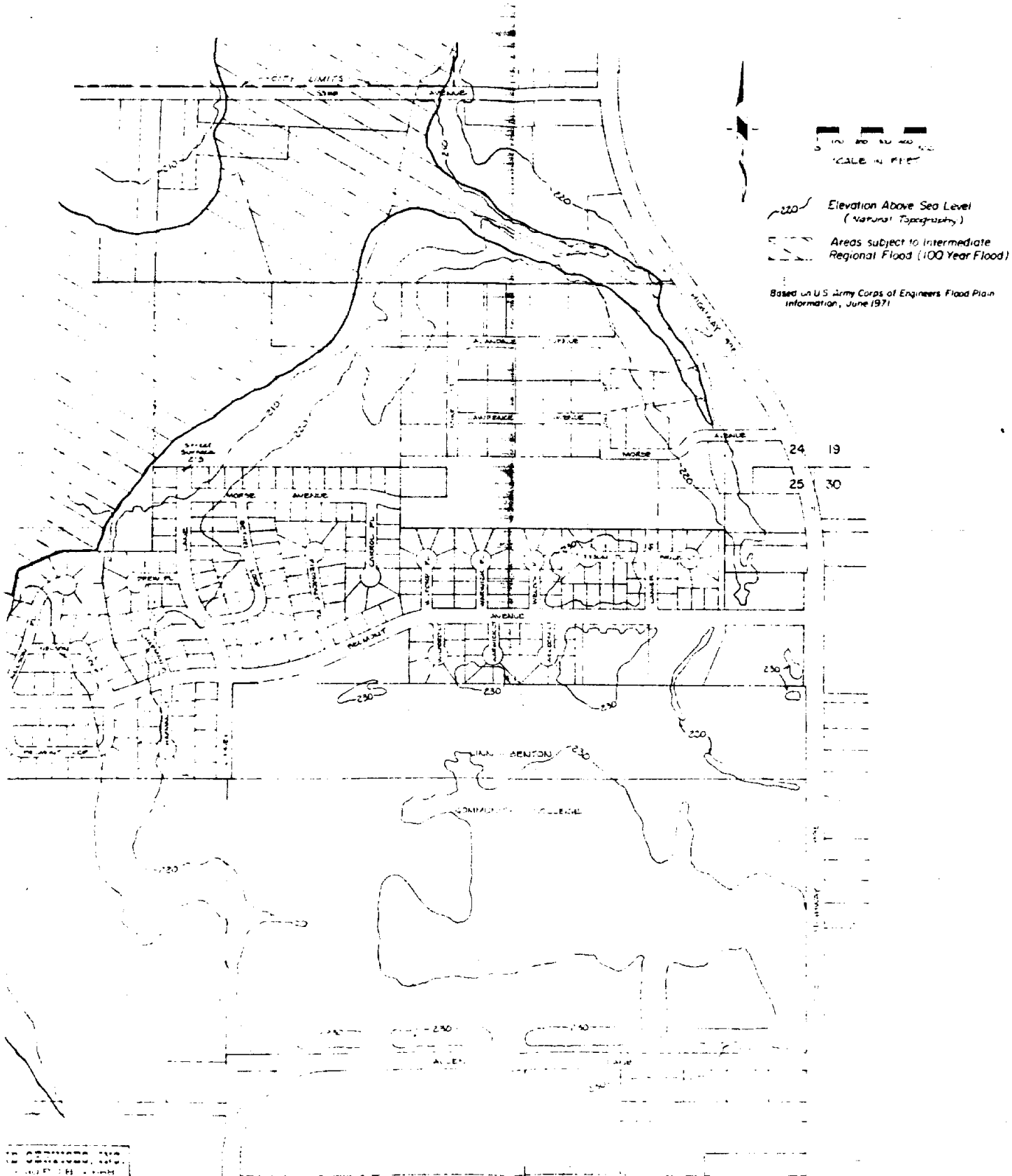
PROPOSED

# ALANDALE - COLLEGE GREEN ANNEXATION

TO THE CITY OF ALBANY

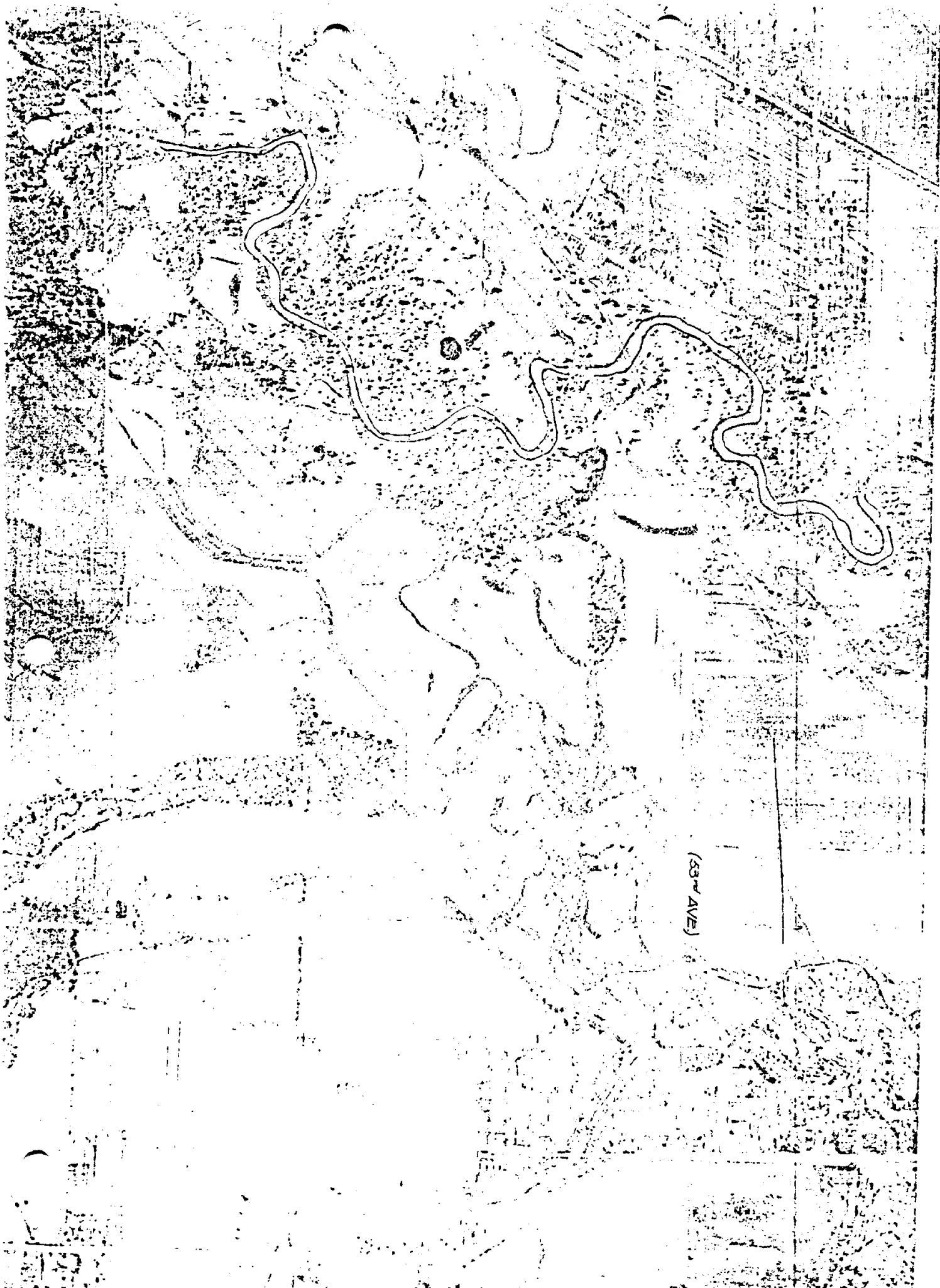
in Sections 24 & 25, T. 11 S., R. 4 W., W.M.

## FLOOD HAZARD AREAS

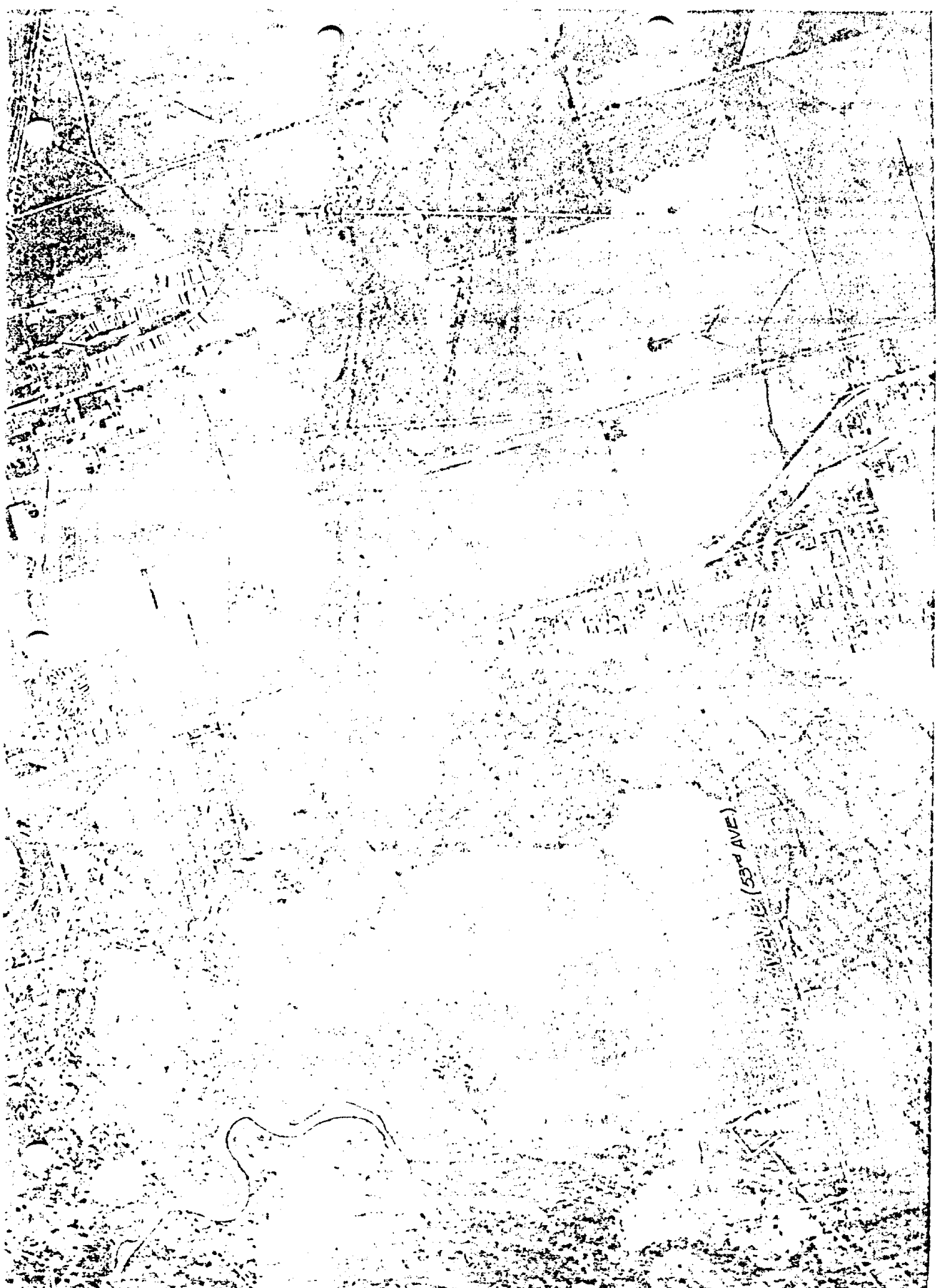


DE GRAYSON, INC.  
1000 E. 11th St.  
Albany, N.Y. 12205  
Tel. 518-863-1111

Exhibit E



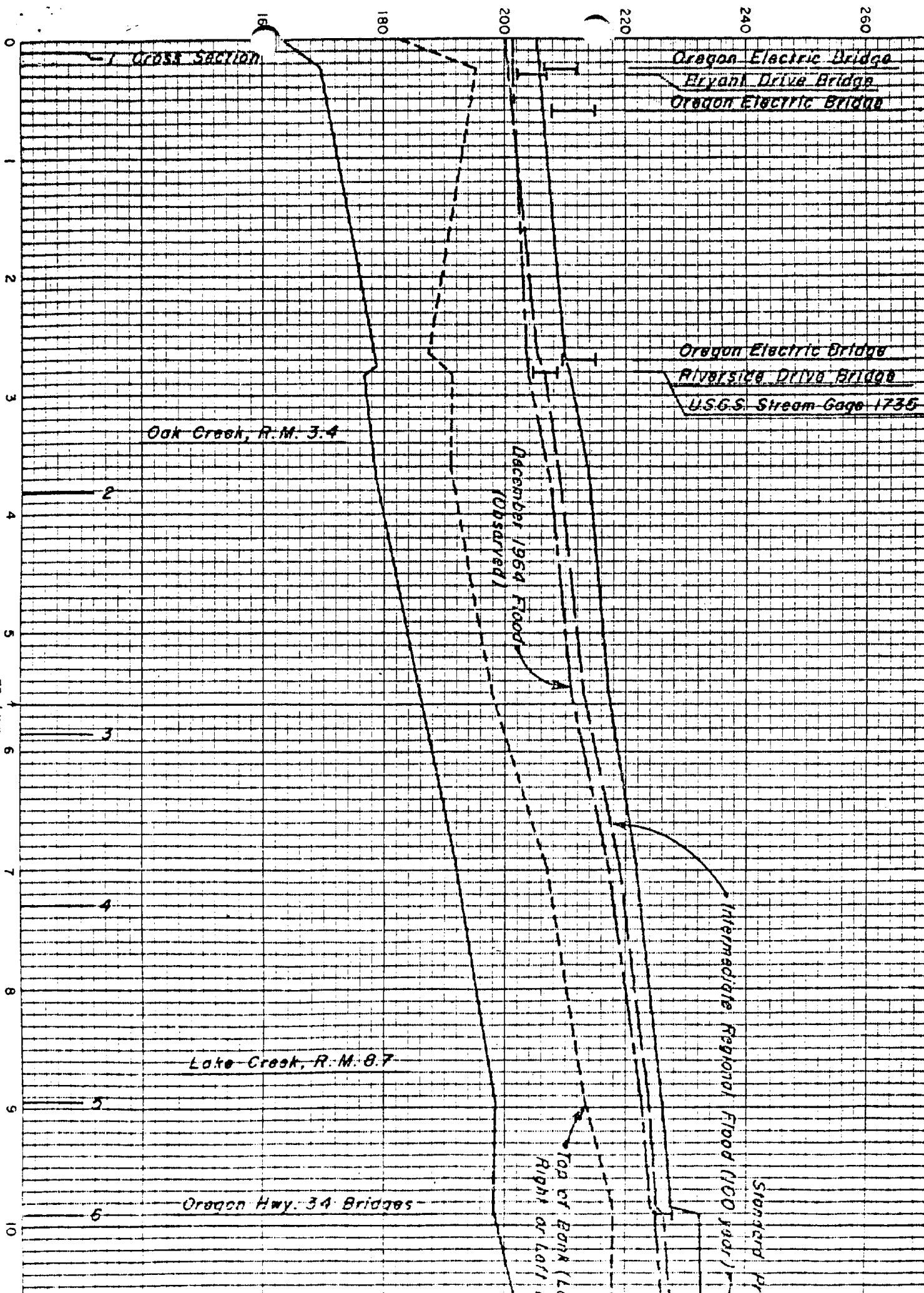
(53<sup>rd</sup> AVE)



53rd AVE

HIGH WATER PROFILE -- CALAPOOIA RIVER

By U.S. Army Corps of Engineers, June 1971



Cross Section

Oregon Electric Bridge  
Bryant Drive Bridge  
Oregon Electric Bridge

Oregon Electric Bridge  
Riverside Drive Bridge  
U.S.G.S. Stream Gage 1735

Oak Creek, R.M. 3.4

December 1964 Flood  
(OBSERVED)

Lake Creek, R.M. 8.7

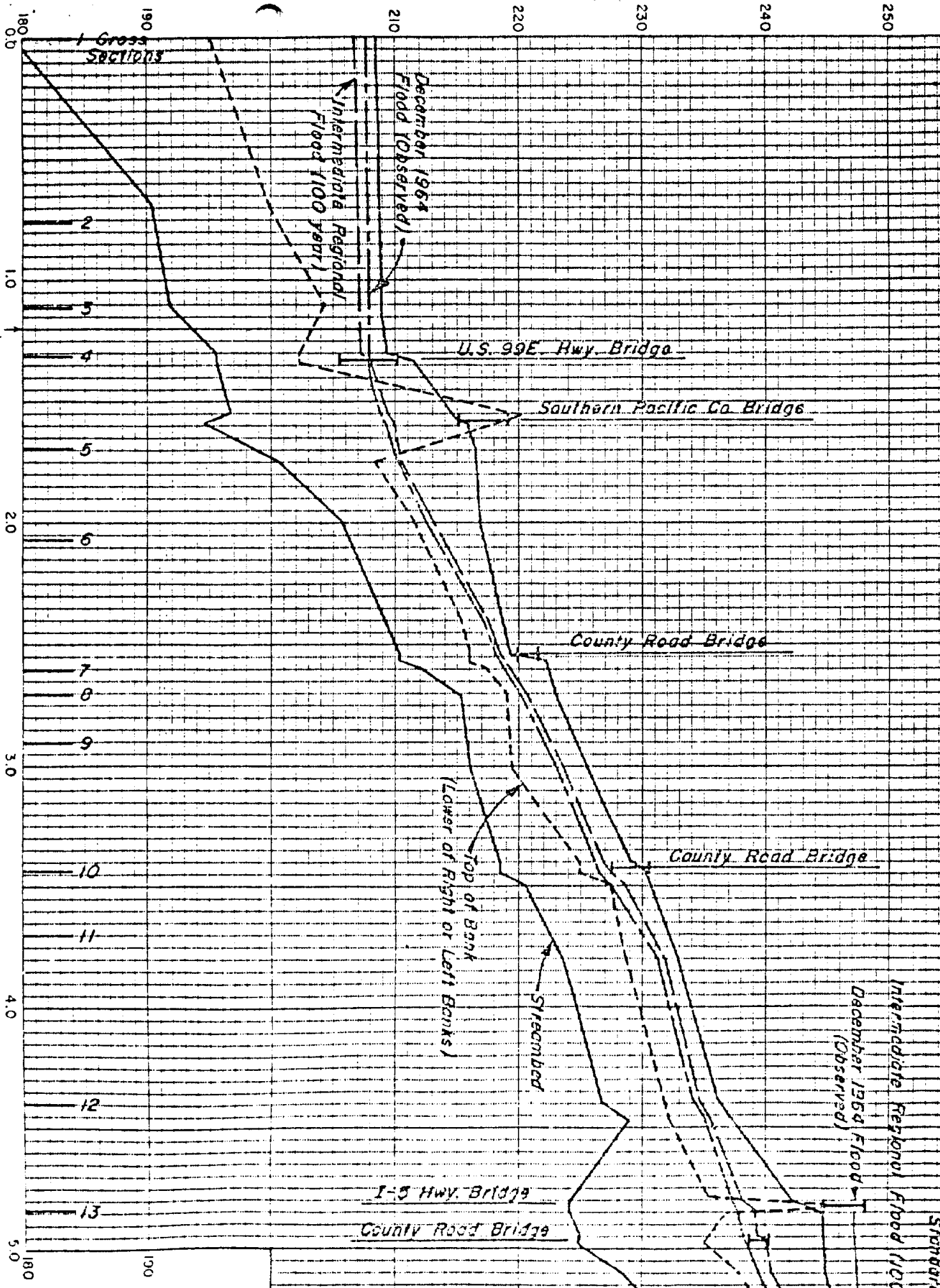
Oregon Hwy. 34 Bridges

Standard Pro  
Intermediate Regional Flood (100 year)

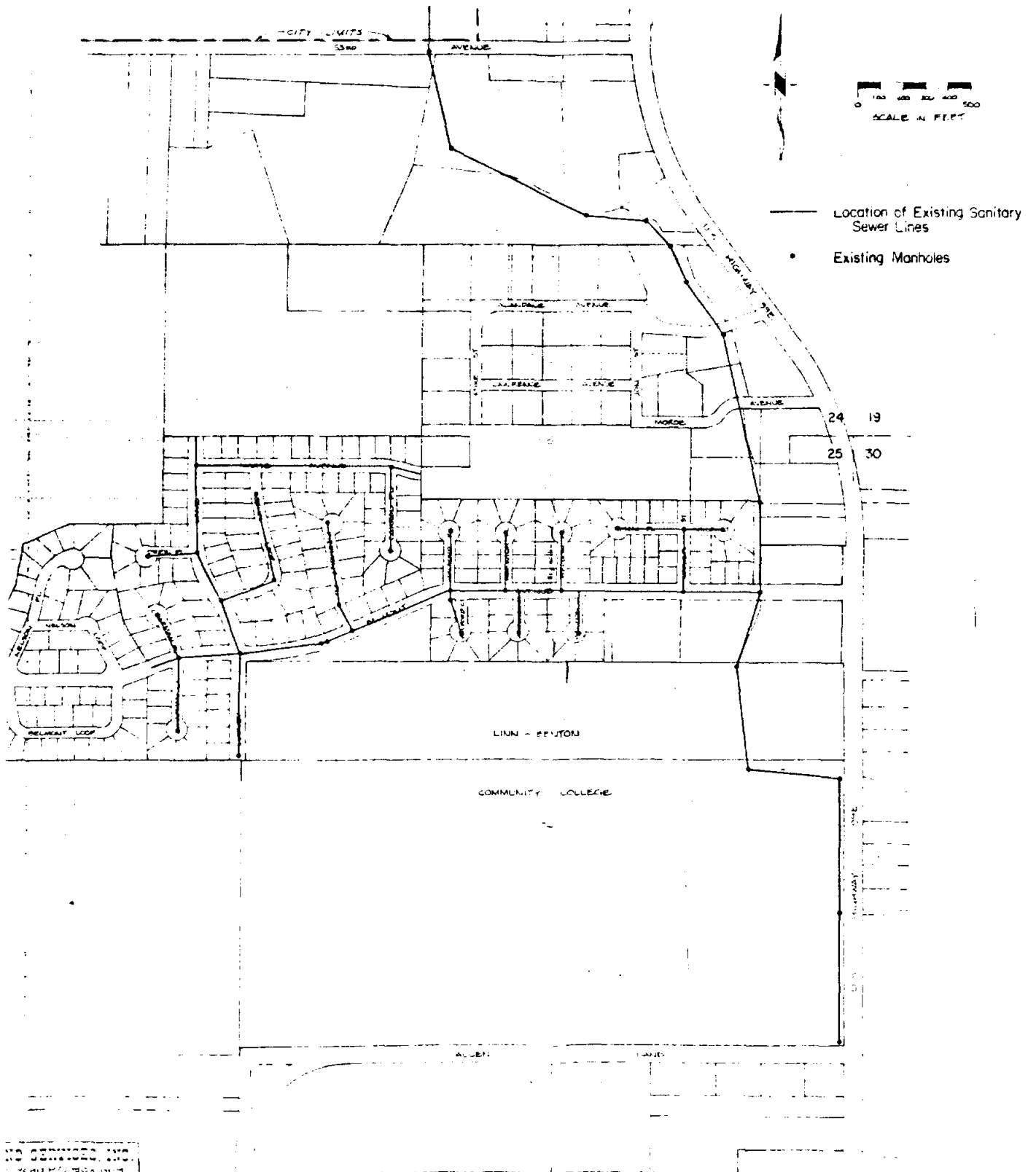
Top of Bank (Low Right of Way)

H WATER PROFILE -- Oak Creek

By U.S. Army Corps of Engineers  
June 1971



PROPOSED  
**ALANDALE - COLLEGE GREEN ANNEXATION**  
TO THE CITY OF ALBANY  
in Sections 24 & 25, T. 11 S., R. 4 W., W.M.  
**EXISTING SANITARY SEWER LINES**

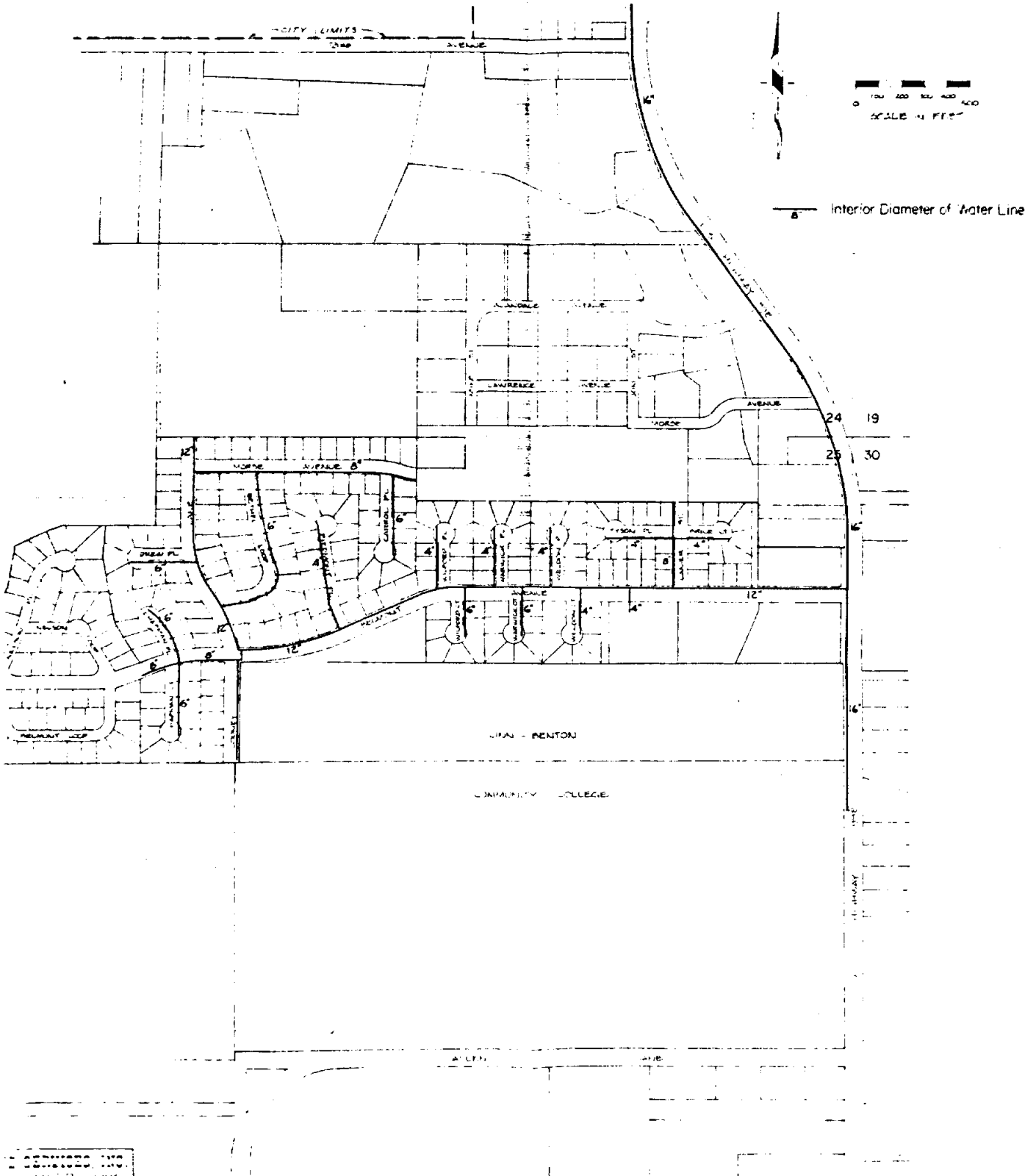


NO SERVICES, ETC.  
FOR THE AREA WITH  
IN THE CITY OF  
ALBANY, N.Y.  
BY THE CITY OF  
ALBANY, N.Y.  
ON JANUARY 1, 1964

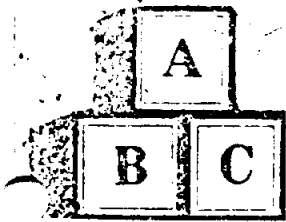
Exhibit F

PROPOSED  
**ALANDALE - COLLEGE GREEN ANNEXATION**  
 TO THE CITY OF ALBANY  
 in Sections 24 & 25, T. 11 S., R. 4 W., W.M.

**EXISTING CITY WATER SERVICE**  
 (WATER PROVIDED THROUGH PACIFIC POWER & LIGHT)



AS SHOWN ON THE  
 PLAN THE WATER SERVICE  
 LINES ARE TO BE  
 LOCATED AS SHOWN  
 ON THE PLAN



# ASSOCIATED BROKERAGE CORPORATION

300 S. Ellsworth • P.O. Box 1021  
Albany, Oregon 97321  
928-6363

REALTY

October 13, 1978

Mr. Ken Wightman  
Timberland Services, Inc.  
1010 Airport Rd.  
Albany, Oregon, 97321

Dear Ken:

In response to your inquiry regarding availability of lots in the Albany, Oregon area, please be advised that I know of no lots for sale with city services. We are members of Multiple Listing Services and no lots are listed through that service.

This is a situation that has existed for the last approximate three years and has become a critical situation. We have numerous inquiries each week from private parties looking for lots on which to build their homes, and I have a list of contractors who will purchase any lots that become available as they are out of lots, too. Only a few contractors in this area have lots available to them, and this is certainly creating a situation of limitation of choice.

We sincerely hope that this problem is alleviated in the near future.

Sincerely,

ABC REALTY

*Elsie Landauer*  
Elsie Landauer, Broker

EXHIBIT H



MITCHELL HOMES, INC.  
P. O. Box 7  
Albany, Oregon 97321  
October 14, 1978

Mr. Ken Wightman  
Timberland Services, Inc.  
1010 Airport Road  
Albany, Oregon 97321

Dear Ken:

Confirming our telephone conversation, Ken, we do not have any lots available at this time to build houses on. Nor have we had any lots available for a long time. We have attempted to locate lots by contacting all the Realtors in this area, in addition to trying to locate land zoned for residences. We just have not been able to find either the land or the lots.

The situation is becoming quite serious for anyone in the building industry, as, needless to say, we have to have the lots to build the houses on to keep our employees working. We have a number of private individuals who would like to have us build a home for them if we could locate a lot for them.

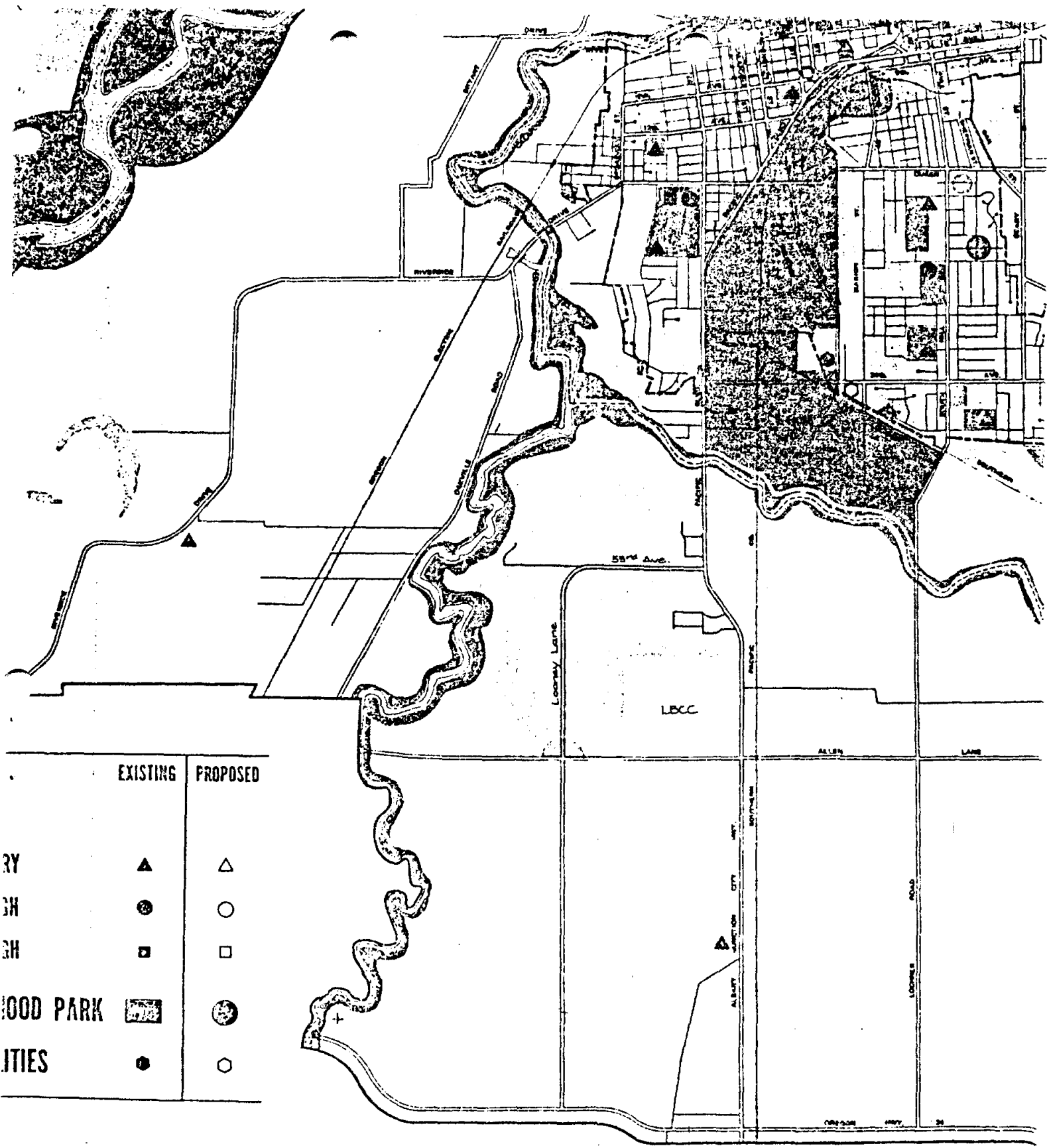
We certainly hope that this problem is solved in the near future.

Sincerely,

Bob Mitchell  
MITCHELL HOMES, INC.

*Bob Mitchell*

EXHIBIT I



|           | EXISTING | PROPOSED |
|-----------|----------|----------|
| RY        | ▲        | △        |
| GH        | ⊙        | ○        |
| GH        | ⊠        | □        |
| WOOD PARK | ⊞        | ⊚        |
| ITIES     | ●        | ○        |

|              |       |
|--------------|-------|
| OR COLLECTOR | ====  |
|              | _____ |
| S.           | ----- |
|              | ----- |

### Exhibit J

From Albany Comprehensive Plan  
& Interim Highway Plan

**NOTE**  
Some streets are shown on this map that have not yet been constructed. When they are constructed, the agencies responsible for their construction will make final surveys to determine final locations. These final locations may or may not be exactly as shown on this map.

CITY OF ALBANY  
GROWTH PROJECTIONS

Updated 4-7-78

1) POPULATION AVERAGE ANNUAL INCREASE

|               |      |
|---------------|------|
| 1950 - 10,115 |      |
| 1960 - 12,962 | 2.7% |
| 1970 - 18,181 | 3.5% |
| 1976 - 22,800 | 3.8% |
| 1977 - 24,030 | 5.4% |

2) PROJECTED POPULATION

|               |      |
|---------------|------|
| 1978 - 25,656 | 6.7% |
| 1979 - 27,736 | 5.0% |
| 1980 - 29,123 | 5.0% |
| 1985 - 35,433 | 4.0% |
| 1990 - 43,110 | 4.0% |

3) HOUSING UNITS

| <u>Year</u> | <u>Single Family</u> | <u>Other</u>     | <u>Total</u> | <u>Average Annual Increase</u> |
|-------------|----------------------|------------------|--------------|--------------------------------|
| 1970        | 4,645                | 1,757            | 6,402        |                                |
| 1977        | 5,839                | 3,184            | 9,023        | 5%                             |
|             |                      | <u>PROJECTED</u> |              |                                |
| 1978        | 6,131                | 3,343            | 9,474        | 5%                             |
| 1980        | 6,580                | 3,865            | 10,445       | 5%                             |
| 1990        | 10,208               | 6,806            | 17,014       | 5%                             |

4) AVERAGE HOUSEHOLD SIZE

|      |      |        |
|------|------|--------|
| 1970 | 3.16 |        |
| 1976 | 3.11 | > 2.98 |
| 1980 | 2.85 |        |
| 1990 | 2.59 |        |

5) SQUARE MILES IN CITY LIMITS

|      |       |
|------|-------|
| 1960 | 4.20  |
| 1970 | 6.02  |
| 1975 | 6.61  |
| 1978 | 7.00  |
| 1980 | 7.90  |
| 1985 | 9.60  |
| 1990 | 11.80 |

ALBANY AREA POPULATION PROJECTIONS

UPDATED 4-7-78

- 1) Linn-Benton Region Geographic Subarea 5 (Albany, Dever-Millersburg, Froman-Orleans, North Albany, Tangent)

| <u>YEAR</u>      | <u>POPULATION</u> | <u>AVE. ANNUAL GROWTH RATE</u> |
|------------------|-------------------|--------------------------------|
| 1960             | 24,343            |                                |
| 1970             | 32,830            |                                |
| 1976             | 41,243            | 2.79%                          |
| 1977             | 42,393            | 2.79%                          |
| 1978             | 43,575            | 2.79%                          |
| <u>PROJECTED</u> |                   |                                |
| 1980             | 46,038            | 2.79%                          |
| 1985             | 52,825            | 2.79%                          |
| 1990             | 60,645            | 2.79%                          |

- 2) Albany Area Urban Growth Boundary

| <u>YEAR</u>      | <u>POPULATION</u> | <u>AVE. ANNUAL GROWTH RATE</u> |
|------------------|-------------------|--------------------------------|
| 1970             | 30,373            | 2.79%                          |
| 1976             | 35,823            | 2.79%                          |
| 1977             | 36,882            | 2.79%                          |
| 1978             | 37,951            | 2.79%                          |
| <u>PROJECTED</u> |                   |                                |
| 1980             | 40,184            | 2.79%                          |
| 1985             | 46,360            | 2.79%                          |
| 1990             | 53,600            | 2.79%                          |

- 3) City of Albany

| <u>YEAR</u> | <u>POPULATION</u> | <u>AVE. ANNUAL GROWTH RATE</u> |
|-------------|-------------------|--------------------------------|
| 1950        | 10,115            |                                |
| 1960        | 12,962            | 2.7%                           |
| 1970        | 18,181            | 3.5%                           |
| 1976        | 22,800            | 3.8%                           |
| 1977        | 24,030            | 5.4%                           |

Albany Area Population Projections  
 Updated 4-7-78  
 Page Two

3) City of Albany (Continued)

| <u>PROJECTED</u> |                   |                                |
|------------------|-------------------|--------------------------------|
| <u>YEAR</u>      | <u>POPULATION</u> | <u>AVE. ANNUAL GROWTH RATE</u> |
| 1978             | 25,656            | 6.7%                           |
| 1980             | 29,123            | 5.0%                           |
| 1985             | 35,433            | 4.0%                           |
| 1990             | 43,110            | 4.0%                           |

4) Albany Area Urban Growth Boundary Housing Units

| <u>YEAR</u> | <u>SINGLE FAMILY</u> | <u>OTHER</u> | <u>TOTAL</u> | <u>AVE. ANNUAL INCREASE</u> |
|-------------|----------------------|--------------|--------------|-----------------------------|
| 1960        |                      |              | 7,840        |                             |
| 1970        |                      |              | 9,585        |                             |
| 1977        |                      |              | 13,848       |                             |
| 1978        |                      |              | 14,263       | 3%                          |
| 1980        |                      |              | 15,132       | 3%                          |
| 1985        |                      |              | 17,542       | 3%                          |
| 1990        |                      |              | 20,226       | 3%                          |

COMPILED BY CITY OF ALBANY PLANNING DEPARTMENT 4-7-78 SB

PRELIMINARY RESULTS OF NEIGHBORHOOD SURVEYS ON

HOUSING TYPES AND DENSITIES

December, 1977

|                              | <u>Single Family</u> | <u>Duplex</u> | <u>Multiple Family</u> | <u>Mobile Homes</u> | <u>Total Units</u> |
|------------------------------|----------------------|---------------|------------------------|---------------------|--------------------|
| <u>BROADWAY NEIGHBORHOOD</u> |                      |               |                        |                     |                    |
| 220 Acres Net                |                      |               |                        |                     |                    |
| No. of Units:                | 636                  | 74            | 57                     | 1                   | 768                |
| % Neighborhood Housing       | 83                   | 10            | 7                      |                     |                    |
| % City Housing               |                      |               |                        |                     | 9.4                |
| <u>CENTRAL ALBANY</u>        |                      |               |                        |                     |                    |
| 598 Acres                    |                      |               |                        |                     |                    |
| No. of Units:                | 800                  | 92            | 255                    | 0                   | 1147               |
| % Neighborhood Housing       | 70                   | 8             | 22                     |                     |                    |
| % City Housing               |                      |               |                        |                     | 14                 |
| <u>JACKSON-HILL</u>          |                      |               |                        |                     |                    |
| 386 Acres                    |                      |               |                        |                     |                    |
| No. of Units:                | 540                  | 60            | 68                     | 39                  | 707                |
| % Neighborhood Housing:      | 81                   | 9             | 10                     |                     |                    |
| % City Housing:              |                      |               |                        |                     | 8.6                |
| <u>OAK</u>                   |                      |               |                        |                     |                    |
| 512 Acres                    |                      |               |                        |                     |                    |
| No. of Units:                | 357                  | 46            | 362                    | 1                   | 766                |
| % Neighborhood Housing:      | 47                   | 6             | 47                     |                     |                    |
| % City Housing:              |                      |               |                        |                     | 9.3                |
| <u>PERIWINKLE</u>            |                      |               |                        |                     |                    |
| 986 Acres                    |                      |               |                        |                     |                    |
| No. of Units:                | 715                  | 58            | 45                     | 177                 | 995                |
| % Neighborhood Housing:      | 87                   | 7             | 6                      |                     |                    |
| % City Housing               |                      |               |                        |                     | 12.1               |

HOUSING TYPES - Page 2

|                        | <u>Single Family</u> | <u>Duplex</u> | <u>Multiple Family</u> | <u>Mobile Homes</u> | <u>Total Units</u> |
|------------------------|----------------------|---------------|------------------------|---------------------|--------------------|
| <u>SANTIAM</u>         |                      |               |                        |                     |                    |
| 579 Acres              |                      |               |                        |                     |                    |
| No. of Units:          | 475                  | 8             | 163                    | 106                 | 752                |
| % Neighborhood Housing | 74                   | 1             | 25                     |                     |                    |
| % City Housing         |                      |               |                        |                     | 9.2                |
| <u>SUNRISE</u>         |                      |               |                        |                     |                    |
| 570 Acres              |                      |               |                        |                     |                    |
| No. of Units           | 588                  | 238           | 661                    | 1                   | 1487               |
| % Neighborhood Housing | 40                   | 16            | 44                     |                     |                    |
| % City Housing         |                      |               |                        |                     | 18.1               |
| <u>WEST ALBANY</u>     |                      |               |                        |                     |                    |
| 648 Acres              |                      |               |                        |                     |                    |
| No. of Units           | 313                  | 6             | 101                    | 24                  | 444                |
| % Neighborhood Housing | 75                   | 1             | 24                     |                     |                    |
| % City Housing         |                      |               |                        |                     | 5.4                |
| <u>WILLAMETTE</u>      |                      |               |                        |                     |                    |
| 554 Acres              |                      |               |                        |                     |                    |
| No. of Units           | 796                  | 52            | 197                    | 97                  | 1142               |
| % Neighborhood Housing | 67                   | 8             | 25                     |                     |                    |
| % City Housing         |                      |               |                        |                     | 13.9               |
| Total No. Units        | 5220                 | 634           | 1909                   | 446                 |                    |
| % City Units           | 67                   | 8             | 25                     |                     |                    |

Population of Albany = 24,000

Ave. People per Unit = 2.9

BEFORE THE LINN COUNTY PLANNING COMMISSION, THE LINN COUNTY  
BOARD OF COMMISSIONERS, THE CITY PLANNING COMMISSION, CITY OF

ALBANY, AND THE CITY COUNSEL, CITY OF ALBANY

NOTE: This petition was  
passed in Nov. 1977 re-  
questing a commercial zone  
from Linn County.

Petition in Support Of

C-2 Zoning Request

The undersigned hereby petition the Linn County Planning Commission, the Linn County Board of Commissioners, the City Planning Commission, City of Albany, and the City Counsel, City of Albany to re-zone Lot 1, Block 2, College Green Addition to Linn County as shown on the attached exhibits, from multifamily to C-2, to permit the development of a community shopping area.

We believe that in this area of the county, it will be beneficial to orderly development, and will promote public health, safety, order, and convenience, and will promote energy conservation.

Name

Residence Address

|                    |                         |
|--------------------|-------------------------|
| Judith A. Pendley  | 1017 S.W. Tyson Place   |
| Cynthia K. Wright  | 1035 Tyson Pl.          |
| Patricia C. Coyer  | 1079 S.W. Tyson Pl.     |
| Cathryn Young      | 1021 S.W. Belmont       |
| Charles D. Kimball | 1195 S.W. Belmont       |
| Patricia W. Foster | 6164 S.W. Warwick Place |
| Jill M. Mowbray    | 6161 Piedmont Pl.       |
| David A. Long      | 6127 Piedmont           |
| Ann Sitzer         | 6077 Loney Lane         |
| Nannie Gatz        | 1042 S.W. Belmont #1    |
| Pat Thurman        | 6121 Warwick Pl.        |
| Barbara J. Thurman | 6121 Warwick Pl.        |
| James R. Maxwell   | 1154 SW Wilford         |
| Lutz A. Walle      | 6128 Piedmont Pl., S.W. |
| Jona C. Nays       | 6070 Bethel Sp.         |
| Georgette Worster  | 1397 Morse Ave.         |
| Bruce J. Smith     | 1397 Morse Ave.         |
| Sharon DeWegal     | 1420 Morse Ave.         |
| Temple Weigel      | 1420 Morse Ave.         |



BEFORE THE LINN COUNTY PLANNING COMMISSION, THE LINN COUNTY  
 BOARD OF COMMISSIONERS, THE CITY PLANNING COMMISSION, CITY OF  
 ALBANY, AND THE CITY COUNSEL, CITY OF ALBANY

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We believe that in this area of the county, it will be beneficial  
 to orderly development, and will promote public health, safety, order, and  
 convenience, and will promote energy conservation.

| Name               | Residence Address     |
|--------------------|-----------------------|
| Mike McLaughlin    | 2115 Walden           |
| James McLaughlin   | 6117 Walden Pl.       |
| Chris B...         | 6134 Wilder Pl        |
| William B...       | 5177 Victoria Pl      |
| Thomas J. B...     | 6376 Looney Lane SW   |
| Don H...           | 6317 Chapman Ct       |
| ...                | 6111 Wilford Pl. SW   |
| Sheldon Fitchison  | 6120 Warwick Pl. S.W. |
| John Brown         | 6105 Wilford Pl SW    |
| Beverly M. Johnson | 1301 Belmont          |
| Ronald H. Johnson  | 1323 Belmont          |
| Carl M. Mudge      | 1387 Belmont          |
| Jayce Gregory      | 1399 Belmont          |
| Roger Perkins      | 6302 Looney Lane      |
| Gauline Meadows    | 6398 Looney Lane      |
| Vlen J...          | 6016 Bethel Loop      |
| Cathy Hamlin       | 6029 SW Bethel Loop   |
| William Hamlin     | 6029 SW Bethel Loop   |
| Theresa T...       | 6029 SW Carroll Pl    |

BEFORE THE LINN COUNTY PLANNING COMMISSION, THE LINN COUNTY  
 BOARD OF COMMISSIONERS, THE CITY PLANNING COMMISSION, CITY OF  
 ALBANY, AND THE CITY COUNSEL, CITY OF ALBANY

NOTE: This petition was  
 passed in Nov. 1977 re-  
 questing a commercial zon-  
 ing from Linn County.

Petition in Support Of

C-2 Zoning Request

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We believe that in this area of the county, it will be beneficial to orderly development, and will promote public health, safety, order, and convenience, and will promote energy conservation.

Name

Residence Address

|                           |                             |
|---------------------------|-----------------------------|
| Steve McDaniel            | 901 S.W. Belmont            |
| Georgette Estes           | 937 Brice Court             |
| Howard S Dobrowsky        | 769 Block Ct.               |
| Ila Lea Emerson           | 6140 S.W. Jansen            |
| Carl Robbins              | 1079 1/2 Belmont            |
| Lynne Steppow             | 6173 Weldon Pl. SW.         |
| John Land                 | 6176 Willard Pl.            |
| Diane Cooker              | 6132 Wilford Pl.            |
| John Dougherty            | 6198 Bethel Loop            |
| <del>John Dougherty</del> | <del>1070 Wilford Pl.</del> |
| Christine K. Shuckabay    | 1654 Drew Pl.               |
| Linda S. Lopez            | 6395 S.W. Chapman Court     |
| Carl Wayne Atkins         | 1033 SW Belmont             |
| Melva Atkins              | 1033 SW Belmont             |
| Quanta Dasher             | 6140 Weldon Pl. SW.         |
| Gerard Stein              | 1163 Belmont Ave SW         |
| Beverly Stein             | 1163 Belmont Ave. S.W.      |
| Bruce Tyler               | 6165 SW Warwick Pl          |
| Ronny L Tyler             | 6165 SW Warwick Pl.         |
| Kathryn Johnson           | 1267 SW Belmont             |

BEFORE THE LINN COUNTY PLANNING COMMISSION, THE LINN COUNTY  
 BOARD OF COMMISSIONERS, THE CITY PLANNING COMMISSION, CITY OF  
 ALBANY, AND THE CITY COUNSEL, CITY OF ALBANY

NOTE: This petition was passed in Nov. 1977 requesting a commercial zone from Linn County.

Petition in Support Of  
 C-2 Zoning Request

The undersigned hereby petition the Linn County Planning Commission, the Linn County Board of Commissioners, the City Planning Commission, City of Albany, and the City Counsel, City of Albany to re-zone Lot 1, Block 2, College Green Addition to Linn County as shown on the attached exhibits, from multifamily to C-2, to permit the development of a community shopping area.

We believe that in this area of the county, it will be beneficial to orderly development, and will promote public health, safety, order, and convenience, and will promote energy conservation.

| Name                       | Residence Address              |
|----------------------------|--------------------------------|
| <u>Robert L. Richy</u>     | <u>6043 Cassell Pl, Albany</u> |
| <u>Lou Pool</u>            | <u>1010 Tyson Pl Albany</u>    |
| <u>Kathleen Jones</u>      | <u>1091 Tyson Pl, Albany</u>   |
| <u>Cindy Isom</u>          | <u>934 Brice Ct.</u>           |
| <u>Patricia Lewis</u>      | <u>912 Brice Ct.</u>           |
| <u>Mardi Landolph</u>      | <u>6109 Warwick Pl SW</u>      |
| <u>Jeanette Fitzgerald</u> | <u>6101 Warwick Pl.</u>        |
| <u>Hazel Durham</u>        | <u>6174 Piedmont Pl.</u>       |
| <u>Laverne Murphy</u>      | <u>6162 Piedmont Pl. SW</u>    |
| <u>Ann Marie</u>           | <u>6066 Loney Ln.</u>          |
| <u>Randy Rave</u>          | <u>6380 Chapman CT</u>         |
| <u>Cathy Marsh</u>         | <u>6223 Chapman Pl</u>         |
| <u>Donald R. Bernat</u>    | <u>945 S. W. Belmont</u>       |
| <u>Sybil Bernat</u>        | <u>945 S.W. Belmont</u>        |
| <u>Hon Watkins</u>         | <u>6096 LANIER.</u>            |
| <u>Mrs. Joe E. Zipler</u>  | <u>1032 Tyson Pl.</u>          |
| <u>Mrs Wm Van Wagoner</u>  | <u>1054 Tyson Pl</u>           |
| <u>Steven P. Malone</u>    | <u>1076 Tyson Pl, S.W.</u>     |
| <u>Gary Powell</u>         | <u>1088 Tyson Pl.</u>          |
| <u>Betty J. Reed</u>       | <u>1057 Tyson Pl. SW</u>       |
| <u>Mr. G. M.</u>           | <u>1009 SW BELMONT.</u>        |

1 dirt  
 ✓

# ALANDALE - COLLEGE GREEN ANNEXATION

TO THE CITY OF ALBANY  
in Sections 24 & 25, T. 11 S., R. 4 W., W.M.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

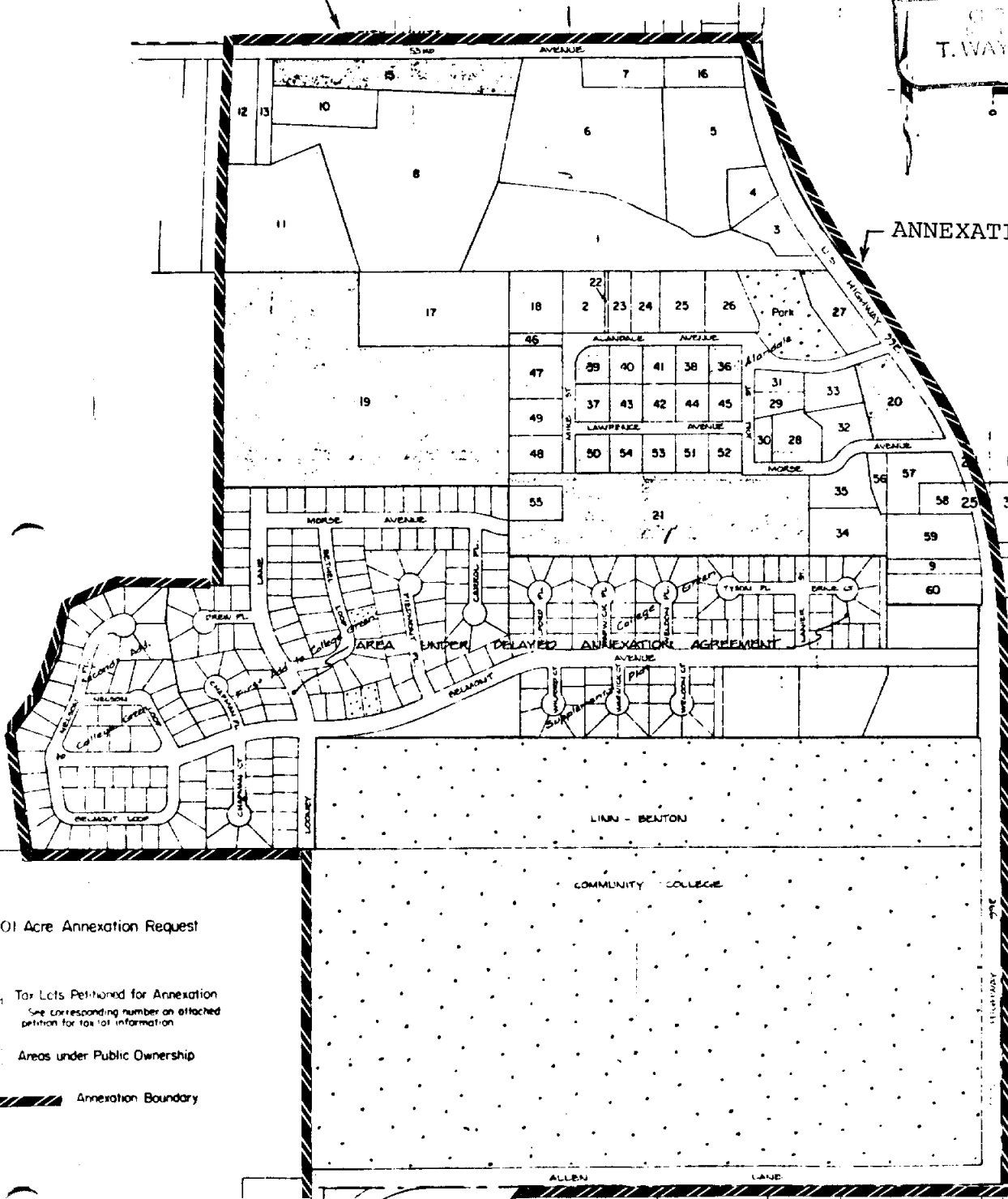
*J. Wayne Hickey*

CREATED  
BY  
T. WAYNE HICKEY  
1915

0 100 200 300 400 500  
SCALE IN FEET

ANNEXATION BOUNDARY

ANNEXATION BOUNDARY



301 Acre Annexation Request

- Tax Lots Petitioned for Annexation  
See corresponding number on attached petition for tax information
- Areas under Public Ownership
- ▨ Annexation Boundary

**EMERLAND SERVICES, INC.**  
1000 Airport Road, Box 608  
Albany, Ore. 97321  
Phone: 531-1929  
SURVEYING, ENGINEERING,  
AND SITE ANALYSIS  
AND DESIGN CONSULTING

ANNEXATION BOUNDARY

COVER SHEET

SW Cor. DLC 85  
Isaac Hutchins

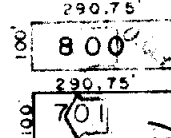
BREEK SE Cor. DLC 85  
Isaac Hutchins

ALANDALE-COLLEGE GREEN ANNEXATION

See Map 11 3W 19



N 89° 38' W 2068.35 FT



NE Cor. DLC 77  
Robert E. Hormon

402  
401  
404  
403

See Map 11 4W 24AD

U.S. HWY. 99E

5-9

405

S 00° 44' E 1780.42 FT

See Map 11 4W 24DA

N 02° 12' E

ANNEXATION BOUNDRY

45.00 FT

613

N 69° 38' W 1400.03'

53 rd AVE

611

617

612

616

607

606

604

SW Cor. DLC 54

POINT OF BEGINNING

620

610

601

603

602

S 02° 12' W 844.38 FT

SEE SHEET 2 OF 8

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

4W 25AA

*T. Wayne Hickey*

SEE SHEET 8 OF 8

OREGON  
REGISTERED  
T. WAYNE HICKEY  
1215

SHEET 1 OF 8

Sec 25 T11S. R.4W. W.M.

1" = 400'

See Map 11 4W 24

SEE SHEET 10FB

N 89° 14' E.

87.55 Ch

ALANDALE-COLLEGE GREEN ANNEXATION

S 00° 46' W  
844.34 FT

S 00° 41' W  
390.03 FT

C.S. 3800

SEE SHEET 3 OF 8

1<sup>st</sup> ADD TO COLLEGE GREEN

S 89° 18' 30" W 217.58 FT

See Map 11 4W 25AC

See Map 11 4W 25AC

See Map 11 4W 258A

2<sup>nd</sup> ADD TO COLLEGE GREEN

S 89° 16' E. 1124.87'

(20 00 Ch.)

1000

1200

25-2

REGISTERED PROFESSIONAL LAND SURVEYOR

J. Wayne Hickey

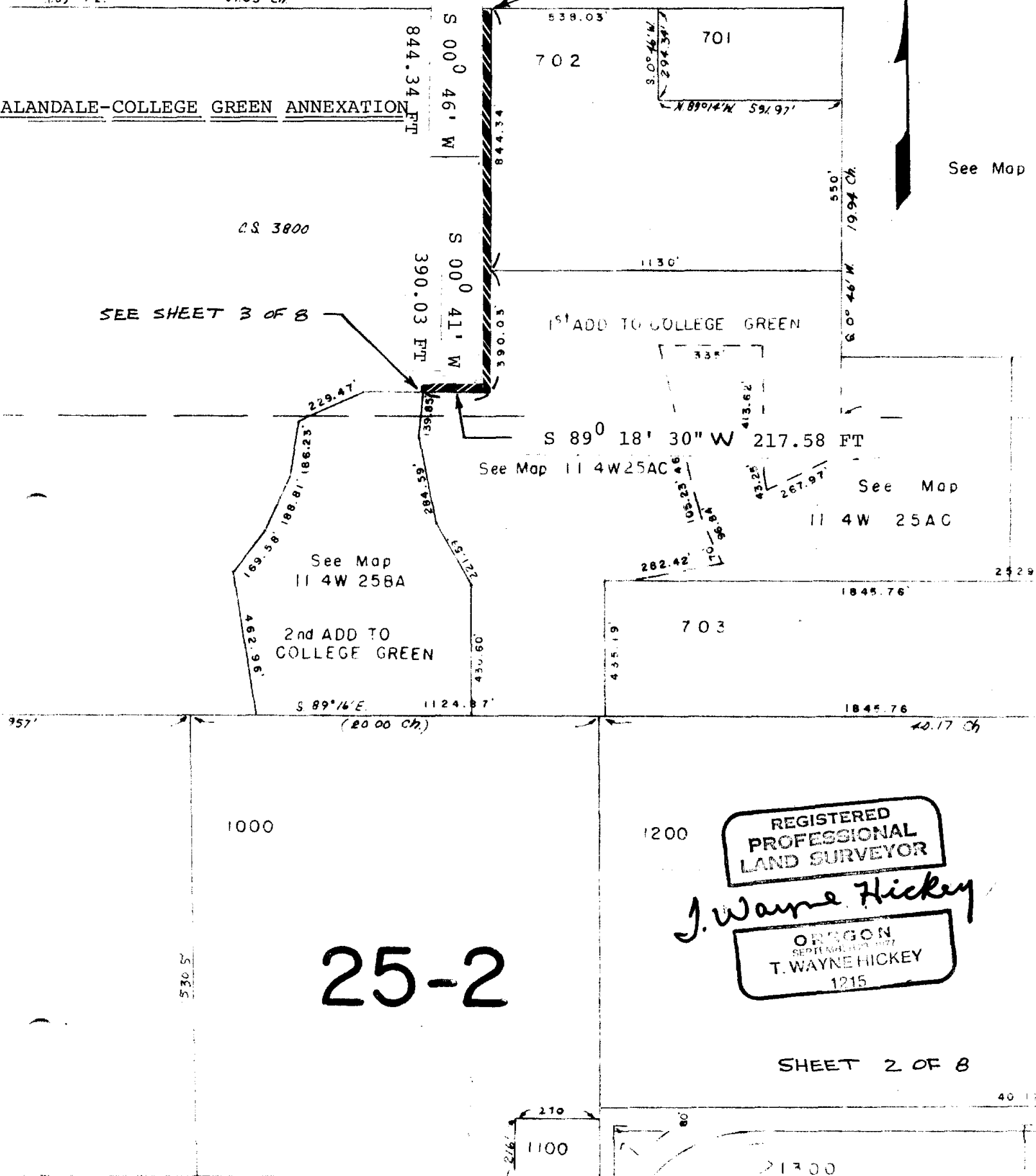
OREGON  
SEPTEMBER 1997  
T. WAYNE HICKEY  
1215

SHEET 2 OF 8

1100

1300

See Map



ALANDALE-COLLEGE GREEN ANNEXATION

S 64° 57' 28" W  
229.61 FT

N 89° 18' 16" W  
193.19 FT

S 11° 46' 05" W  
186.42 FT

SEE SHEET 2 OF 8

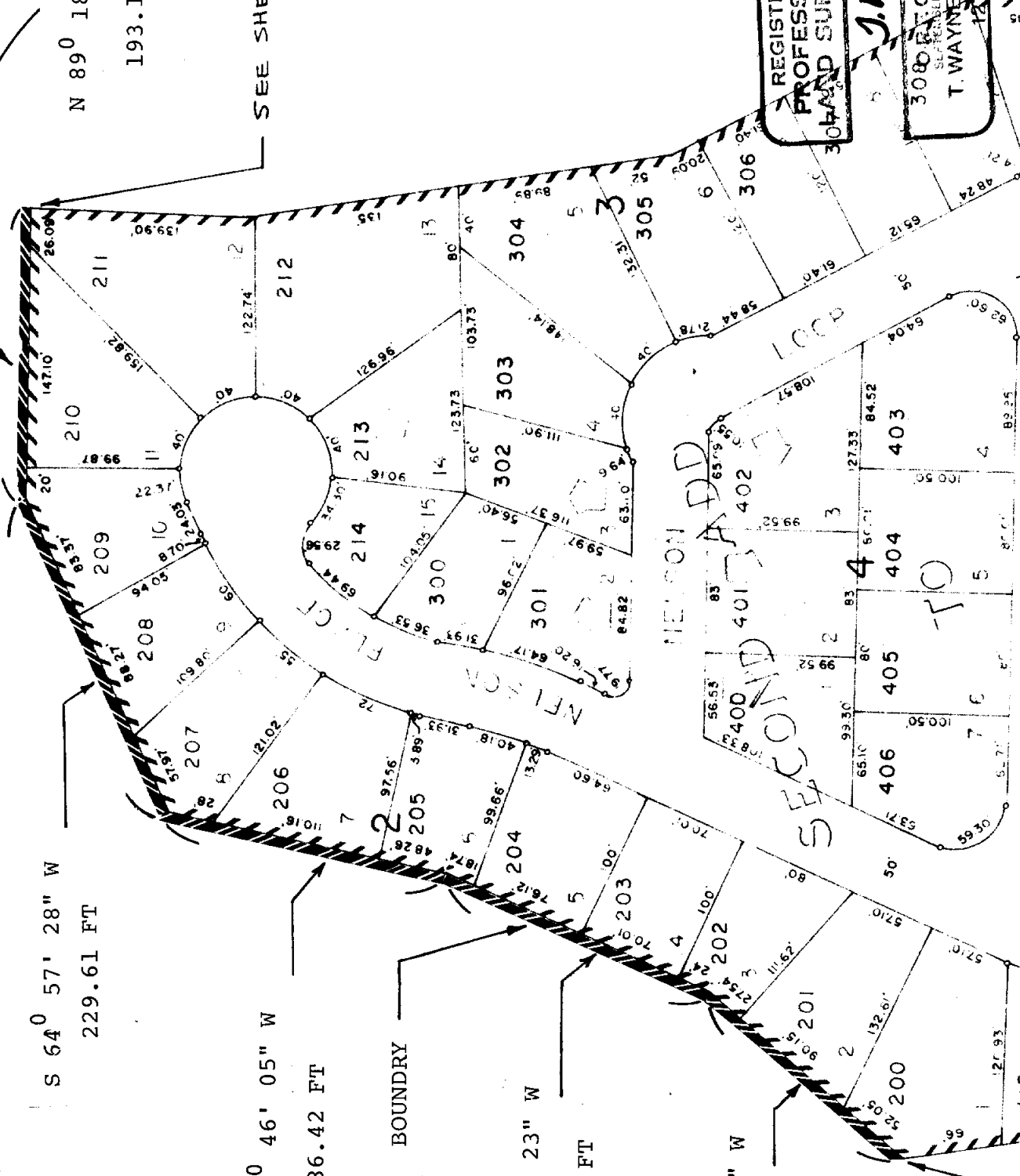
ANNEXATION BOUNDARY

S 24° 01' 23" W  
188.87 FT

S 40° 06' 11" W  
169.74 FT

SEE SHEET  
4 OF 8

SHEET 3 OF 8



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

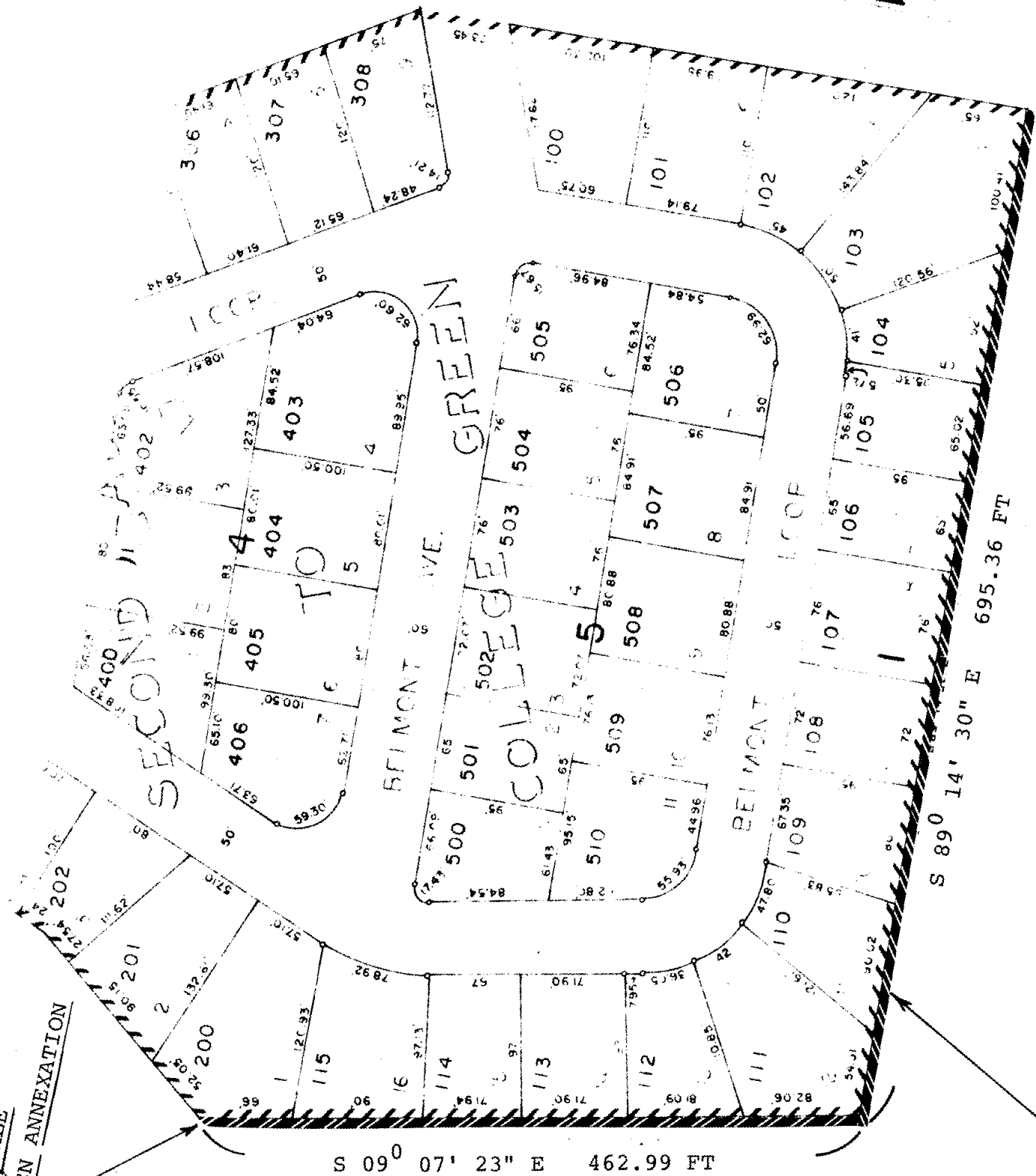
*J. Wayne Ziebeck*

308 OREGON  
S.L.P. REG. SURV. 281 1977  
T. WAYNE HICKEY  
1215

511 MONT 8 VE. GREEN

AI IDALE  
COLLEGE GREEN ANNEXATION

SEE SHEET W OF B



SEE SHEET S OF B

11 4W 25BA

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*T. Wayne Hickey*

OREGON  
SEPTEMBER 23, 1997  
T. WAYNE HICKEY  
1215

SEE MAP 11 4W 25

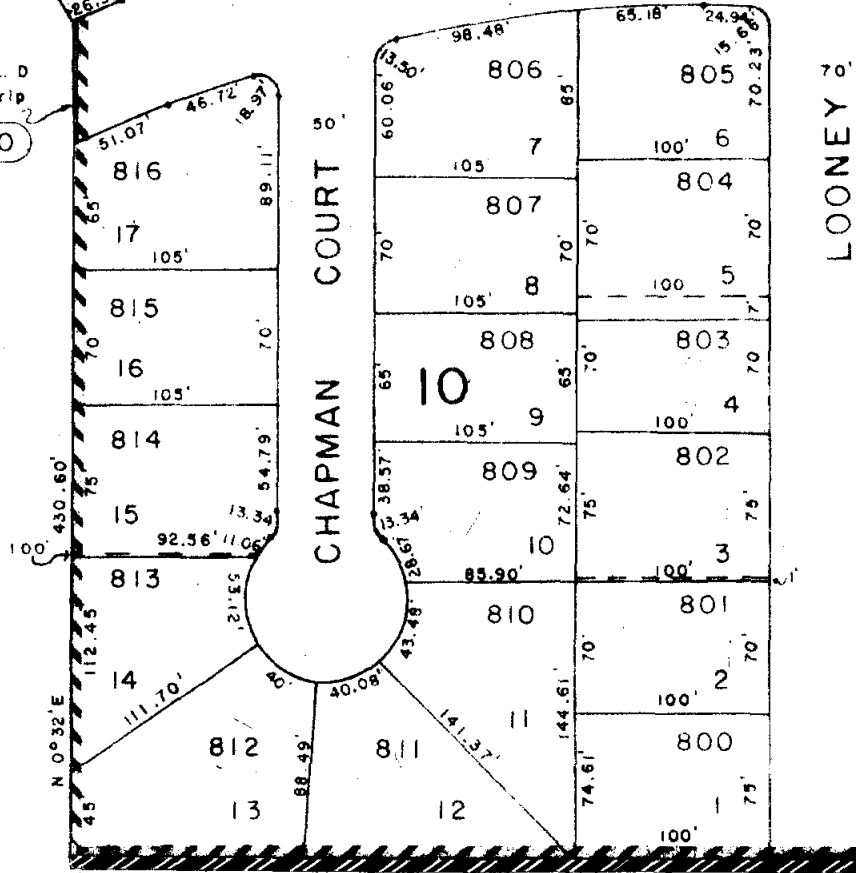
SHEET 4 OF 8



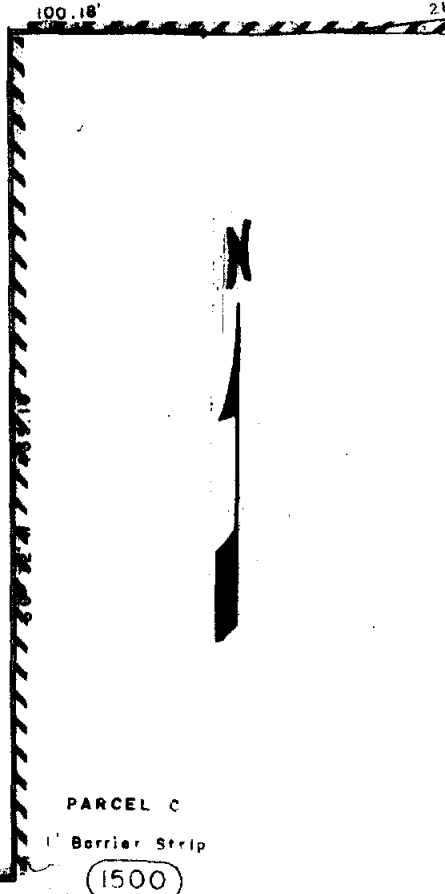
See 1 ) 14W 25



PARCEL D  
Barrier Strip  
1600



BELMONT



S 89° 14' 30" E 410.00 FT

SEE SHEET 4 OF 8

SEE SHEET 6 OF 8

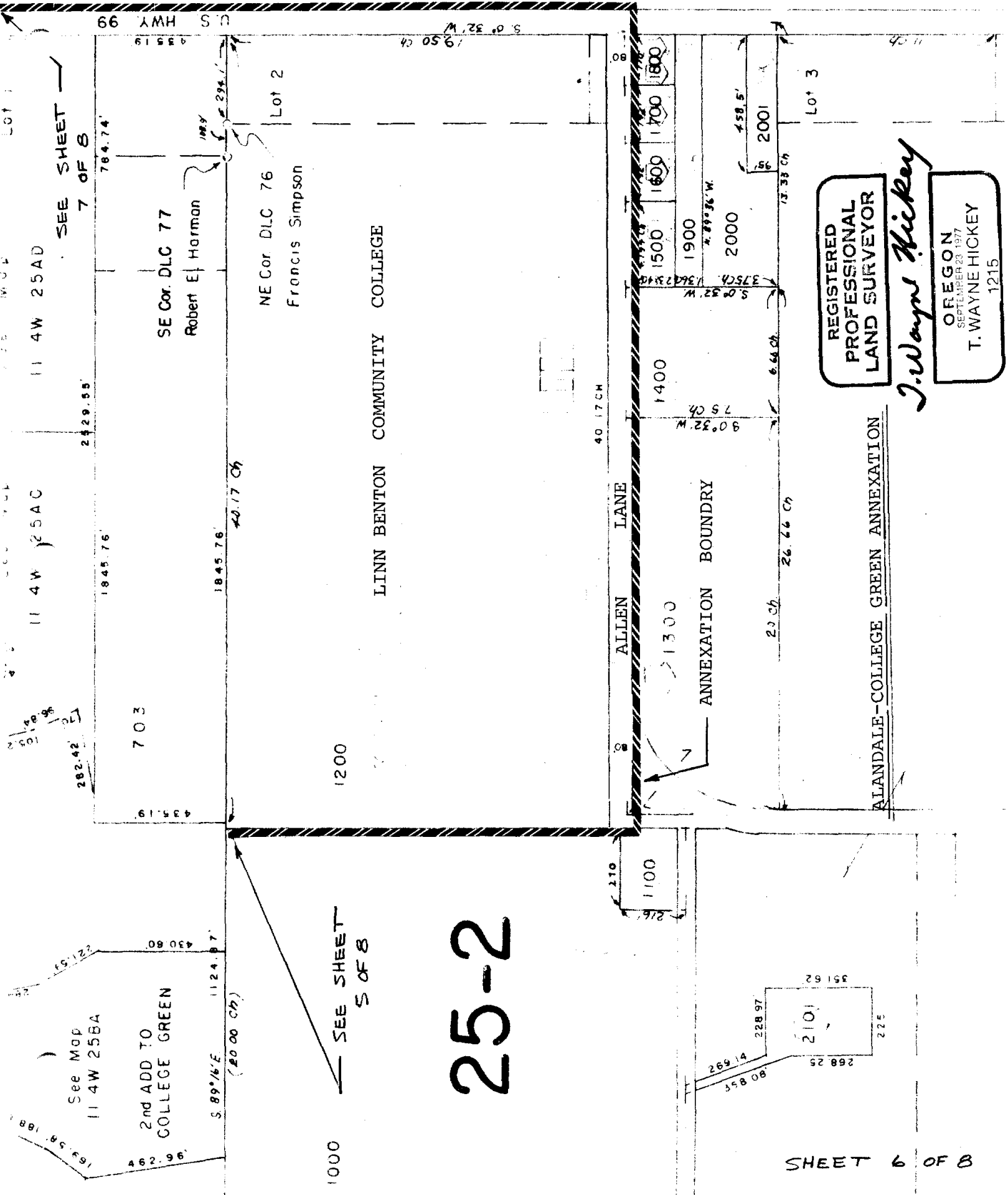
ALANDALE-COLLEGE GREEN ANNEXATION

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*T. Wayne Hickey*

OREGON  
SEPTEMBER 23, 1977  
T. WAYNE HICKEY  
1215

SHEET 5 OF 8



163.58' 108.9'

462.96'

See Map 11 4 W 255A

2nd ADD TO COLLEGE GREEN

S 89° 16' E 1124.87' (20.00 CH)

282.42' 251'

11 4 W 25AC

11 4 W 25AD

SEE SHEET 7 OF 8

1945.76'

2429.55'

784.74'

435.19'

703

1845.76'

40.17 CH

1200

1300

1400

1500

1600

1700

1800

1900

2000

458.5'

2001'

73.39 CH

11 4 W 30

U.S. HWY 99

435.19'

1950.00'

5.0° 32' W

375 CH

2.83° 36' W

6.64 CH

90° 32' W

75 CH

40.17 CH

20.36 CH

26.66 CH

210

1100

210

228.97'

268.25'

80.85'

299.14'

351.52'

225

1000 — SEE SHEET 5 OF 8

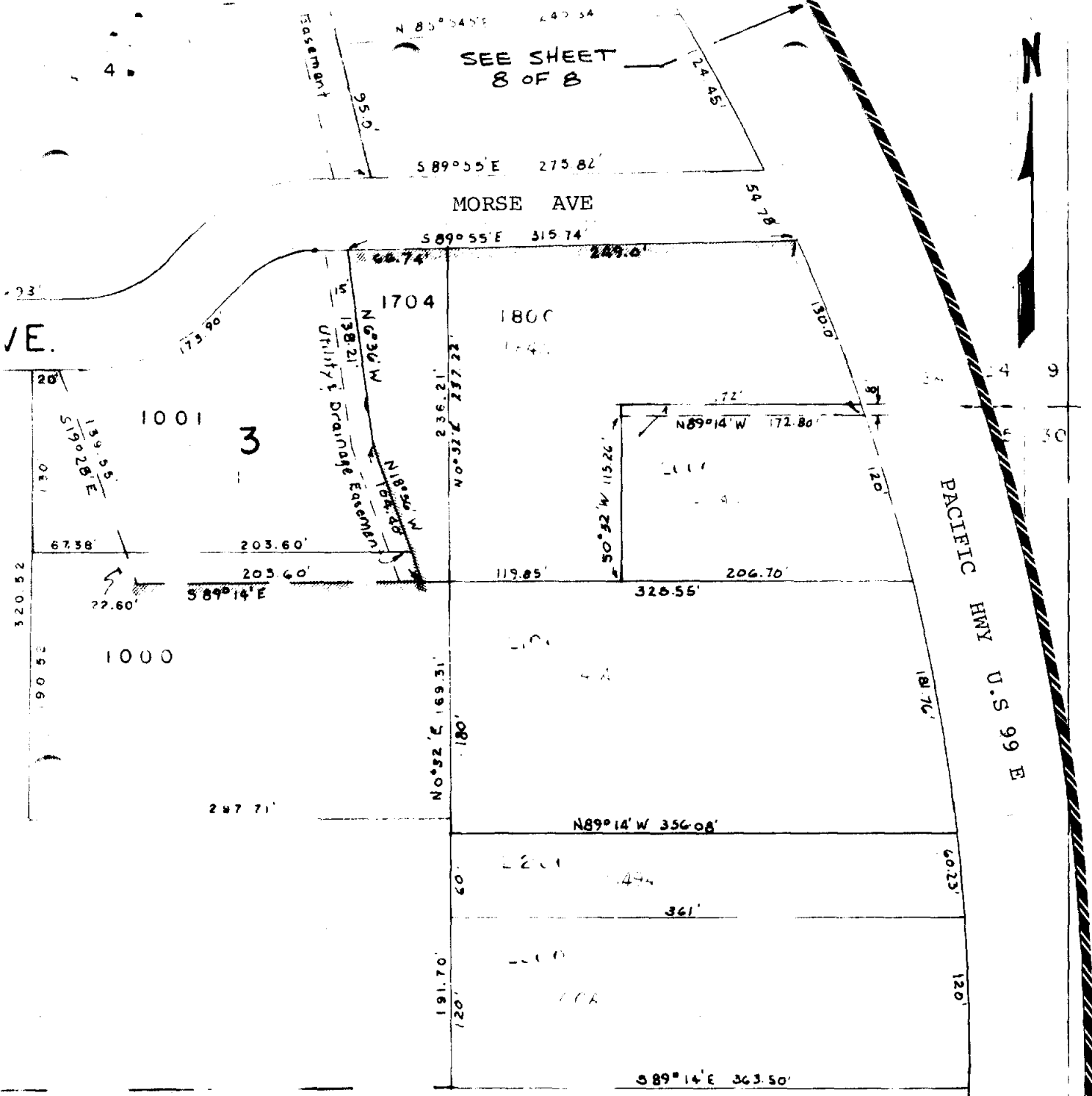
25-2

REGISTERED PROFESSIONAL LAND SURVEYOR

*J. Wayne Hickey*

OREGON  
SEPTEMBER 23, 1977  
T. WAYNE HICKEY  
1215

ALANDALE-COLLEGE GREEN ANNEXATION



ALANDALE-COLLEGE GREEN ANNEXATION

ANNEXATION BOUNDRY

11 4W 25AD

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*J. Wayne Hickey*  
OREGON  
SEPTEMBER 23 1977  
T. WAYNE HICKEY  
1215

SEE SHEET  
6 OF 8

11 4W 25AA

Sec. 25 T. 11 S. R. 4 W. W. M.

11

1" = 100'

ALANDALE-COLLEGE GREEN ANNEXATION

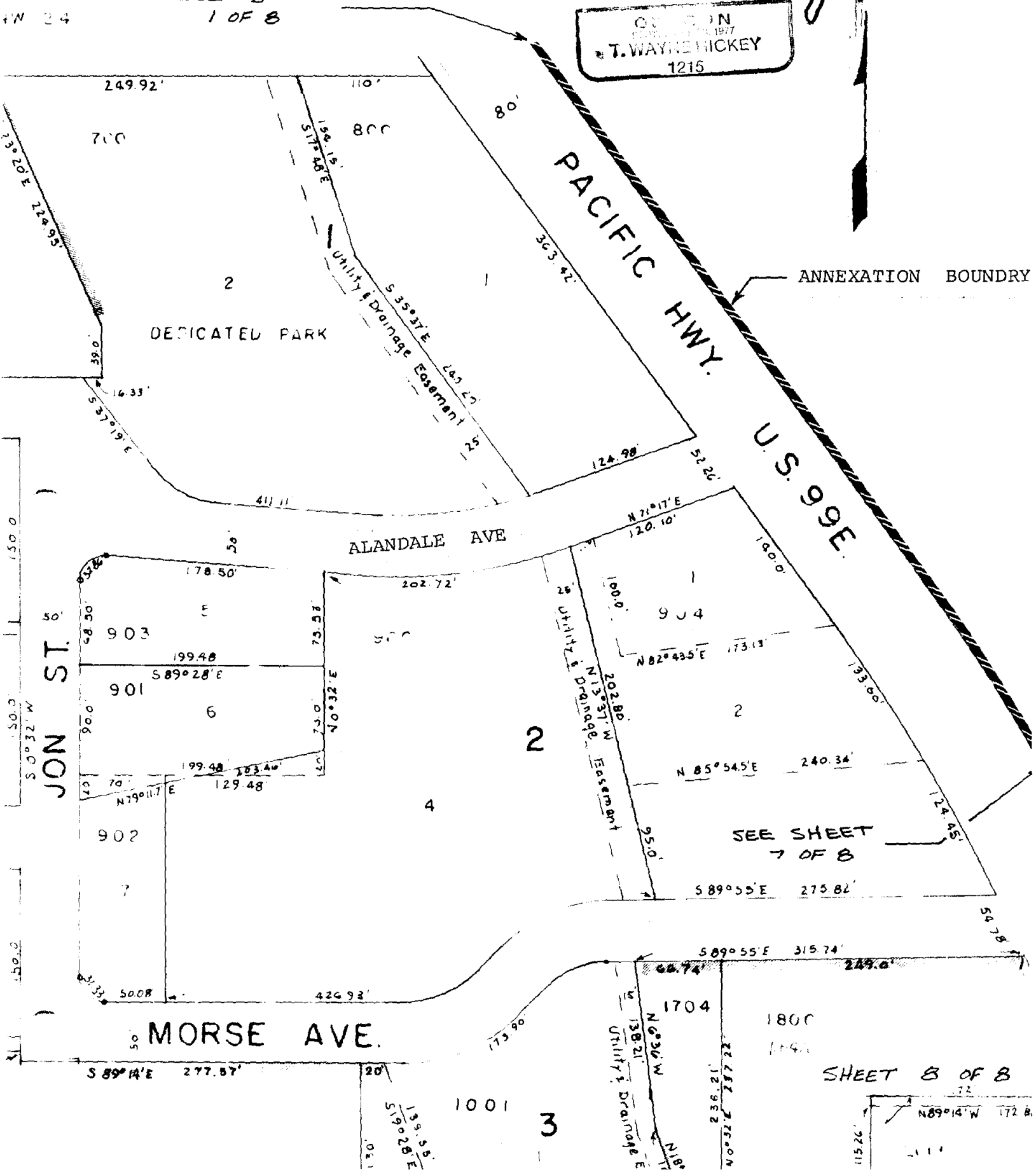
REGISTERED PROFESSIONAL LAND SURVEYOR

*J. Wayne Hickey*

OF COLORADO  
EXPIRES 12/31/1977  
T. WAYNE HICKEY  
1215

SEE SHEET  
1 OF 8

1/4 NW 24





**TIMBERLAND**

*Services, Inc.*

(803) 928-9404

1010 AIRPORT ROAD - P. O. BOX 668 - ALBANY, OREGON 97321

October 13, 1978

EXHIBIT "A"

Legal Description

Beginning at a point which is North 89°38' West 2068.35 feet and South 00°44' East 1780.42 feet from the northeast corner of the Robert E. Harmon Donation Land Claim No. 77 in Township 11 South and Range 4 West of the Willamette Meridian in Linn County, Oregon, said point being the northwest corner of that certain tract described in Vol. 349, Page 16 of Linn County Deed Records; thence running South 02°12' West a distance of 844.38 feet to the northwest corner of that tract described in Microfilm No. 85-479, Linn County Deed Records; thence South 00°46' West 844.34 feet to the most northerly northwest corner of FIRST ADDITION TO COLLEGE GREEN; thence South 00°41'30" West 390.02 feet; thence South 89°18'30" East 217.58 feet to the northeast corner of SECOND ADDITION TO COLLEGE GREEN; thence along the boundary of said SECOND ADDITION North 89°18'16" West 193.19 feet; thence South 64°57'28" West 229.61 feet; thence South 11° 46'05" West 186.42 feet; thence South 24°01'23" West 188.87 feet; thence South 40°06'11" West 169.74 feet; thence South 09°07'23" East 462.99 feet; thence South 89°14'30" East 695.36 feet to the southwest corner of said FIRST ADDITION; thence continuing South 89°14'30" East 410 feet more or less to the most westerly west line of the Linn-Benton Community College lands; thence southerly along said west line to the westerly extension of the southerly right-of-way of Allen Lane; thence easterly along said southerly right-of-way and the extensions thereof to a point on the easterly right-of-way of U. S. Highway 99 East; thence northerly along said easterly right-of-way to a point which is on the easterly extension of the northerly right-of-way of 53rd Avenue; thence westerly along said extension and northerly right-of-way to a point which is North 02°12' East 45 feet more or less from the point of beginning; thence South 02°12' West 45 feet more or less to the point of beginning, containing 301 acres more or less.