A2

ORDINANCE NO. 4216

TITLE: AN ORDINANCE AMENDING ORDINANCE #4030, WHICH ADOPTED THE CITY OF ALBANY'S COMPREHENSIVE DEVELOPMENT PLAN, TO PROVIDE FOR THE RE-CLASSIFICATION OF URBAN RESIDENTIAL LAND USE CLASSIFICATION TO BUSINESS/PROFESSIONAL AND COMMERCIAL FOR APPROXIMATELY 3 ACRES ADJACENT TO COLLEGE GREEN ON HIGHWAY 99E AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Albany has held such hearings as are required by the law and the ordinances of this city and has made findings concerning the appropriate comprehensive plan amendment with said findings being based upon evidence produced at hearings; and

WHEREAS, the Council of the City of Albany has duly advertised and caused notices to be given as required by law and has had a public hearing concerning the comprehensive plan amendment above described and evidence having been introduced and the same being fully considered, the City Council does hereby find as follows:

(see attached findings of fact)

now, therefore,

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

Section 1: COMPREHENSIVE DEVELOPMENT PLAN AMENDMENT NO. 9

(see attached legal description)

is hereby amended in accordance with Exhibit A attached hereto and this amendment shall be known as Comprehensive Development Plan Amendment No. 9.

Section 2: COPY FILED

A copy of this comprehensive development plan amendment shall be filed in the Office of the City Recorder of the City of Albany.

Section 3: EMERGENCY CLAUSE

Whereas, it is in the best interest of the public health, safety, and general welfare of the citizens of the City of Albany, Oregon, that this matter be disposed of at the earliest possible moment; therefore, an emergency is hereby declared to exist and this ordinance shall become immediately effective upon 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

4216

TIMBERLAND Services, Inc.
(503) 926-9404 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.

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.

A2 + A3

6) Economic Considerations

Increase in City Revenues		Decrease in City Revenues	
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.

11

A 2 of 3

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

12

FACTS, FINDINGS & EXHIBITS

FOR

PROPOSED ALANDALE-COLLEGE GREEN

TRIPLE 50% ANNEXATION

TO THE CITY OF ALBANY

TIMBERLAND SERVICES, INC.
1010 Airport Road P.O. Box 668
Albany Ore. 97321
Ph. (503) 926-9404
SURVEYING · ENGINEERING
LAND USE PLANNING
FORESTRY CONSULTING

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 compatable 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 compatable 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 Cit 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 transporation 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 6000 sq. ft. size	90 acres
R-1-8	Single Family Residential 8000 sq. ft. size	63 acres
R-2	Limited Multiple Family Residential 3000 sq. ft./unit	7 acres
R-3	Multiple Family Residential 1200 sq. ft./unit	19 acres
C-1	Neighborhood Commercial	3 acres
	LBCC Conditional Use Permit on R-1-8 zoned land	101 acres
	Public road right-of-ways	18 acres
		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 (Net)	Proposed Units	Existing as 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	590	202
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 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.

PROPOSED

ALANDALE - COLLEGE GREEN ANNEXATION

TO THE CITY OF ALBANY

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

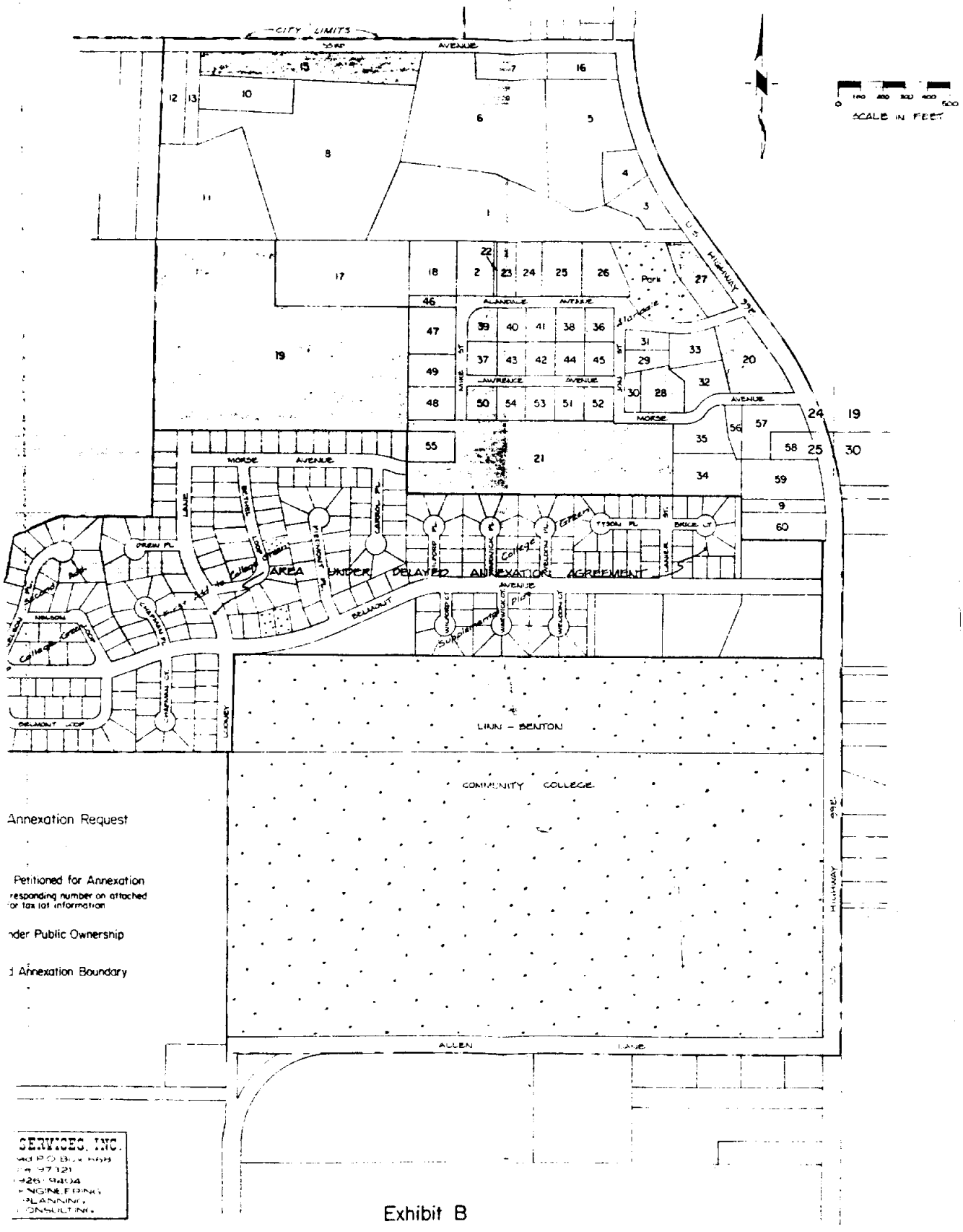


Exhibit B

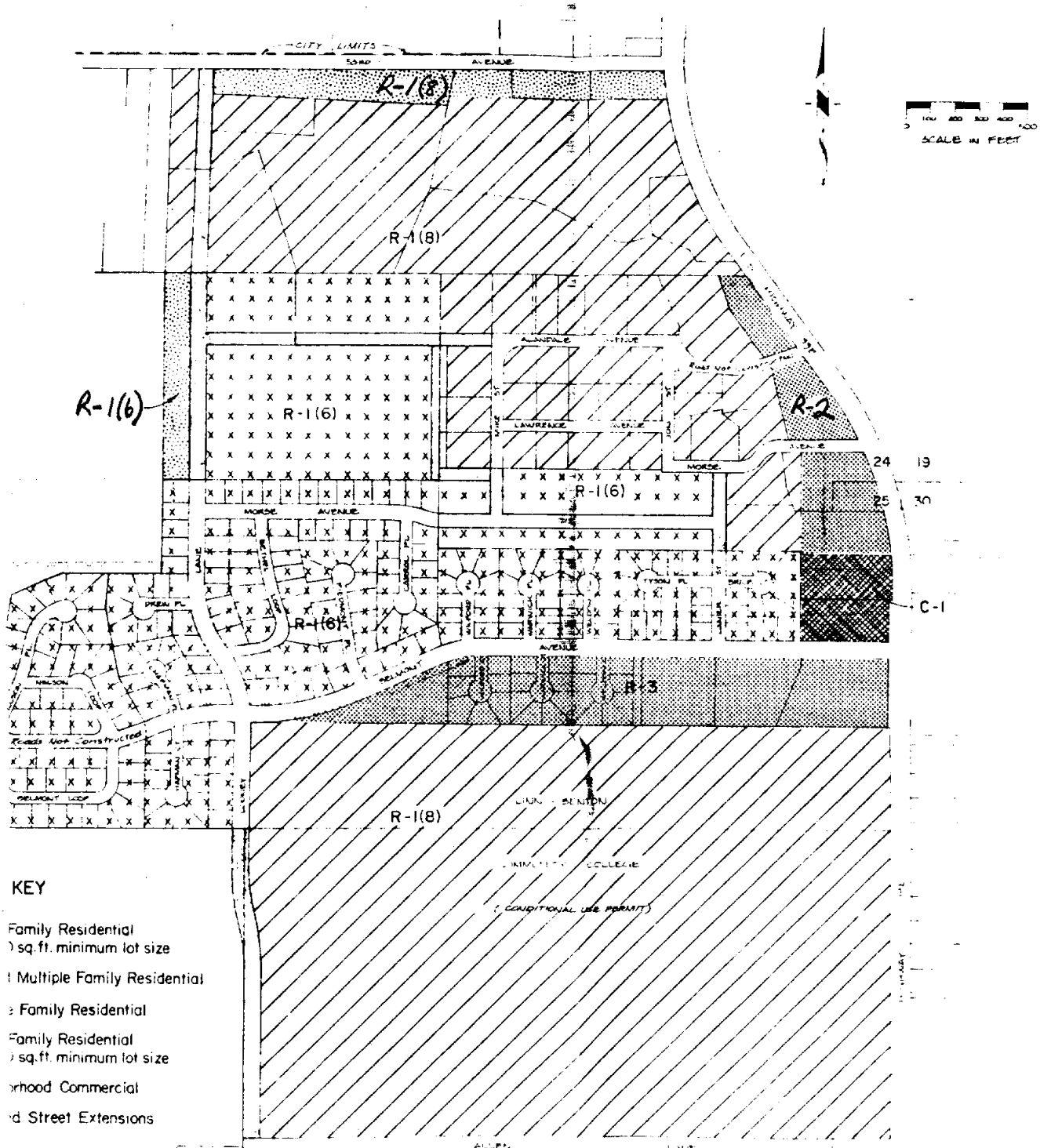
PROPOSED

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



KEY

Family Residential
) sq.ft. minimum lot size

Multiple Family Residential

Family Residential

Family Residential
) sq.ft. minimum lot size

rhood Commercial

d Street Extensions

Exhibit C

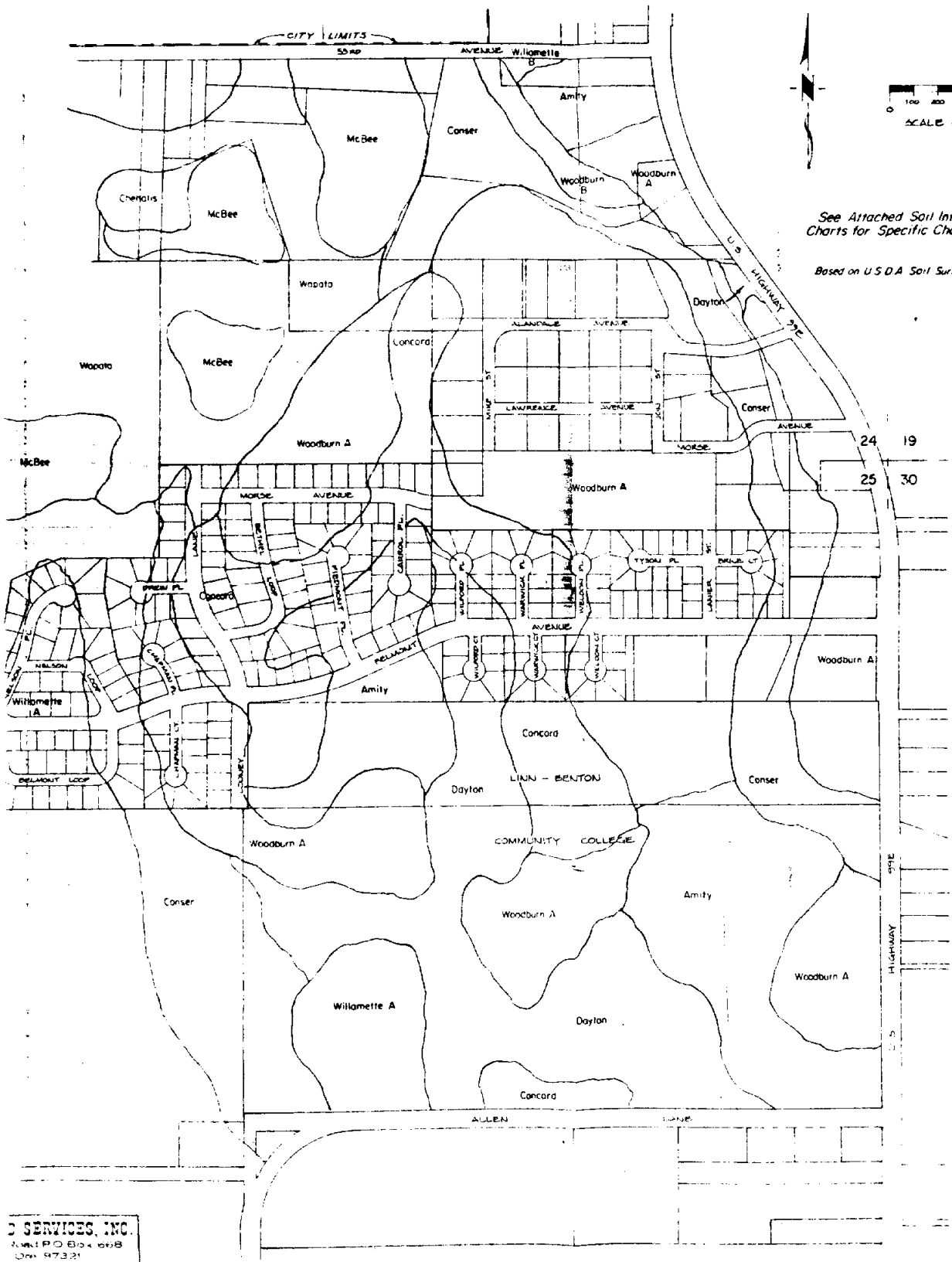
PROPOSED

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

SERVICES, INC.
Mail: P.O. Box 998
Oregon 97321
926-9404
ENGINEERING
PLANNING
CONSULTING

Exhibit D

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 6 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 Argiaquic Xeric Argialbolls.

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						
0-22	Silt loam	ML	A-4	0	100	100	95-100	90-95	30-40	5-10	.6-2.0	.19-.21	5.6-6.5	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)	CORROSIVITY		EROSION FACTORS		WIND EROD. GROUPS	FLOODING			HIGH WATER TABLE			HYDRO-LOGIC GROUP
		STEEL	CONCRETE	K	T		FREQUENCY	DURATION	MONTHS	DEPTH (ft.)	KIND	MONTHS	
0-22	-	High	Moderate	.32	5	-	-	-	-	0.5-1.5	Apparent	Nov-May	C
22-35	-	High	Low	.43	-	-	CEMENTED PAN		BEDROCK		FROST ACTION	REMARKS	
35-60	-	High	Low	.55	-	-	DEPTH (in.)	HARDNESS	DEPTH (in.)	HARDNESS			
							-	-	> 60	-	-		

SANITARY FACILITIES AND COMMUNITY DEVELOPMENT

USE	SOIL	RATING	RESTRICTIVE FEATURES
SEPTIC TANK ABSORPTION FIELDS	1	Severe	Percolates slowly, wet
SEWAGE LAGOONS	1	Severe	Wet
SANITARY LANDFILL (TRENCH)	1	Severe	Wet
SANITARY LANDFILL (AREA)	1	Severe	Wet
DAILY COVER FOR LANDFILL	1	Fair	Too clayey, too thin
SHALLOW EXCAVATIONS	1	Severe.	Wet
DWELLINGS WITHOUT BASEMENTS	1	Severe	Wet, low strength
DWELLINGS WITH BASEMENTS	1	Severe	Wet, low strength
SMALL COMMERCIAL BUILDINGS	1	Severe	Wet, low strength
LOCAL ROADS AND STREETS	1	Moderate	Shrink-swell, wet

SOURCE MATERIAL AND WATER MANAGEMENT

USE	SOIL	RATING	RESTRICTIVE FEATURES
ROADFILL	1	Fair	Low strength, shrink-swell, wet
SAND	1	Unsuited	Excessive fines
GRAVEL	1	Unsuited	Excessive fines
TOPSOIL	1	Good	Favorable
POND RESERVOIR AREA	1	Slight	Favorable
EMBANKMENTS DIKES AND LEVEES	1	Moderate	Low strength, shrink-swell.
DRAINAGE	1	Moderate	Percolates slowly, wet
IRRIGATION	1	Good	Favorable
TERRACES AND DIVERSIONS	1	-	Not needed
GRASSED WATERWAYS	1	Slight	Favorable

CONTINUATION SHEET OR-SOILS-1 12/72 Amity SERIES

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
	NIRR	IRR	NIRR	IRR	NIRR	IRR	NIRR	IRR	NIRR	IRR	NIRR	IRR	NIRR	IRR	
1	IIw	IIw		5		6	1			16		8	2		

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	149	3w	Slight	Severe	Moderate	Moderate	Severe	Oregon ash Oregon white oak 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 HERB.	HARDWD 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

RANGE 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 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 Ultic Haploxerolls.

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						
0-60	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		WIND EROD. GROUPS	FLOODING			HIGH WATER TABLE			HYDROLOGIC GROUP
		STEEL	CONCRETE	K	T		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		
-	-	> 60	-	-	Unit #2 is assumed to be protected from flood by dams or dikes

SANITARY FACILITIES AND COMMUNITY DEVELOPMENT

USE	SOIL	RATING	RESTRICTIVE FEATURES
SEPTIC TANK ABSORPTION FIELDS	1 2	Severe Moderate	Floods Percolates slowly
SEWAGE LAGOONS	1 2	Severe Moderate	Floods Percolates rapidly
SANITARY LANDFILL (TRENCH)	1 2	Severe Moderate	Floods Too clayey
SANITARY LANDFILL (AREA)	1 2	Severe Moderate	Floods
DAILY COVER FOR LANDFILL	1,2	Fair	Too clayey
SHALLOW EXCAVATIONS	1 2	Severe Slight	Floods
DWELLINGS WITHOUT BASEMENTS	1 2	Severe Sl-Mod.	Floods, Low strength
DWELLINGS WITH BASEMENTS	1 2	Severe Sl-Mod.	Floods Low strength
SMALL COMMERCIAL BUILDINGS	1 2	Severe Slight	Floods Low strength
LOCAL ROADS AND STREETS	1 2	Moderate Sl-Moder.	Low strength, floods Low strength

SOURCE MATERIAL AND WATER MANAGEMENT

USE	SOIL	RATING	RESTRICTIVE FEATURES
ROADFILL	1,2	Poor	Low strength
SAND	1,2	Unsuited	Excessive fines
GRAVEL	1,2	Unsuited	Excessive fines
TOPSOIL	1,2	Good	
POND RESERVOIR AREA	1,2	Slight	Favorable
EMBANKMENTS DIKES AND LEVEES	1,2	Moderate	Compressible, low strength
DRAINAGE	1,2	-	Not needed
IRRIGATION	1,2	- Good	Favorable
TERRACES AND DIVERSIONS	1,2	-	Not needed
GRASSED WATERWAYS	1 2	Slight -	Favorable Not needed

CONTINUATION SHEET OR-SOILS-1 12/72 Chehalis SERIES

RECREATION

USE	SOIL	RATING	RESTRICTIVE FEATURES	USE	SOIL	RATING	RESTRICTIVE FEATURES
CAMP AREAS	1 2	Severe Moderate	Floods Too clayey	PLAYGROUNDS	1 2	Severe Moderate	Floods 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 Black cottonwood Bigleaf maple 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/AUM	GROWING	GRAZING
	1,2	None				

FOOTNOTES

DATE: 12/11/74 S-I-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"	Sil	CL or ML	A-4	0	100	100	95-100	85-95	30-40	5-10	0.6-2.0	0.19-0.21	5.6-6.0	Low
15-29"	Sic	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"	Sil	ML	A-4	0	100	100	95-100	80-90	30-40	5-10	0.6-2.0	0.19-0.21	6.1-7.3	Low

DEPTH (in.)	CONDUCTIVITY (mmhos/cm)	CORROSIVITY STEEL	CORROSIVITY CONCRETE	EROSION FACTORS K	EROSION FACTORS T	WIND EROD. GROUPS	FLOODING FREQUENCY	FLOODING DURATION	FLOODING MONTHS	HIGH WATER TABLE DEPTH (ft.)	HIGH WATER TABLE KIND	HIGH WATER TABLE MONTHS	HYDROLOGIC GROUP
0-15"	--	High	Moderate	--	--	--	None			0-0.5	Apparent	Nov-Apr.	D
15-29"	--	High	Low										
29-60"	--	High	Low										

CEMENTED PAN DEPTH (in.)	CEMENTED PAN HARDNESS	BEDROCK DEPTH (in.)	BEDROCK HARDNESS	FROST ACTION	REMARKS
--		> 60		--	

SANITARY FACILITIES AND COMMUNITY DEVELOPMENT

USE	SOIL	RATING	RESTRICTIVE FEATURES
SEPTIC TANK ABSORPTION FIELDS	1	Severe	Percs slowly, wet
SEWAGE LAGOONS	1	Severe	Wet
SANITARY LANDFILL (TRENCH)	1	Severe	Wet
SANITARY LANDFILL (AREA)	1	Severe	Wet
DAILY COVER FOR LANDFILL	1	Poor	Wet
SHALLOW EXCAVATIONS	1	Severe	Too clayey, wet
DWELLINGS WITHOUT BASEMENTS	1	Severe	Shrink-swell, wet
DWELLINGS WITH BASEMENTS	1	Severe	Shrink-swell, wet
SMALL COMMERCIAL BUILDINGS	1	Severe	Shrink-swell, wet
LOCAL ROADS AND STREETS	1	Severe	Shrink-swell, wet

SOURCE MATERIAL AND WATER MANAGEMENT

USE	SOIL	RATING	RESTRICTIVE FEATURES
ROADFILL	1	Poor	Shrink-swell, wet
SAND	1	Unsuited	Excess fines
GRAVEL	1	Unsuited	Excess fines
TOPSOIL	1	Poor	Wet
POND RESERVOIR AREA	1	Slight	Favorable
EMBANKMENTS DIKES AND LEVEES	1	Moderate	Low strength, piping
DRAINAGE	1	Severe	Percs slowly, poor outlets, wet
IRRIGATION	1	Poor	Slow intake, wet
TERRACES AND DIVERSIONS	1	--	Not needed
GRASSED WATERWAYS	1	Moderate	Wet, percolates slowly

CONTINUATION SHEET OR-SOILS-1 12/72 Concord SERIES

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 Pasture for Seed lbs/A		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	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	PERFOR-MANCE	SPECIES	HT. AGE 20	PERFOR-MANCE	SPECIES	HT. AGE 20	PERFOR-MANCE
	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	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: 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	PLASTICITY INDEX	PERMEABILITY (in/hr)	AVAIL. WATER CAP. (in/in)	SOIL REACTION (pH)	SHRINK SWELL POTENTIAL
	USDA TEXTURE	UNIFIED	AASHO		#4	#10	#40	#200						
0-14	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			HYDROLOGIC 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 PAN		BEDROCK		FROST ACTION	REMARKS	
41-60	-	High	Low	.43	-	-	DEPTH (in.)	HARDNESS	DEPTH (in.)	HARDNESS			
							-	-	>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	Percolates slowly, wet	ROADFILL	1	Poor	Low strength, wet, shrink-swell
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	Poor	Wet
DAILY COVER FOR LANDFILL	1	Poor	Wet, too clayey	POND RESERVOIR AREA	1	Slight	Favorable
SHALLOW EXCAVATIONS	1	Severe	Wet	EMBANKMENTS DIKES 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

CONTINUATION SHEET OR-SOILS-1 12/72 Conser SERIES

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														REMARKS
	NIRR	IRR	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	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 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: 6/76 WRP DAYTON SERIES SOILS: (1) Dayton silt loam
~~2. Dayton silt loam, clay substratum~~
~~3. Dayton silt loam, gravelly substratum~~
~~4. Dayton silt loam, thick surface~~

Dayton soils consist of poorly drained soils formed in clayey and silty alluvium. The soils occupy nearly level, smooth or slightly concave stream terraces and drainageways. Where not cultivated, the vegetation consists principally of grasses, weeds, and scattered rose, hawthorn, and Oregon ash. Elevations range from 150 to 400 feet. The mean annual precipitation is 40 to 50 inches; mean annual air temperature is 52 to 54°F.; and the frost-free period is 165 to 210 days.

The surface layer is dark gray silt loam about 7 inches thick. A 10 inch thick bleached subsurface layer of grayish brown silt loam occurs abruptly over a dark grayish brown dense clay subsoil about 25 inches thick. The substratum is dark brown silty clay loam. Unit 2 has a clay substratum extending to depth greater than 60 inches. Unit 3 contains over 50 percent gravel below 40 inches.

Permeability is very slow. Effective rooting depth is 8 to 24 inches. Runoff is very slow to ponded and erosion hazard is none to slight. Available water capacity is 2.0 to 5.0 inches.

These soils are used primarily for ryegrass seed production and pasture. They occur in the Willamette Valley Resource Area (A2).

These soils are members of the fine, montmorillonitic, mesic family of Typic Albaqualfs.

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						
0-17	Silt loam	ML or CL-ML	A-6 or A-4	0	100	95-100	90-100	85-100	25-35	5-15	0.6-2.0	.18-.25	5.1-6.0	Low
17-42	Clay	CH	A-7	0	100	95-100	90-100	90-100	50-80	25-50	0.06	.03-.05	5.1-6.5	High
42-72	Silty clay loam	ML	A-6 or A-4	0	100	95-100	90-100	85-95	25-40	2-15	0.2-0.6	-	6.1-6.5	Moderate
40-60	Silt loam Vg silt loam	CM	A-2	0-10	25-40	20-35	20-30	15-30	25-40	NP-15	0.6-2.0	-	6.1-7.3	Low

DEPTH (in.)	CONDUCTIVITY (mmhos/cm)	CORROSIVITY		EROSION FACTORS		WIND EROD. GROUPS	FLOODING			HIGH WATER TABLE			HYDROLOGIC GROUP
		STEEL	CONCRETE	K	T		FREQUENCY	DURATION	MONTHS	DEPTH (ft.)	KIND	MONTHS	
0-17	-	High	Moderate	.43	2	-	-	-	-	0.2	Perched	Nov-May	D
17-42	-	High	Moderate	.32		-							
42-72	-	High	Moderate	.49			CEMENTED PAN		BEDROCK		FROST ACTION	REMARKS	
40-60	-	High	Low	.32			DEPTH (in.)	HARDNESS	DEPTH (in.)	HARDNESS			
							-	-	>60	-	-		

SANITARY FACILITIES AND COMMUNITY DEVELOPMENT

USE	SOIL	RATING	RESTRICTIVE FEATURES
SEPTIC TANK ABSORPTION FIELDS	All	Severe	Percolates slowly, wet
SEWAGE LAGOONS	All	Moderate	Wet
SANITARY LANDFILL (TRENCH)	All	Severe	Wet, too clayey
SANITARY LANDFILL (AREA)	All	Severe	Wet
DAILY COVER FOR LANDFILL	All	Poor	Wet, too clayey
SHALLOW EXCAVATIONS	All	Severe	Wet, too clayey
DWELLINGS WITHOUT BASEMENTS	All	Severe	Wet, shrink-swell low strength
DWELLINGS WITH BASEMENTS	All	Severe	Wet, shrink-swell low strength
SMALL COMMERCIAL BUILDINGS	All	Severe	Wet, shrink-swell low strength
LOCAL ROADS AND STREETS	All	Severe	Shrink-swell, wet

SOURCE MATERIAL AND WATER MANAGEMENT

USE	SOIL	RATING	RESTRICTIVE FEATURES
ROADFILL	All	Poor	Wet, low strength, shrink-swell
SAND	All	Unsuited	Excessive fines
GRAVEL	3 1,2,4	Poor Unsuited	Excessive fines
TOPSOIL	All	Poor	Wet, borrow area damage
POND RESERVOIR AREA	1,2,3,4	Moderate Slight	Percolates rapidly Favorable
EMBANKMENTS DIKES AND LEVEES	All	Severe	Low strength, hard to pack
DRAINAGE 1/	1,2,3,4	Moderate Severe	Wet Wet, percolates slowly, poor outlets
IRRIGATION	All	Poor	Slow intake, wet
TERRACES AND DIVERSIONS	All	-	Not needed
GRASSED WATERWAYS	All	Moderate	Wet, percolates slowly

RECREATION

USE	SOIL	RATING	RESTRICTIVE FEATURES	USE	SOIL	RATING	RESTRICTIVE FEATURES
CAMP AREAS	All	Severe	Percolates slowly, wet	PLAYGROUNDS	All	Severe	Wet, too clayey, percolates slowly
PICNIC AREAS	All	Moderate	Wet	PATHS AND TRAILS	All	Moderate	Wet

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

SOIL	CAPABILITY		Pasture AUM		Common Rye-grass (lbs)		Perennial Ryegrass(lbs)		Spring Barley(Tons)						REMARKS
	NIRR	IRR	NIRR	IRR	NIRR	IRR	NIRR	IRR	NIRR	IRR	NIRR	IRR	NIRR	IRR	
4	IVw	IVw		15											
1,2,3	IVw	IVw		12											
All	IVw				1600		1000		1						

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.	
All	None								

WINDBREAKS

SOILS	SPECIES	HT. AGE 20	PERFOR-MANCE	SPECIES	HT. AGE 20	PERFOR-MANCE	SPECIES	HT. AGE 20	PERFOR-MANCE
All	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
All	Poor	Fair	Fair	Poor	Poor	Poor	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
	All	None				

FOOTNOTES

* based on engineering test data by BPR, OSU and Oregon State Highway Dept., Linn County and in Lane County by Lane County.

1/ In deep open ditches the substrata in Units 2 and 3 are more stable and resistant to erosion, and provide better ditchbank stability.

DATE: 3/73 CAK 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 surface layer 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)	CORROSIVITY		EROSION FACTORS		WIND EROD. GROUPS	FLOODING			HIGH WATER TABLE			HYDROLOGIC GROUP
		STEEL	CONCRETE	K	T		FREQUENCY	DURATION	MONTHS	DEPTH (ft.)	KIND	MONTHS	
0-65	-	High	Moderate			-	Frequent	Brief	Nov-May	2-3	Apparent	Nov-Apr	B

CEMENTED PAN		BEDROCK		FROST ACTION	REMARKS
DEPTH (in.)	HARDNESS	DEPTH (in.)	HARDNESS		
-	-	> 60	-	-	

SANITARY FACILITIES AND COMMUNITY DEVELOPMENT			
USE	SOIL	RATING	RESTRICTIVE FEATURES
SEPTIC TANK ABSORPTION FIELDS	1	Severe	Floods
SEWAGE LAGOONS	1	Severe	Floods
SANITARY LANDFILL (TRENCH)	1	Severe	Floods
SANITARY LANDFILL (AREA)	1	Severe	Floods
DAILY COVER FOR LANDFILL	1	Fair	Too clayey
SHALLOW EXCAVATIONS	1	Severe	Floods
DWELLINGS WITHOUT BASEMENTS	1	Severe	Floods
DWELLINGS WITH BASEMENTS	1	Severe	Floods
SMALL COMMERCIAL BUILDINGS	1	Severe	Floods
LOCAL ROADS AND STREETS	1	Severe	Floods

SOURCE MATERIAL AND WATER MANAGEMENT			
USE	SOIL	RATING	RESTRICTIVE FEATURES
ROADFILL	1	Poor	Low strength, shrink-swell
SAND	1	Unsuited	Excessive fines
GRAVEL	1	Unsuited	Excessive fines
TOPSOIL	1	Good	
POND RESERVOIR AREA	1	Slight	Favorable
EMBANKMENTS DIKES AND LEVEES	1	Moderate	Low strength, shrink swell
DRAINAGE	1	Moderate	Floods
IRRIGATION	1	Fair	Floods
TERRACES AND DIVERSIONS	1	-	Not needed
GRASSED WATERWAYS	1	Slight	Favorable

CONTINUATION SHEET OR-SOILS-1 12/72 McBee SERIES

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)	3o	Slight	Moderate	Slight	Moderate	Severe	Douglas-fir Cottonwood Grand fir 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 TREES	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

REV. DATE: May 1977 CLG-RWL 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 redcedar, 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	PLASTICITY INDEX	PERMEABILITY (in/hr)	AVAIL. WATER CAP. (in/in)	SOIL REACTION (pH)	SHRINK SWELL POTENTIAL
	USDA TEXTURE	UNIFIED	AASHO		#4	#10	#40	#200						
0-16	Silty clay loam Silt loam	ML	A-6, A-4	0	100	100	90-100	75-95	30-40	5-15	0.2-2.0	0.19-0.21	5.6-6.5	Moderate
16-32	Silty clay 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 < 2mm	B.D. G/CM^3 MOIST	ORGANIC MATTER	EROSION FACTORS K	EROSION FACTORS T	WIND EROD. GROUP	FLOODING FREQUENCY	FLOODING DURATION	FLOODING MONTHS	HIGH WATER TABLE DEPTH (ft.)	HIGH WATER TABLE KIND	HIGH WATER TABLE MONTHS
0-16	--	25-35	1.20-1.40	2-4	.32	5	-	Frequent	Brief	Dec-Apr	0.0-1.0	Apparent	Dec-Apr

	CEMENTED PAN		BEDROCK			CORROSIVITY	
HYDROLOGIC GROUP	DEPTH (in.)	HARDNESS	DEPTH (in.)	HARDNESS	FROST ACTION	STEEL	CONCRETE
D	-		>60		-	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,perc slowly	ROADFILL	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 LEVEES	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 STREETS	1	Severe	Floods,wetness	GRASSED WATERWAYS	1	Severe	Wetness

CONTINUATION SHEET OR-SOILS-1 10/76 WAPATO SERIES

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	PERFOR-MANCE	SPECIES	HT. AGE 20	PERFOR-MANCE	SPECIES	HT. AGE 20	PERFOR-MANCE
	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	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 / NORMAL YEARS / UNFAVORABLE YRS.							
REGION RANGE SITE							

FOOTNOTES:

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

DATE: 2/73 WRP Willamette SERIES SOILS: A1. Willamette silt loam, 0-3% slopes
B2. 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 Pachic Ultic Argixerolls.

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						
0-24	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		WIND EROD. GROUPS	FLOODING			HIGH WATER TABLE			HYDROLOGIC GROUP
		STEEL	CONCRETE	K	T		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			CEMENTED PAN		BEDROCK		FROST ACTION	REMARKS	
53-60	-	Low	Moderate	.49			DEPTH (in.)	HARDNESS	DEPTH (in.)	HARDNESS			
							-	-	> 60	-	-		

SANITARY FACILITIES AND COMMUNITY DEVELOPMENT

USE	SOIL	RATING	RESTRICTIVE FEATURES
SEPTIC TANK ABSORPTION FIELDS	1,3	Moderate	Percolates slowly
	2	Severe	Wet
	4	Moderate	Slope
SEWAGE LAGOONS	1,3	Moderate	Percolates rapidly
	2	Severe	Wet
	4	Severe	Slope
SANITARY LANDFILL (TRENCH)	All	Severe	Water table
SANITARY LANDFILL (AREA)	1,3	Slight	
	2	Moderate	Wet
	4	Moderate	Slope
DAILY COVER FOR LANDFILL	All	Good	
SHALLOW EXCAVATIONS	1,3	Slight	
	2	Moderate	Wet
	4	Moderate	Slope
DWELLINGS WITHOUT BASEMENTS	1,2,3	Moderate	Low strength
	4	Moderate	Slope, low strength
DWELLINGS WITH BASEMENTS	1,2,3	Moderate	Low strength
	4	Moderate	Slope, low strength
SMALL COMMERCIAL BUILDINGS	1,2	Moderate	Low strength
	3	Moderate	Slope, low strength
	4	Severe	Slope, low strength
LOCAL ROADS AND STREETS	1,2,3	Moderate	Low strength, shrink swell
	4	Moderate	slope, low strength, shrink-swell

SOURCE MATERIAL AND WATER MANAGEMENT

USE	SOIL	RATING	RESTRICTIVE FEATURES
ROADFILL	All	Fair-Poor	Low strength, shrink-swell
SAND	All	Unsuited	Excessive fines
GRAVEL	All	Unsuited	Excessive fines
TOPSOIL	All	Good	Favorable
POND RESERVOIR AREA	1,2,3	Moderate	Percolates rapidly
	4	Moderate	Slope
EMBANKMENTS DIKES AND LEVEES	All	Moderate	Low strength, piping, shrink-swell
DRAINAGE	1,3,4	-	Not needed
	2	Slight	
IRRIGATION	1,2,3	Good	Favorable
	4	Fair	Slope
TERRACES AND DIVERSIONS	1,2	-	Not needed
	3,4	Moderate	Slope
GRASSED WATERWAYS	1,2	Slight	
	3	Moderate	Slope
	4	Severe	Slope

CONTINUATION SHEET OR-SOILS-1 12/72 Willamette SERIES

RECREATION

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

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

SOIL	CAPABILITY		Alfalfa Tons/A		Blackberries Tons/A		Bush beans Tons/A		Filberts Tons/A		Strawberries Tons/A		Sweet Corn 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 SUIT. GROUP	MANAGEMENT PROBLEMS					NATIVE SPECIES
	SPECIES	SITE INDEX		EROSION HAZARD	EQUIPMENT LIMIT.	SEEDLING MORTALITY	WINDTHROW HAZARD	PLANT COMPET.	
All	None								

WINDBREAKS

SOILS	SPECIES	HT. AGE 20	PERFOR-MANCE	SPECIES	HT. AGE 20	PERFOR-MANCE	SPECIES	HT. AGE 20	PERFOR-MANCE
All	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
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 lb/Ac	USABLE Ac/AUM	GROWING	GRAZING
	All	None				

FOOTNOTES

DATE: March 7, 1973 GEO Woodburn SERIES SOILS: A 1. Woodburn silt loam, 0-3% slopes
B 2. Woodburn silt loam, 3-7% slopes
3. Woodburn silt loam, 7-12% slopes
~~4. Woodburn silt loam, 12-20% 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/ USDA TEXTURE	UNIFIED	AASHO	COARSE FRACT. OVER 3 IN.	% OF MATERIAL 1/ PASSING SIEVE #4	#10	#40	#200	LIQUID LIMIT	PLASTICITY INDEX	PERMEABILITY (in/hr)	AVAIL. WATER CAP. (in/in)	SOIL REACTION (pH)	SHRINK SWELL POTENTIAL
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 (mmhos/cm)	CORROSIVITY STEEL	CORROSIVITY CONCRETE	EROSION FACTORS K	EROSION FACTORS T	WIND EROD. GROUPS	FLOODING FREQUENCY	FLOODING DURATION	FLOODING MONTHS	HIGH WATER TABLE DEPTH (ft.)	HIGH WATER TABLE KIND	HIGH WATER TABLE MONTHS	HYDROLOGIC GROUP
0-17	-	Mod.	Moderate	.43	5	-	none			2.0-3.0	Perched	Dec.-Apr.	C
17-32	-	High	Moderate	.55									
32-68	-	High	Moderate	.64									

CEMENTED PAN DEPTH (in.)	CEMENTED PAN HARDNESS	BEDROCK DEPTH (in.)	BEDROCK HARDNESS	FROST ACTION	REMARKS
-		> 60		-	-

SANITARY FACILITIES AND CONSTRUCTION DEVELOPMENT

USE	SOIL	RATING	RESTRICTIVE FEATURES
SEPTIC TANK ABSORPTION FIELDS	1,2,3	Severe	Percolates slowly; wet
	4	Severe	Percolates slowly; wet slope
SEWAGE LAGOONS	1,2	Severe	Wet
	3,4	Severe	Wet; slope
SANITARY LANDFILL (TRENCH)	1,2,3,4	Severe	Wet
SANITARY LANDFILL (AREA)	1,2,3,4	Severe	Wet
DAILY COVER FOR LANDFILL	1,2	Good	Slope
	3	Fair	Slope
	4	Poor	Slope
SHALLOW EXCAVATIONS	1,2,3,4	Moderate to severe	Wet
DWELLINGS WITHOUT BASEMENTS	1,2	Moderate	Low strength
	3,4	Moderate	Low strength; slope
DWELLINGS WITH BASEMENTS	1,2,3,4	Severe	Wet
SMALL COMMERCIAL BUILDINGS	1	Moderate	Low strength
	2	Moderate	Low strength; slope
	3,4	Severe	Slope
LOCAL ROADS AND STREETS	1,2	Moderate	Low strength
	3,4	Moderate	Low strength; slope

SOURCE MATERIAL AND WATER MANAGEMENT

USE	SOIL	RATING	RESTRICTIVE FEATURES
ROADFILL	1,2,3,4	Fair	Low strength
SAND	1,2,3,4	Unsuited	Excessive fines
GRAVEL	1,2,3,4	Unsuited	Excessive fines
TOPSOIL	1,2,3,4	Fair	Slope
POND RESERVOIR AREA	1,2	Slight	Slope
	3	Moderate	Slope
	4	Severe	Slope
EMBANKMENTS DIKES AND LEVEES	1,2,3,4	Moderate	Piping
DRAINAGE	1,2,3	Moderate	Percolates slowly; wet
	4	Severe	Percolates slowly; wet slope
IRRIGATION	1,2	Good	-
	3	Fair	Slope
	4	Poor	Slope
TERRACES AND DIVERSIONS			Not needed
GRASSED WATERWAYS	1,2,3	Slight	Slope
	4	Moderate	Slope

CONTINUATION SHEET OR-SOILS-1 12/72 _Woodburn_____ SERIES

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 (Tns)		Bush beans (Tns)		Pasture (AUM)		Strawberries (Tns)		Sweet Corn (Tns)		Winter Wheat (Bu)		REMARKS
	NIRR	IRR	NIRR	IRR	NIRR	IRR	NIRR	IRR	NIRR	IRR	NIRR	IRR	NIRR	IRR	
1	IIw		6			6		21		5		8	90		
2,3	IIe		6			6		21		5		8	90		
4	IIIe		6			4		21		5		7	80		

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	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 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 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	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	POTENTIAL YIELDS		NORMAL SEASON	
			TOTAL lb/Ac	PLANT Ac/AUM	GROWING	GRAZING
		none				

FOOTNOTES

1/ Derived from soil data, S52 Ore-24-4 Riverside California Soil Survey Laboratory

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

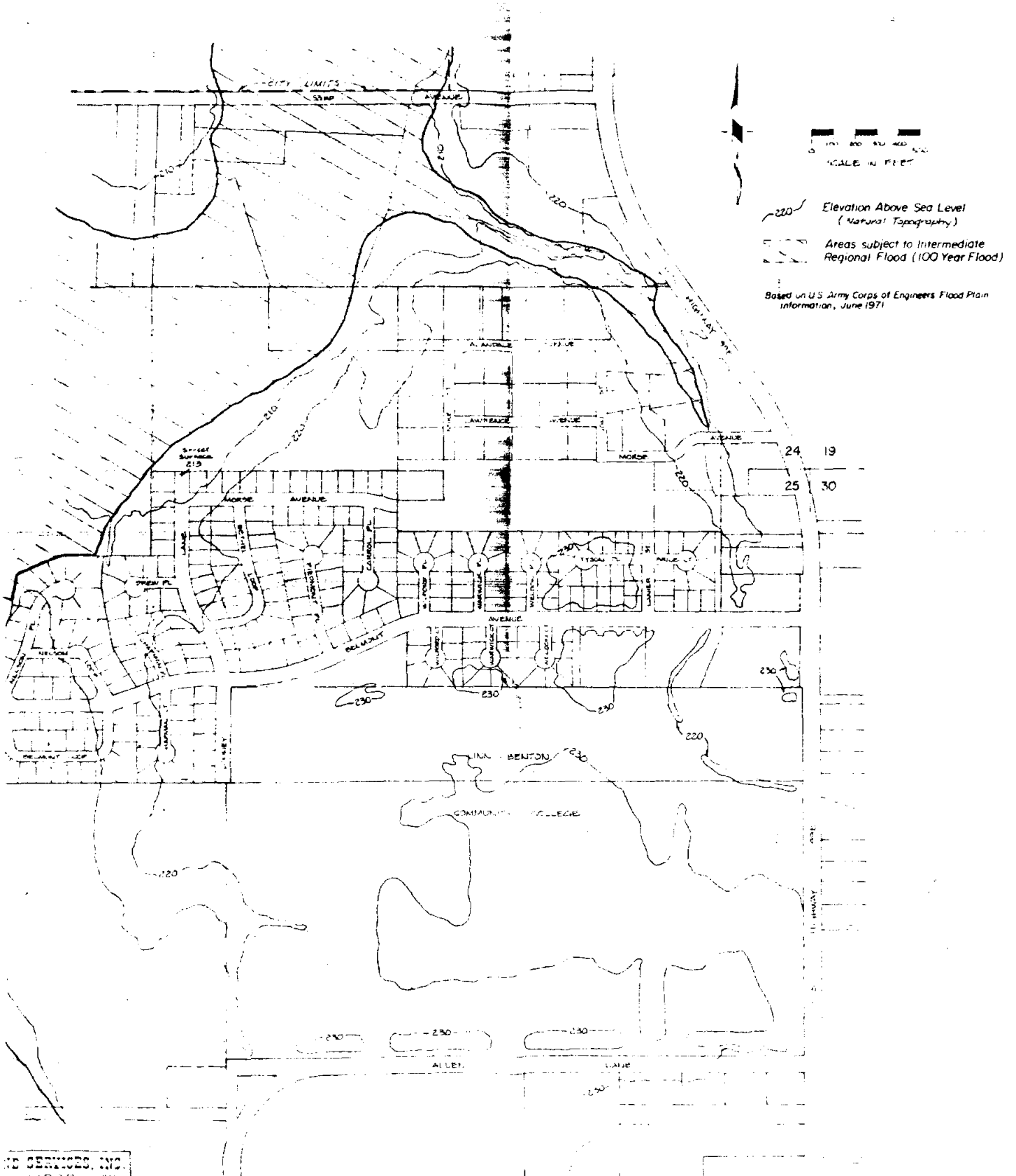
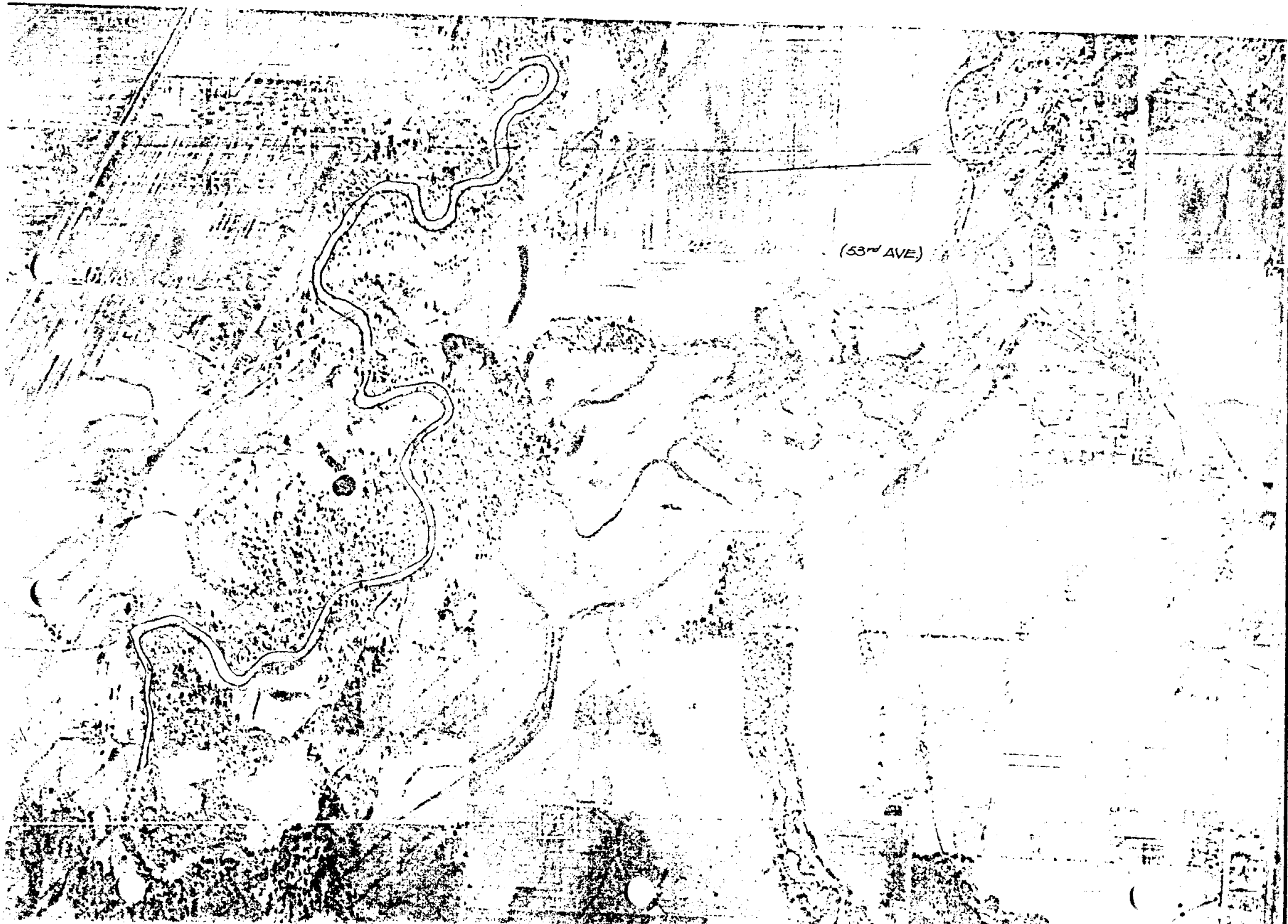
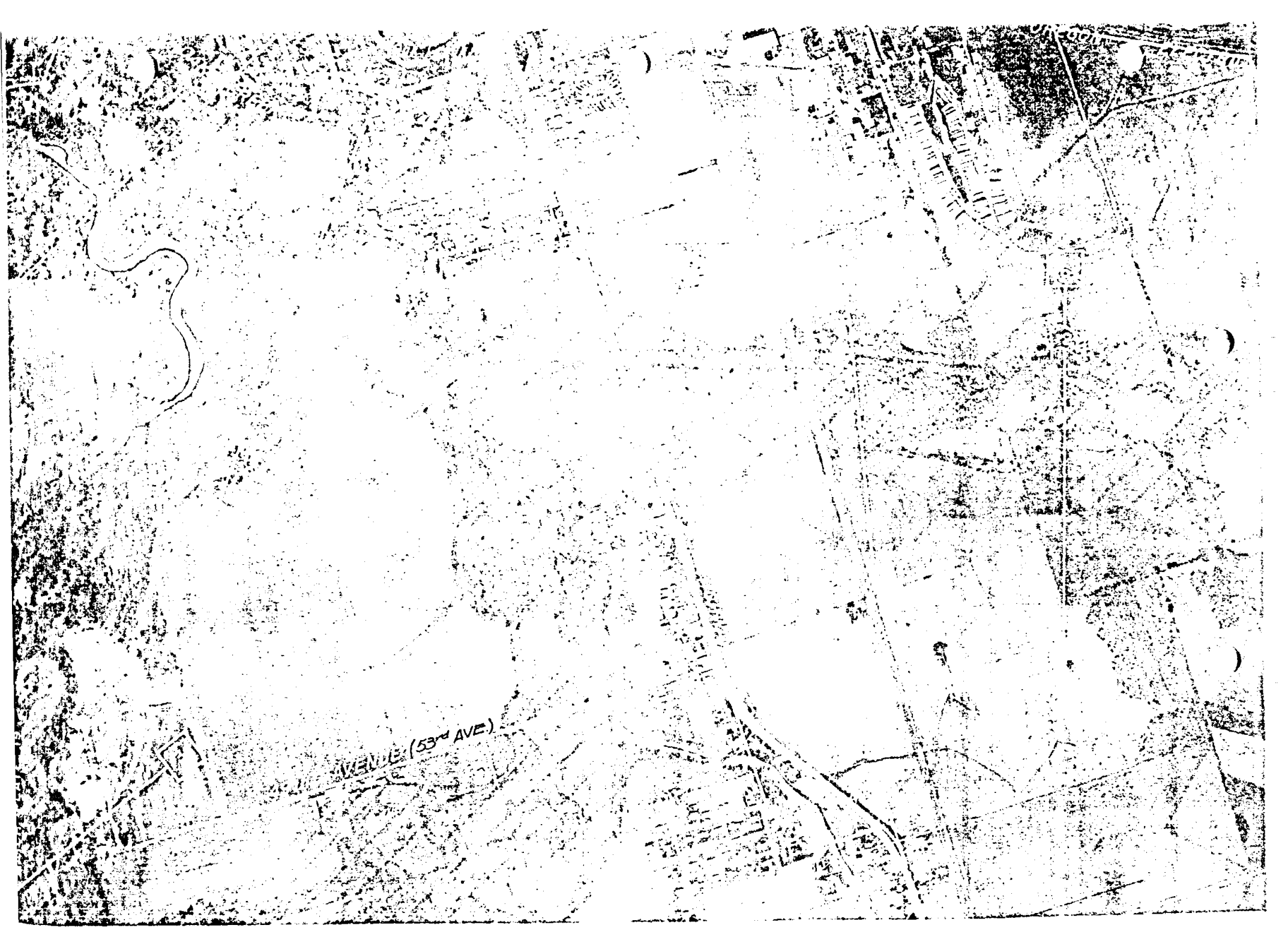
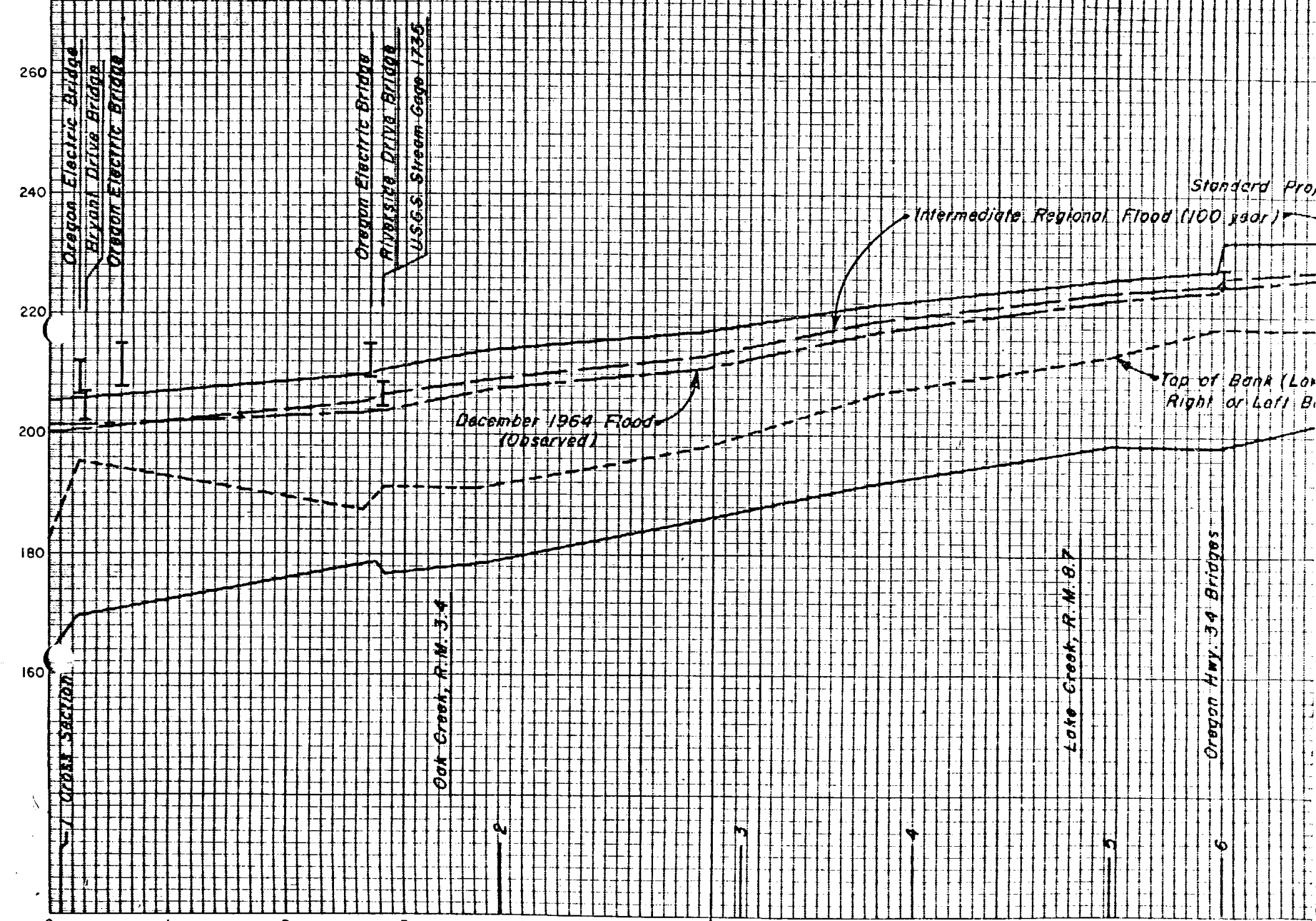


Exhibit E

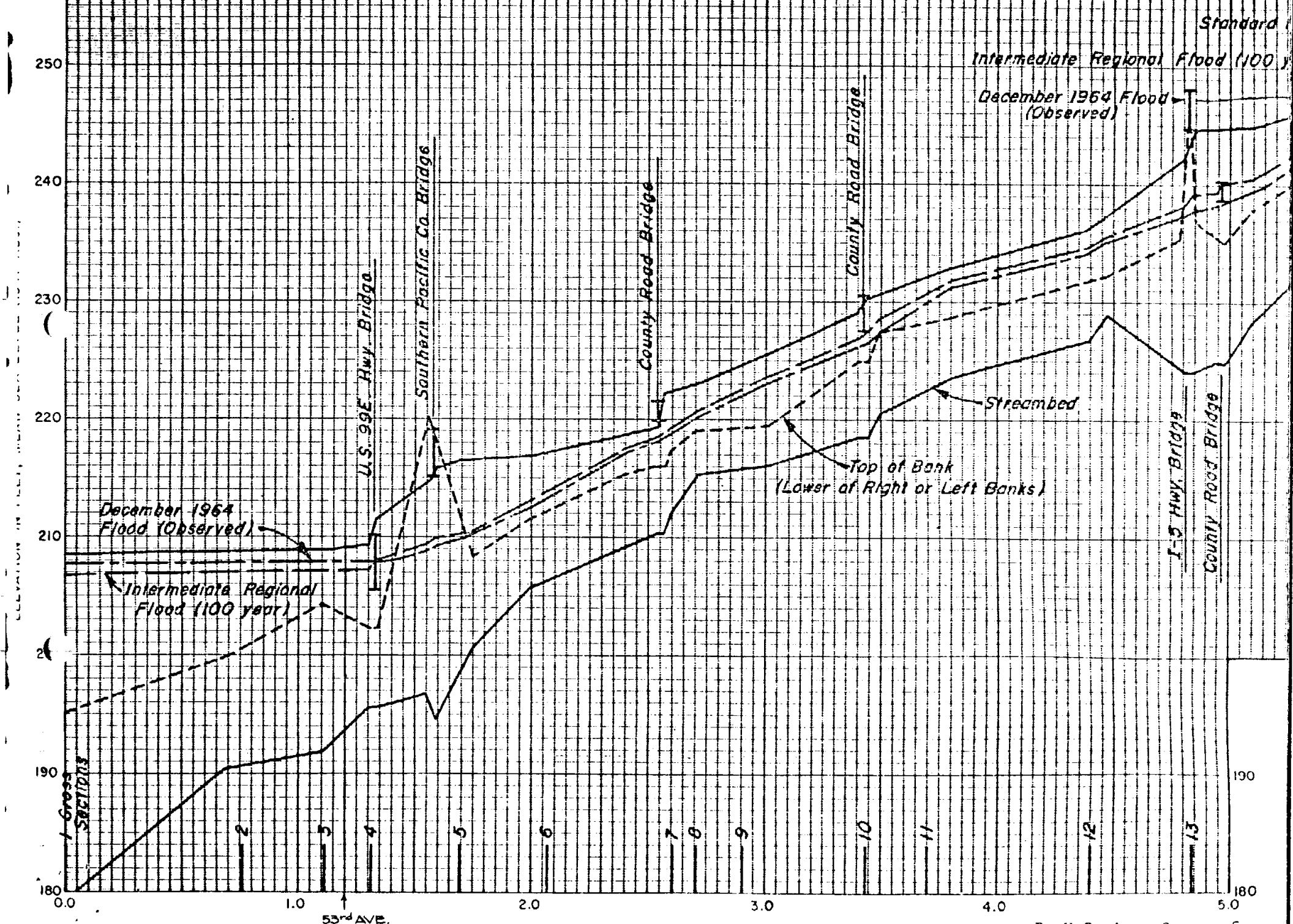

(53rd AVE)


AVENUE (53RD AVE.)



HIGH WATER PROFILE -- CALAPOOIA RIVER

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



WATER PROFILE -- Oak Creek

By U.S. Army Corps of Engineers June 1971

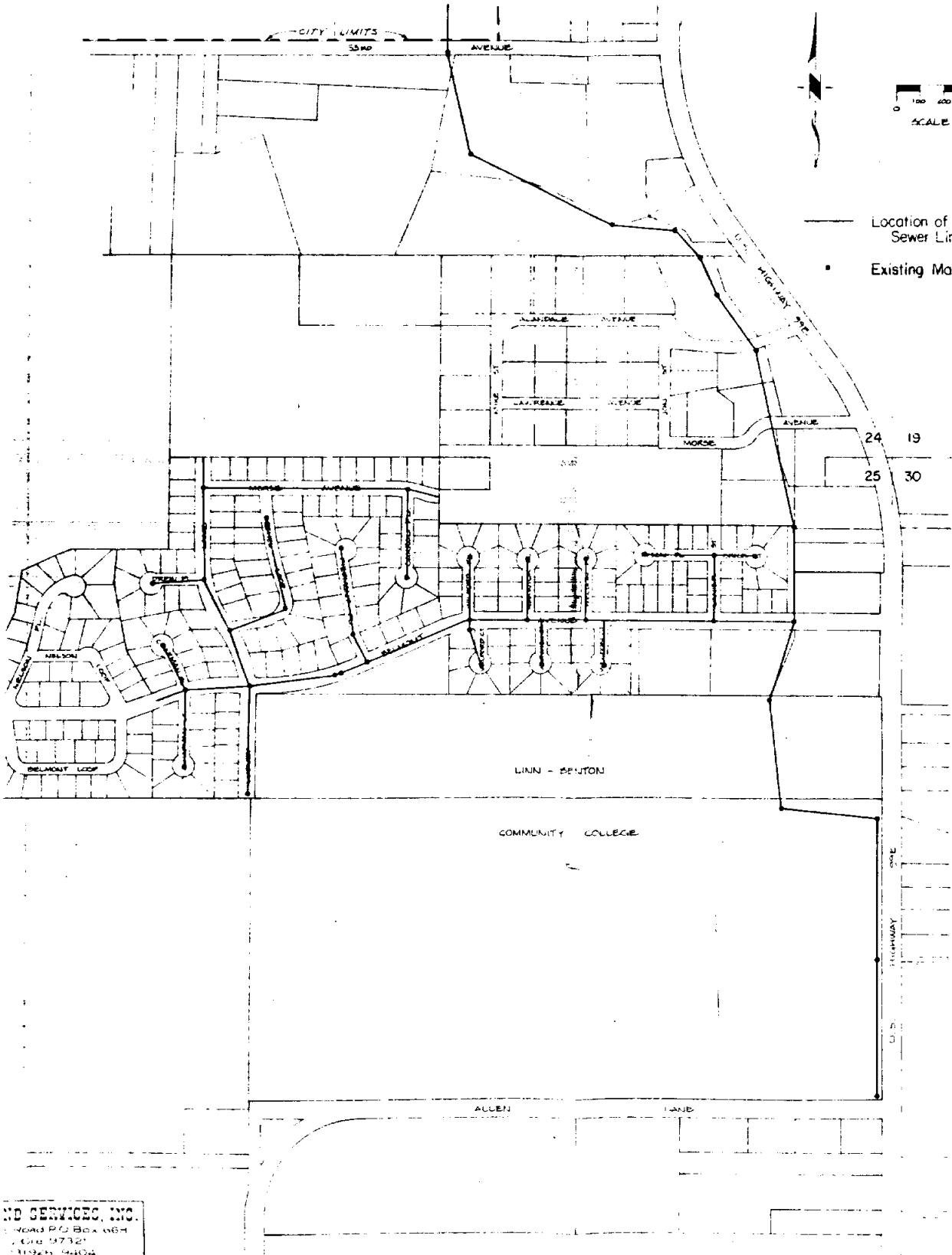
PROPOSED

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



ND SERVICES, INC.
Road P.O. Box 668
, OR 97321
(503) 928-8424
ENGINEERING
E PLANNING

Exhibit F

PROPOSED

ALANDALE – COLLEGE GREEN ANNEXATION

TO THE CITY OF ALBANY

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

EXISTING CITY WATER SERVICE

(WATER PROVIDED THROUGH PACIFIC POWER & LIGHT)

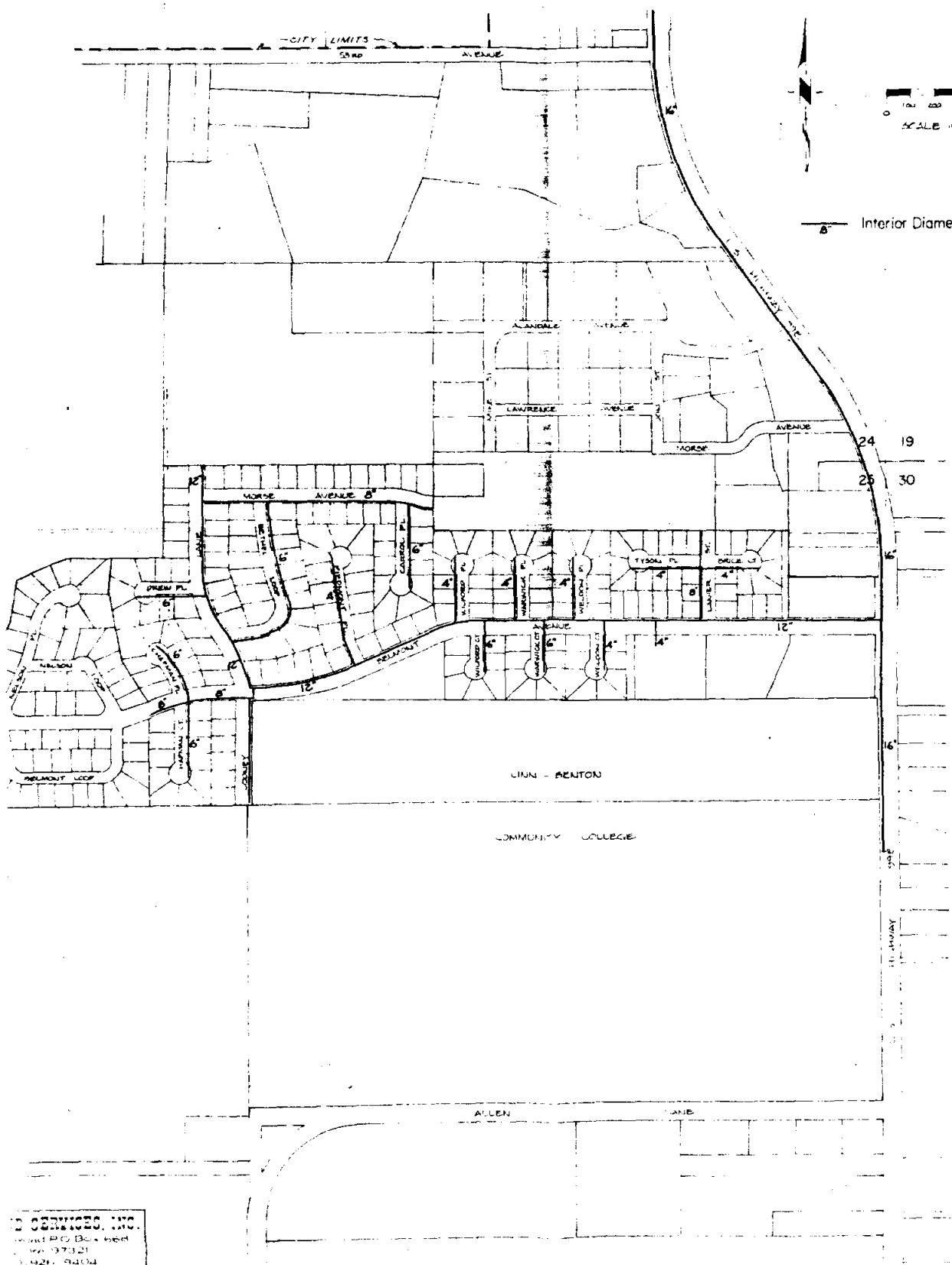


Exhibit G

A B C REALTY

ASSOCIATED BROKERAGE CORPORATION

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

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.

B. Mitchell

EXHIBIT I

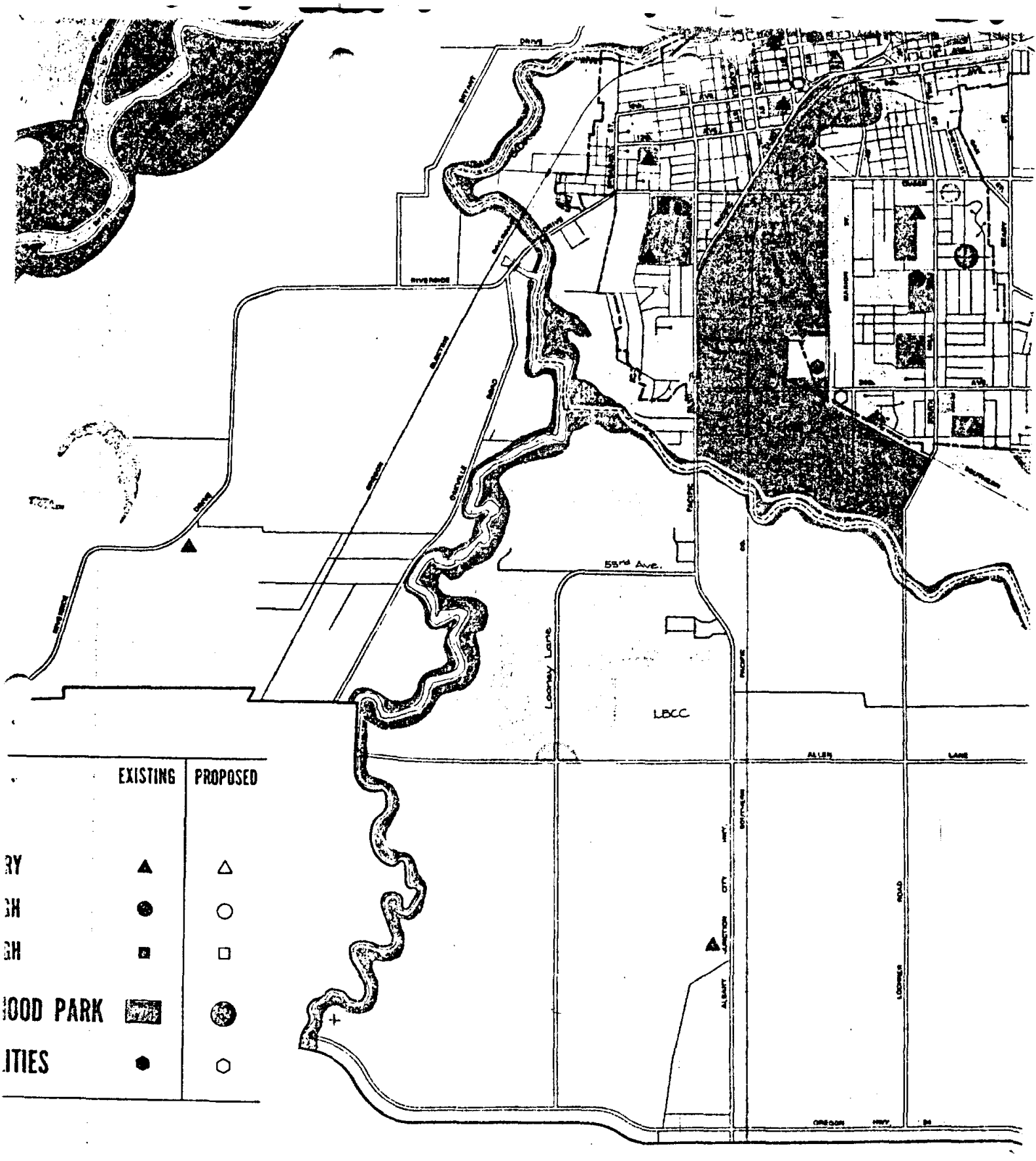


Exhibit J

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 route 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

Year	Single Family	Other	Total	Average Annual Increase
1970	4,645	1,757	6,402	
1977	5,839	3,184	9,023	5%
		PROJECTED		
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

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

EXHIBIT K

ALBANY AREA POPULATION PROJECTIONS

UPDATED 4-7-78

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

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

2) Albany Area Urban Growth Boundary

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

3) City of Albany

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

3) City of Albany (Continued)

PROJECTED

YEAR	POPULATION	AVE. ANNUAL GROWTH RATE
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

YEAR	SINGLE FAMILY	OTHER	TOTAL	AVE. ANNUAL INCREASE
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

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

EXHIBIT L

HOUSING TYPES - Page 2

	Single Family	Duplex	Multiple Family	Mobile Homes	Total Unit
SANTIAM					
579 Acres					
No. of Units:	475	8	163	106	752
% Neighborhood Housing	74	1	25		
% City Housing					9.2
SUNRISE					
570 Acres					
No. of Units	588	238	661	1	1487
% Neighborhood Housing	40	16	44		
% City Housing					18.1
WEST ALBANY					
648 Acres					
No. of Units	313	6	101	24	444
% Neighborhood Housing	75	1	24		
% City Housing					5.4
WILLAMETTE					
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 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
Judith A. Pendley	1017 S.W. Tyson Place
Linda K. Wright	1035 Tyson Pl.
Beth Cyer	1079 S.W. Tyson Pl.
Cathy Young	1021 S.W. Belmont
Charles D Kimball	1195 S.W. Belmont
Patricia K. Foster	6164 S.W. Warwick Place
Colleen Monahan	6161 Piedmont Pl,
David A Fogg	6127 Piedmont
Alex Stutzel	6077 Looney Lane
Dennis Fogtzy	1042 S.W. Belmont #1
[illegible]	6121 Warwick Pl.
Barbara J. Thurman	6121 Warwick Pl.
James R. Maxwell	6154 SW Wilford
Ruth A. Wolfe	6128 Piedmont Pl, S.W.
Dora C. Marx	6070 Bethel Dr.
Georgette Worster	1397 Morse Ave.
Barry J Worster	1397 Morse Ave.
Sharon Weigel	1420 Morse Ave
Terry W. Weigel	1420 Morse Ave

EXHIBIT M

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 zo 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
[illegible]	6115 [illegible]
[illegible]	6117 [illegible] Pl.
[illegible]	6134 [illegible] Pl
[illegible]	6177 Victoria
[illegible]	6376 Lacey Lane SW
[illegible]	6317 Chapman Ct
[illegible]	6111 Clifford Pl. SW
Sheldon Hutchison	6120 Warwick Pl. S.W.
Yon Foreman	6105 Wilford Pl SW
Beverly M. Johnson	1301 Belmont
Donald L Tatum	1323 Belmont
Carol M. Mudge	1387 Belmont
Jaye Gregory	1399 Belmont
Roger Perkins	6302 Looney Lane
Pauline Meadows	6398 Looney Lane
Vern Ford	6016 Bethel Loop
Cathy Hamlin	6029 SW. Bethel Loop
William Hamlin	6029 SW Bethel Loop
Gloria Timm	6099 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 requesting a commercial zon 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
Steve McDaniel	901 S.W. Belmont
Georgette Estis	937 Brice Court
Howard S Dobrkovsky	969 Brice Ct.
Ila Lea Emerson	6140 S.W. [illegible]
Carl Robbins	1079 SW Belmont
Yvonne Steprow	6173 Weldon Pl. SW.
John Ford	6176 Wilford Pl.
Diane Cooper	6132 Wilford Pl.
John Daugherty	6198 Bethel Loop
	~~[illegible]~~
Christine K. Huckabay	1654 Drew Pl.
Linda S. Looper	6395 S.W. Chapman Court
Carl Wayne Atkins	1033 SW Belmont
Melva Atkins	1033 SW Belmont
Juanita Dozler	6140 Weldon Pl. SW.
George Stein	1163 Belmont ave SW
Beverly Stein	1163 Belmont Ave. S.W.
Bruce Tyer	6165 SW Warwick PL
Penny L Tyer	6165 SW Warwick Pl.
Kathy 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
Randall L. Rich	6043 Crystal Pl, Albany
Lou Pool	1010 Tyson Pl Albany
Kathleen Jones	1091 Tyson Pl., Albany
Judy Isom	934 Brice Ct.
Hattie Sams	912 Brice Ct.
Mardi Randolph	6109 Warwick Pl SW
Jeanette Fitzgerald	6101 Warwick Pl.
Hazel Durham	6174 Piedmont Pl.
Laverne Murphy	6162 Piedmont Pl SW
Lanni Vaagen	6066 Looney Ln.
Peggy Rae	6380 Chapman Ct
Cathy Mast	6223 Chapman Pl
Gerald R. Bernat	945 S.W. Belmont
Lydia Jo Bernat	945 S.W. Belmont
Ron Watkins	6096 Lanier R.
Mrs. Joe E. Ziglen	1032 Tyson Pl.
Mrs Wm Van Velzer	1054 Tyson Pl
Steven P. Malone	1076 Tyson Pl. S.W.
Gary Powell	1088 Tyson Pl.
Betty Jo Reed	1057 Tyson Pl. SW
[illegible]	1009 SW BELMONT

1 dirt