

ORDINANCE NO. 4430

TITLE: ZONE CHANGE AMENDMENT NO. 154, UNDER ORDINANCE NO. 4273 REZONING APPROXIMATELY 15.5 ACRES OF LAND FROM M-2 LIGHT INDUSTRIAL TO M-3 HEAVY INDUSTRIAL LOCATED EAST OF HIGHWAY 99E IN SOUTH ALBANY.

WHEREAS, the Planning and Zoning Commission of the City of Albany has held such hearings as are required by law and the ordinances of this city and has made findings concerning the appropriate zone for the property being considered, 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 zoning of the property described above and bases its decision in accordance with the findings on file with the City Recorder which are adopted by separate motion and incorporated by reference herein; and

WHEREAS, it is further determined that the rezoning hereinafter made should be subject to certain conditions. Those said conditions are as follows:

not applicable

NOW, THEREFORE, THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

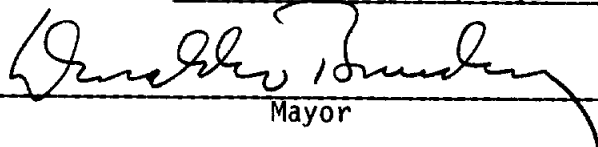
Section 1. ZONE CHANGE AMENDMENT NO. 154

An area described as follows: 11-4W-13DD-100 and 102 (see Exhibit A for legal metes and bounds) is hereby rezoned as M-3 Heavy Industrial and will be known as Zone Change Amendment No. 154.

Section 2. COPY FILED

A copy of this zone change amendment shall be filed in the Office of the City Recorder of the City of Albany and the number noted on the official zoning map of the City of Albany.

Passed by the Council: June 24, 1981
Approved by the Mayor: June 24, 1981
Effective Date: July 24, 1981



Mayor

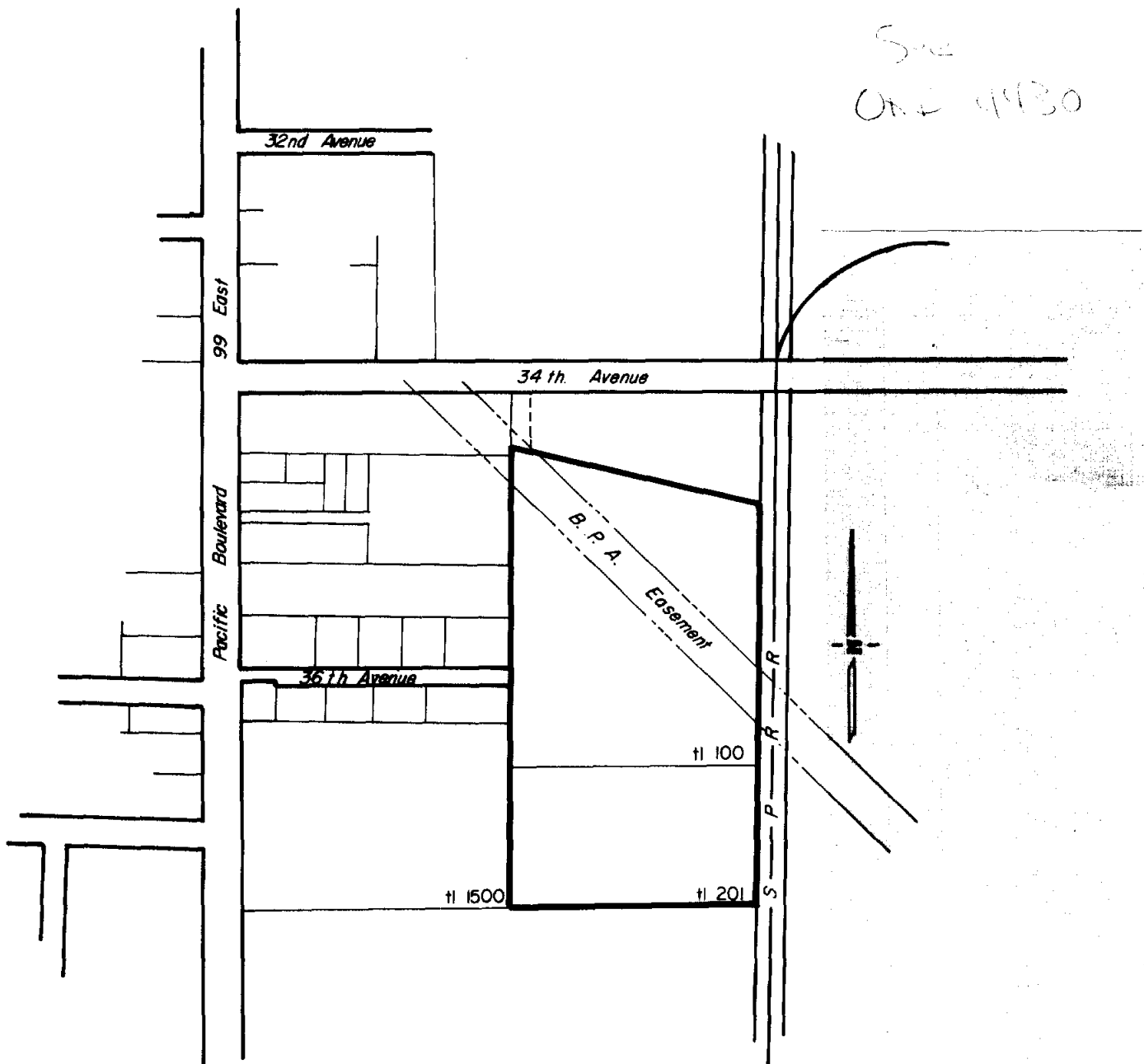
ATTEST:



City Recorder

REVISED

Transition Metal Corporation rezone request



1010 Airport Road, S.E. • P.O. Box 668 • Albany, OR 97321
(503) 926-9404 Offices in Albany • Bend • McMinnville • Sunriver

M-2 TO M-3

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APPENDIX

Application

Property Notification List
Legal Description

Findings of Fact:

General Background:

1. Transition Metal Corporation is the purchaser of real property located within the city limits of Albany, Oregon, which is more particularly described as Tax Lots 100, 102, 102A1 and 1500 Linn County Assessor's Map No. 11 4W 13DD. The proposed request is to rezone the rear portion of the property (tax lots 100, 102 and 102A1; 11 4W 13DD) from M-2 Medium Industrial to M-3 Heavy Industrial.
2. The area proposed for rezone contains 15.47 acres (based on Linn County Assessor's Map information). It is adjacent to the Southern Pacific Railroad right-of-way to the east and has direct access via the remaining portion of the property (tax lot 1500) to Pacific Highway 99E. The approximate dimensions of the property are 620 feet along the south boundary, 1148 feet along the west boundary, 859 feet along the north boundary and 880 feet along the easterly boundary adjacent to the railroad. The property is trapazoidal in configuration. There is a 100 foot wide Bonneville Power easement which runs across the property on a northwest-southeast axis. The soil types associated with the property are Concord silt loam; III w-2 and Woodburn silt loam 0-3% slopes; II w-3.
3. The property is bordered on the south by the existing city limits. The county zoning of that area is Light Industrial and Urbanizing General Industrial. The easterly boundary is the Southern Pacific Railroad, beyond that the land is in the county and is zoned Urbanizing Heavy Industrial. The areas to the north and a portion of the west are zoned M-2 Light Industrial and the remainder along the west boundary is zoned Limited Industrial.
4. The area north of the property is occupied by the Northwest Natural Gas service center. The area to the west contains a tavern, bakery thrift store, some second hand type stores and single and multiple family residences. The residences are pre-existing non-conforming uses within the M-1 zone. The area to the east is developed and developing Heavy Industrial.
5. The property is within the Greater Albany Public Schools district (8J). Police fire protection and other public services are provided by the city. Water and electricity are provided by Pacific Power and Light Company.

Statewide Planning Goals

- Goal 1, Citizen Involvement - The applicable city of Albany procedures will be followed, hearings will be held before the Planning Commission and the City Council. Interested parties will be given an opportunity to present relevant testimony at those hearings.
- Goal 2, Landuse Planning - Evidence has been submitted to indicate compliance with the applicable sections of the newly adopted comprehensive plan (see pages 4 - 14)
- Goal 3, Agricultural Lands - The subject property contains class II and III soils. However, as it is within the city limits and partially developed it is considered irrevocably committed to urban non-farm use.
- Goal 4, Forest Lands - This area has not been inventoried or indicated as forest land therefore this section is not applicable.
- Goal 5, Open Space, Scenic and Historic Areas and Natural Resources. The property has not been identified as having unique or special value as open space. No historic scenic or natural resource areas have been identified on this property.
- Goal 6, Air, Water and Land Resources Quality - All Federal, State and Local laws, rules and regulations regarding air, water, and land resources quality are applicable to any future expansion or new development on the subject property. This will be properly considered at that time.
- Goal 7, Areas Subject to Natural Hazards and Disasters - No natural hazards or areas subject to natural disasters are identified with this site.
- Goal 8, Recreation - This property has not been identified as necessary or desirable for recreational purposes on any known city document.
- Goal 9, Economy of the State - The proposed rezone will not, of itself, have any direct impact on the economy of the state, however, it will encourage the future expansion of a basic (export) industry which will enhance the state's balance of trade. Further, such a development will require skilled and semi-skilled employees which should reduce the relatively high state and local unemployment rate.

Goal 10, Housing - This property is not designated for housing. The only impact would be an indirect increase in housing demand brought about by future expansion of the existing industrial use or new industrial development on this property.

Goal 11, Public Facilities and Services - This property is currently within the city of Albany. Fire and police services are currently available. Further the facility now has its own on-site security patrol. This is a standard procedure with industrial firms. Water is now supplied to the site by Pacific Power and Light as is electrical power.

The site is serviced by city sewer. The existing facility is connected to the 10 inch diameter sewer line located in the Pacific Boulevard right-of-way. Storm sewer is currently accommodated via existing systems. Natural gas and Telephone are also available. All public facilities are now available on site. Future development of the property can be accommodated by the existing systems, modification and enlargement of the existing systems or by on-site measures.

Goal 12, Transportation - This property has access to the two major transportation modes available in Albany. It has access to Pacific Highway 99E and the Southern Pacific Railroad. This multi-modal accessibility is vital to any proposed industrial expansion. Traffic studies prepared by the Institute of traffic engineers indicates that generally more traffic is generated by light industrial uses than by heavy industrial uses. Based on their studies light industries generate 5.46 week day trip ends per 1,000 square feet of gross floor area. This compares with 1.50 week day trip ends per 1,000 square feet of gross floor area. On a per employer basis it was found that light industry generated 3.2 trip ends per employee per day, while heavy industrial uses generated 0.82 trip ends per employ per week day.

These emperic analysis indicate that greater road way traffic may be expected on a floor area or employed basis in a light industrial use as compared with a heavy industrial use.

Goal 13, Energy Conservation - Perhaps in theory, heavy industrial plants are greater users of energy than light industry. However, because of the manner in which industrial uses are classified within both the existing zoning ordinance and the proposed development code there are, in fact, very few distinctions between the uses allowed in a heavy industrial zone and a light industrial zone which would drastically affect energy consumption.

The following list indicates uses which are permitted outright, by site plan review or by conditional use in a heavy industrial zone, but not allowed in the light industrial zone according to the proposed development code.

Auction Sales

Automobile and building wrecking and storage yards

Concrete mixing plants

Incineration or reduction of garbage, dead animals, offal or refuse

Major lumber and wood by-products processing plants, paper mills, etc.

Natural mineral resources, processing and manufacturing

Slaughter houses and tanneries

Generally when compared with the possible uses allowed in the light industrial zone classification, particularly the manufacturing compounding processing assembling treatment or fabrication categories it is apparent that there is very little difference between the potential energy useage in a light or a heavy industrial zone.

Consistency With The Comprehensive Plan

The Area Proposed for rezoning from M-2 Light Industrial to M-3 Heavy Industrial is designated on the newly adopted comprehensive plan as Heavy Industrial. The proposed rezone conforms to that designation.

Conformance With The Comprehensive Plan Document

Chapter One - Environmental Setting

NATURAL RESOURCES:

1. Vegetation and Wildlife - The principle vegetation associated with the property is grass. There are no significant stands to timber. There is no known significant wildlife indigenous to this site. This site is not indicated as possessing either significant natural vegetation or wildlife according to Plate 4 Natural Vegetation and Wildlife Habitate of the comprehensive plan.

Conclusion: The vegetation and wildlife section of the comprehensive plan does not directly apply to the proposed rezoning of the property.

2. Agricultural and Forestry - The property in question is within the city of Albany. It is now and for several years been the site of an industrial installation. The vacant portions of the property covered with grass. The grass is harvested once a year for hay. This arrangement is expected to continue as the development of the property occurs.

As stated in the Vegetation and Wildlife section above there are no substantial commercial timber stands on the property.

Conclusion: As there are no commercial timber sites on the property, therefore, the Forestry portion does not apply. The property is now partially employed in hay production. This expected to continue until such time that the property is developed in such a manner and density to preclude farming practices. However, as the property is already developable the proposed change of zoning would not drastically alter the phasing out of farming activities associated with the property.

3. Sand and Gravel - This parcel has not been identified as possessing aggregate extraction potential. However, should such be found the proposed rezoning would not affect future development of an extraction site.

Conclusion: The proposed rezone would not violate the Sand and Gravel section of the comprehensive plan.

4. Open Space Resources - The open space resources goal is to ensure provision of open spaces and protection of natural and scenic resources. As pointed out previously the subject property possesses no significant natural or scenic resources. It is not shown as needed for a park site on Plate 19 Park and School Sites of the comprehensive.

plan maps. It is not indicated as being within the floodplain and there are no bicycle paths indicated through the property on the master bike plan map.

Conclusion: The Open Space Resources section of the comprehensive plan is not applicable to the proposed rezone.

5. Water Quality - The property is serviced by sanitary sewer. Any use associated with the site will be required to comply with Department of Environmental Quality Regulations.

Conclusion: The development of the property would be required to conform with the Water Quality section of the comprehensive plan.

6. Air Quality - The air quality goal is to reduce air pollution in the Albany area and to ensure that future land use activities maintain air quality standards. The development of the property will be required to adhere to air quality standards.

Conclusion: The proposed rezone conforms to the Air Quality section of the comprehensive plan.

7. Sound Quality - The sound quality goal is to reduce the adverse effects of noise in the Albany area. The policies and implementation measures relate to city action or requirements at the time of building. There is not now or is there proposed within the new development code any difference in standards between that allowed in the existing light industrial zone and the proposed heavy industrial zone. Department of Environmental Quality rules are the standard. Any new construction would be required to adhere to those standards.

Conclusion: The proposed rezone request complies with the noise quality section of the comprehensive plan.

HAZARDS:

1. Flooding - The property is not within a designated flood area.

2. Highwater and Ponding - There exists no data to indicate high water or ponding on the property.

3. Slopes - There are no slopes in excess of 5% associated with the site.

Conclusions: The Hazards sections of the comprehensive plan are not applicable to this site.

SPECIAL AREAS:

1. Willamette Green Way - The property in question is located approximately 2 miles south of the Willamette River at its closest point. This is well beyond the boundary of the Willamette Green Way.

Conclusion: The Willamette Green Way section of the comprehensive plan is not an appropriate consideration of the proposed rezone.

2. Historic and Archaeological Resources - There are no known historic or archaeological sites associated with this parcel.

Conclusion: The Historic and Archaeological Resources section of the comprehensive plan are not applicable to the proposed rezone request.

Chapter Two - Community Needs

ECONOMIC DEVELOPMENT

The goals of the Economic Development section are to diversify the economic base in the City of Albany and strengthen Albany's role as a regional economic center and to maintain income of Albany's residents at or near state and county levels and provide jobs for Albany's residents.

Of the specific policies listed under this goal the following relate directly to the proposed rezone:

Policy 4 - Encourage the expansion of existing business and industry.

Conclusion: As the current use of the land is an outright permitted use in an M-3 zone the proposed rezoning of the area would enhance the potential for the expansion of the existing facilities.

Policy 5 - Encourage diversification of the local economy beyond the three major industrial sectors (rare metals, food products and lumber and wood products) Policy 4 and Policy 5 of this section are somewhat counter to each other. Although the rezoning proposed does not encourage diversification, it does however, comply with Policy 4 of this section as the request deals with an existing use.

Conclusion: This goal is not appropriate given that the use now exists.

Policy 9 - Encourage business and industry to locate in Albany that will employ Albany's existing labor force. The existing plant and future expansion will encourage the use of the local labor force given the type uses now contemplated.

Conclusion: The rezone request conforms to Policy 9 of this section.

Policy 19 - Encourage business and industry to locate within the Albany city limits to decrease the proportional share of City taxes paid by residential properties. The proposed rezone is within the City of Albany. Granting the request will encourage the expansion of the existing facilities on the property.

Conclusion: The rezone request conforms to Policy 19 of this section.

Policy 20 - Encourage industrial development preferring firms that:

- (a) Meet or exceed state local environmental standards.
- (b) Utilize the existing labor force and help to reduce seasonal fluctuations.
- (c) Are low producers of industrial wastewater.
- (d) Are on state and local lists of desirable firms.
- (e) Are low consumers of energy.

Conclusion: The proposed rezone and development/ expansion would meet (a) and (b). The remainder of this section would depend specifically on the type of development or expansion.

Of the specific implementation measures contained in this section number one applies directly to this site. Implementation measure one states that the city shall designate lands in suitable locations for future commercial and industrial development. The city has designated this site as Heavy Industrial on the newly adopted comprehensive plan.

Conclusion: The proposed rezone conforms to the comprehensive plan and is in compliance with implementation measure number one already complete via the comprehensive planning process.

HOUSING

The property in question is not designated for future housing.

Conclusion: The housing section is not applicable to the proposed rezone.

TRANSPORTATION

The property under consideration is not affected by either the Master Bike Plan (Plate 13 of the comprehensive plan) or the Master Street Plan (Plate 12 of the comprehensive plan).

Policy one of this section relates to the future development of this property. This policy states that when reviewing development proposals or transportation plans, determine the relationships between land uses and transportation systems i.e., how will proposed developments affect existing or proposed transportation and how will transportation plans affect future land use patterns. This is a particularly acute consideration regarding the relationship of transportation and producers of base (export) industrial goods. As these goods are intended for areas beyond the city, a good transportation network must be readily available to the site. This property has direct frontage on 99E, a state Highway and the Southern Pacific Railroad. These are two of the major transportation corridors through the city and access to these is essential to a viable industrial site.

Conclusion: Policy one may be appropriate at the time of development or expansion.

Policy two states that "(a)s part of any development review process, evaluate the adequacy of transportation to, from and within the site.

Conclusion: This policy, like one above, may be appropriate at the time of development or expansion but is not appropriate to the proposed rezone request.

The remainder of the transportation policies do not directly relate to the proposed rezone.

Under implementation measures, measure 28 regarding the development of special access criteria, may apply to the site.

This section indicates that the following criteria shall be utilized on Pacific Highway 99E and Santiam Highway:

- (a). Whenever possible, properties should develop access to frontage roads or side streets as opposed to direct access to the highway.
- (b). Developments should have deep setbacks in order to combine access points or construct an access road.
- (c). Unless a parcel has over 300 feet of frontage, any access point should serve at least two properties. Any new development adjacent to a parcel which has access shall be encouraged to enter into agreements to utilize that access."

The property in question has 469.40 feet of frontage on 99E. There is already an existing access point. The procedures for extra setbacks have not yet been developed. Further, these would be part of any future construction.

Conclusion: The rezone request complies with subparagraph C. Direct access is already provided. The proposed rezone would not be contrary to this section.

The remainder of the policies and implementation methods do not appear to be appropriate to this request.

PUBLIC SERVICES AND FACILITIES

The public services and facilities goal is to ensure "the provision of a full range of public utilities and services to serve the Albany urban area in a timely and orderly fashion and maintain the quality of services commensurate with new growth."

This property is within the city limits and sewer, water storm drainage and other services are now available on this site.

Conclusion: Rezoning of the site would be in conformance with this policy.

1. Water Service - The water policies and implementation methods do not relate directly to this request.

Conclusion: These are oriented toward intergovernmental cooperation and provisions of service and cooperation by Pacific Power and Light and therefore are not applicable to the proposed rezone request.

2. Storm Drainage - The storm drainage policies and implementation methods relate to future development or expansion of the existing facilities on the site.

Conclusion: As such, these do not directly relate to the proposed rezoning of the property.

3. Sewage Treatment - The policies and implementation methods regarding sewage treatment relate to extending services, public works projects to be undertaken by the city or pretreatment of waste by industrial users. This property is currently served by sewer, therefore, no extension is required, further, consideration of pretreatment would be appropriately reviewed at the time of further development. Regarding the proposed public studies and projects referred to in the policies and implementation methods, these are well beyond the responsibility of the parties seeking the requested rezone.

Conclusion: Sewer service is available to the site. The discharge of additional effluent brought about by expanding or altering the use of the property would have to be considered by the public works department prior to allowing it to be placed in the system. Essentially sewerage treatment needs could be met by the existing system modifications to the existing system or on site pretreatment. The exact method would be determined at the time of development.

4. Solid Waste - The solid waste section of the comprehensive plan relates to action to be undertaken by the city to encourage recycling. It would not be an appropriate consideration regarding a proposed zone change.

Conclusion: The solid waste section of the comprehensive plan is not directly applicable to the proposed rezone request.

5. Other Utilities - Other necessary utilities are now available to the site. The policy and implementation method of this section require action on the part of the city.

Conclusion: All other appropriate utilities are available to the site, however the policy stated as well as the implementation method are not applicable to the proposed rezone.

6. Police and Fire Protection Services - As the property is within the city limits fire and police services are now available. There is also a security patrol, a common industrial practice, and the area is patrolled by the Valley Merchant police, thus augmenting police services.

The uses allowed in the heavy industrial zone are not significantly different than those allowed in the Light industrial zone. The difference in needed fire protection is virtually nil. The same statement can be made regarding police protection.

Conclusion: The proposed rezone will not necessitate an increase in fire or police services beyond those which could be expected under the current zoning designation.

7. Health Services - This section makes no concrete statement.

Conclusion: The applicability of this section is a subjective matter.

8. City Support Services - The policy of this section is to "insure that the City continues to provide the full range of support services to its growing population by providing adequate financial support through controlled growth at the tax base and in other revenue sources." The proposed rezone would not affect the tax base.

Conclusion: The City Support Services section is not applicable to this rezone.

9. Education - This section refers to the placement of schools, access to those schools, and impacts of new developments on schools. The area under consideration is not proposed for a school site nor is it proposed for a residential area which would potentially house school age children.

Conclusion: This section is not applicable to the proposed rezone.

10. Social Amenities - Parks and recreation: The site under consideration is not shown as required or desirable for parks or recreation activities on any known city document.

Conclusion: The parks and recreation segment of the comprehensive plan is not an appropriate consideration regarding this proposed zone change request.

11. Aesthetics - This section indicates that the city will develop criteria for aesthetic considerations. Any future development would be required to comply with those standards. The proposed rezone would not directly impact aesthetics.

Conclusion: This section is not applicable to the proposed rezone.

Chapter Three - Growth Management Process

A. DIRECTING GROWTH

The goal of this section is to achieve stable land-use growth which results in a desirable and efficient land-use pattern. The policies which related to this goal and are applicable to this proposed zone change request are as follows:

Policy one: "encourage the development of vacant serviced properties before extending services to other undeveloped areas." As this property is already within the city and all services are available, and given that the proposed rezone would encourage future development, this proposed rezone is in conformance with this policy.

Conclusion: The proposed rezone is in compliance with policy one of this section.

Policy six: "encourage the infilling of existing vacant land and the revitalization of older areas, and discourage low density sprawl development."

Conclusion: Granting this request would encourage infilling of currently vacant land and would therefore be in compliance with this policy.

Policy fifteen: "provide large industrial areas which are designed to efficiently utilize area transportation and provide for shared transit opportunities." This property is adjacent to the Southern Pacific Rail Road and Pacific Highway. It has access to both transportation modes.

Conclusion: This rezone enhances the utilization of the two major transportation modes available in the City of Albany. The proposed rezone complies with this policy.

None of the implementation measures of this section appear to directly apply to this section.

B. Development Review

This section would apply to future development of the property.

Conclusion: This section is not appropriate to the proposed rezone request.

C. Energy Conservation

This section places most of its emphasis on the construction phase of development or the use of existing structures. It also speaks of guidelines to be developed by the city. These guidelines are not as yet developed. As such, most of the policies and implementation measures do not apply to the proposed rezone request.

However, implementation measure 21 states that energy conservation is required to be a criteria applied to all land use decisions. As stated earlier, the property makes excellent use of existing transportation facilities, thus requiring no major energy expense for new transportation construction. Because of the access to the rail road no energy expense is necessary for interim shipping from the existing plant or any proposed future plants to a point of rail shipment. As all major public facilities are in place, no major energy expense will be incurred to provide these public facilities. The property is located near residential areas and is therefore efficient in terms of the potential for workers living in close proximity to their place of employment.

Conclusion: The proposed rezone would be in compliance with the applicable sections of the energy conservation section of the comprehensive plan.

D. Public Involvement

The goal of this section is as follows: "insure that local citizens and other affected groups and agencies are involved in every phase of the planning process." This rezone request will be required to follow all of the applicable public hearing and input procedures required by the city.

Conclusion: The request complies with the public involvement section of the comprehensive plan.

E. Updating and Amending the Plan

This request does not require updating or amending of the plan.

Conclusion: This section is not applicable to the proposed rezone request.

Chapter Four - Community Design

This chapter is a land use needs projection. The one section salient to the proposed rezone is the Plan-Designation-Zoning Matrix. That matrix indicates that the proposed M-3 Heavy Industrial zoning is compatible with the existing Heavy Industrial Comprehensive Plan designation.

Conclusion: This request is in compliance with this chapter.

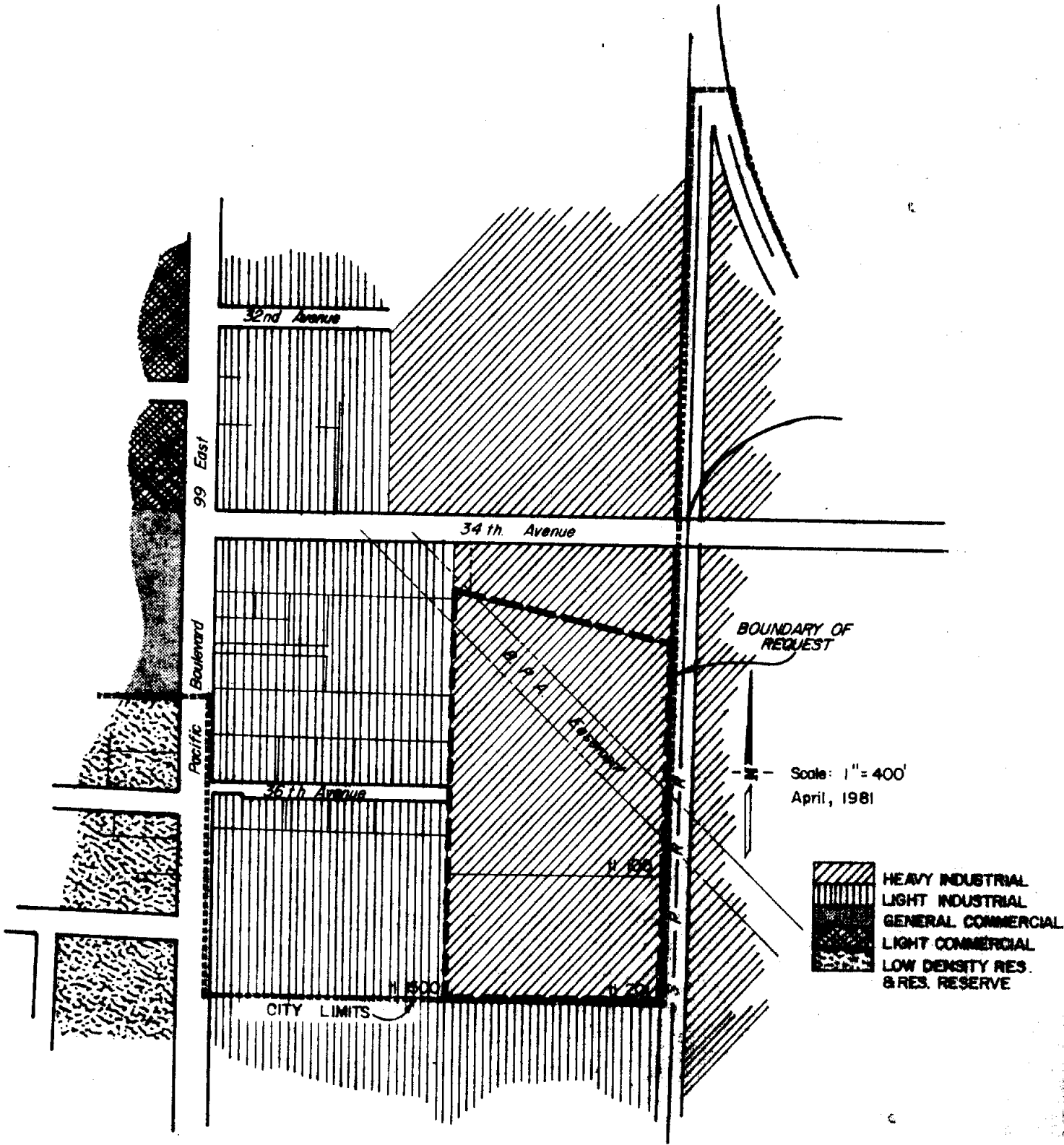
STATEMENT OF NEED

Background: The property under consideration contains a total of 15.47 acres. Of that total, approximately 5 acres is utilized by the existing plant facilities. This leaves a remainder of about ten and one half acres of vacant developable land. It is at this time the applicants intent to maintain that vacant land for future expansion of the facilities.

Other Available M-3 Land: A study undertaken by Brock H. Branan and Associates in October of 1980 for Kawecki Berylco Industries, Inc. concluded that there were available within the City of Albany approximately 14 acres of M-3 zoned land. Basically these were in two locations; the first being the northern portion of the 34th Avenue Industrial Park Development. This area contains approximately 10 years. The second area is directly to the east, across the canal fronting on Ferry Street. This property contains approximately 4 acres. Neither of these sites would be suitable for expansion of the existing Transition Metal facility.

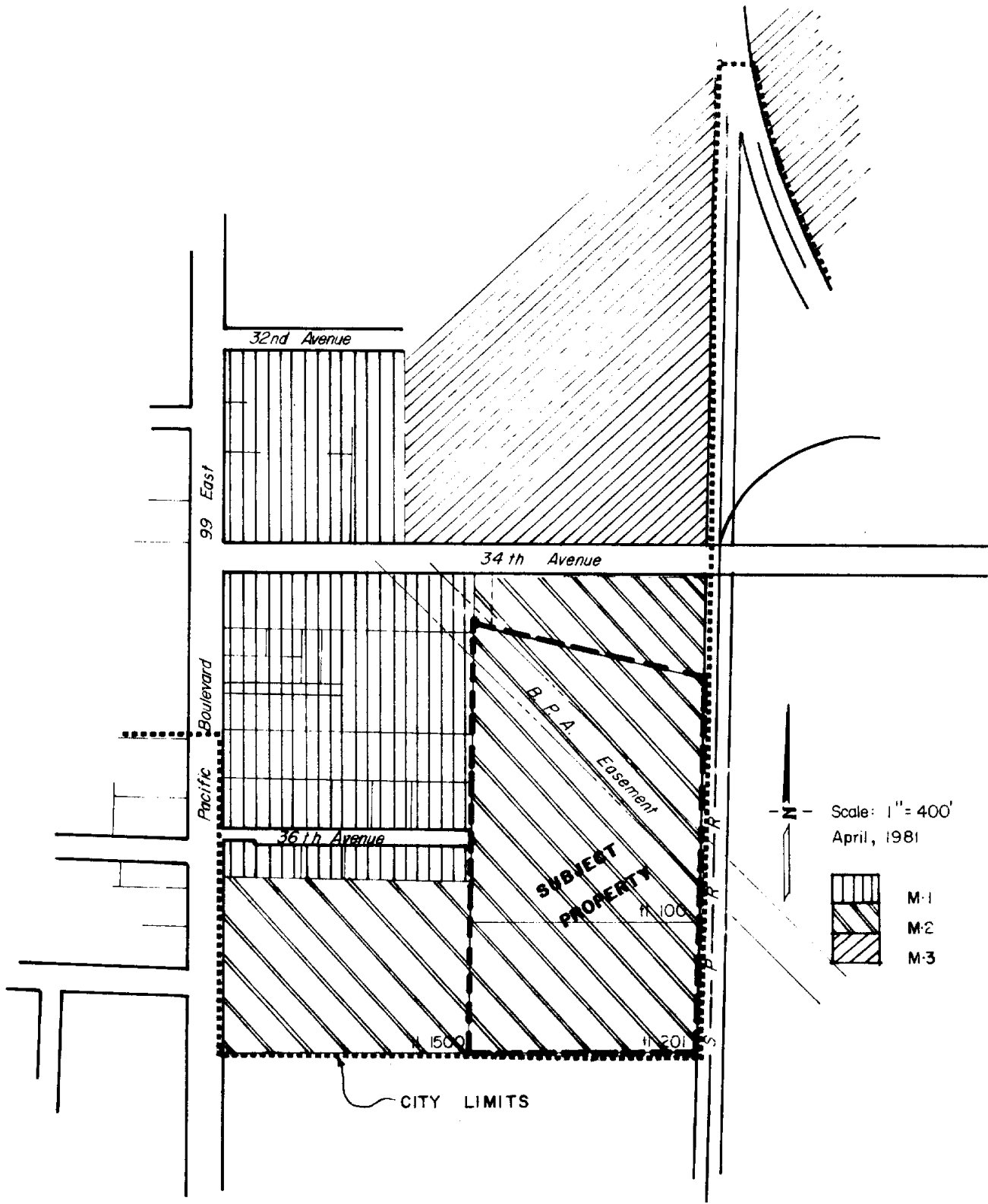
According to the Albany Background Report published by the Albany Planning Department there exists 13 acres of M-3 zoned property. (Albany Background Report, page 9-224 table 9-XXXX11 Industrial Zoning, Albany Urban Growth Boundary.) of that approximately 99 acres are either developed or committed. Roughly 90% of the M-3 zoned land is not available for new development.

Financing: An ancillary need for requesting the proposed rezoning is to alleviate some concerns expressed by the financial backers of the project. It is their belief that the processes proposed are heavy industrial in nature and that the city needs to recognize that fact.

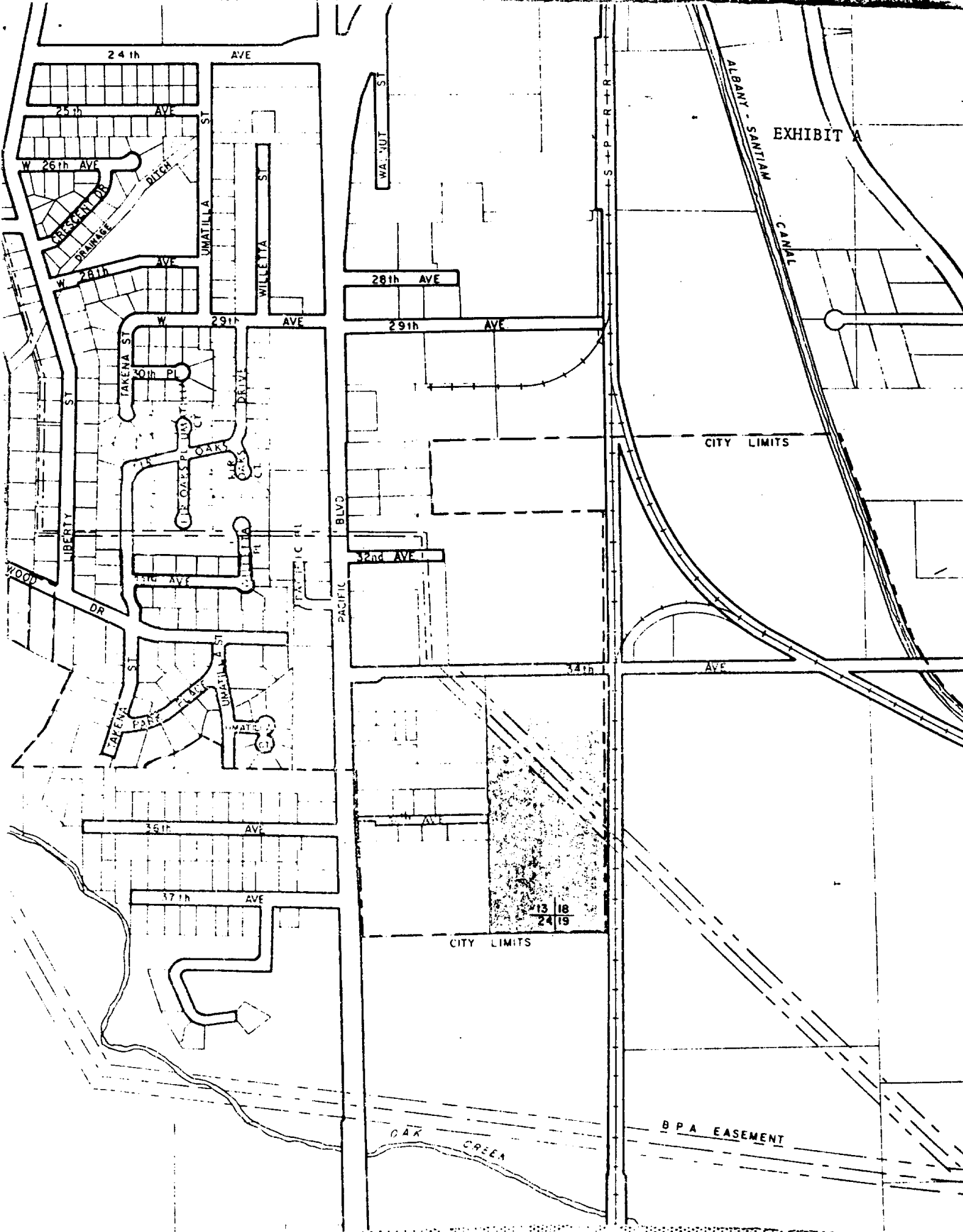


COMPREHENSIVE PLAN DESIGNATIONS

TRANSITION METAL CORPORATION
REZONE REQUEST; M-2 TO M-3



EXISTING ZONING
TRANSITION METAL CORPORATION
REZONE REQUEST; M-2 TO M-3



24th AVE

25th AVE

W 26th AVE

UMATILLA ST

WILLETTA ST

WA. MUT ST

S + P P R R

ALBANY - SANTIAM CANAL

EXHIBIT A

W 28th AVE

28th AVE

W 29th AVE

29th AVE

CITY LIMITS

LIBERTY ST

TAKENA ST

50th PL

DRIVE

OAKS

PACIFIC BLVD

32nd AVE

WOOD DR

TAKENA ST

PARK

UMATILLA ST

W 34th AVE

34th

AVE

35th AVE

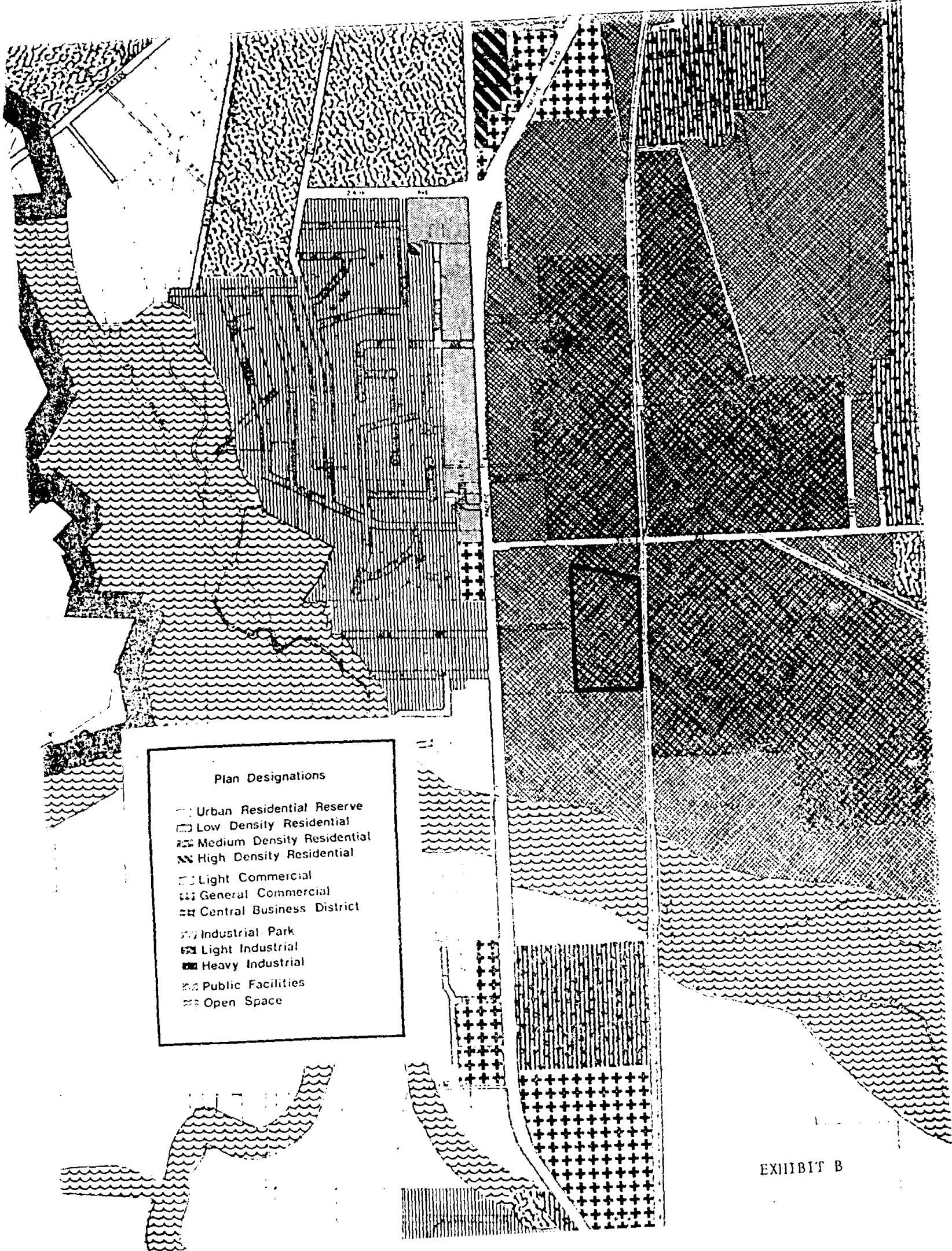
37th AVE

13 18
24 19

CITY LIMITS

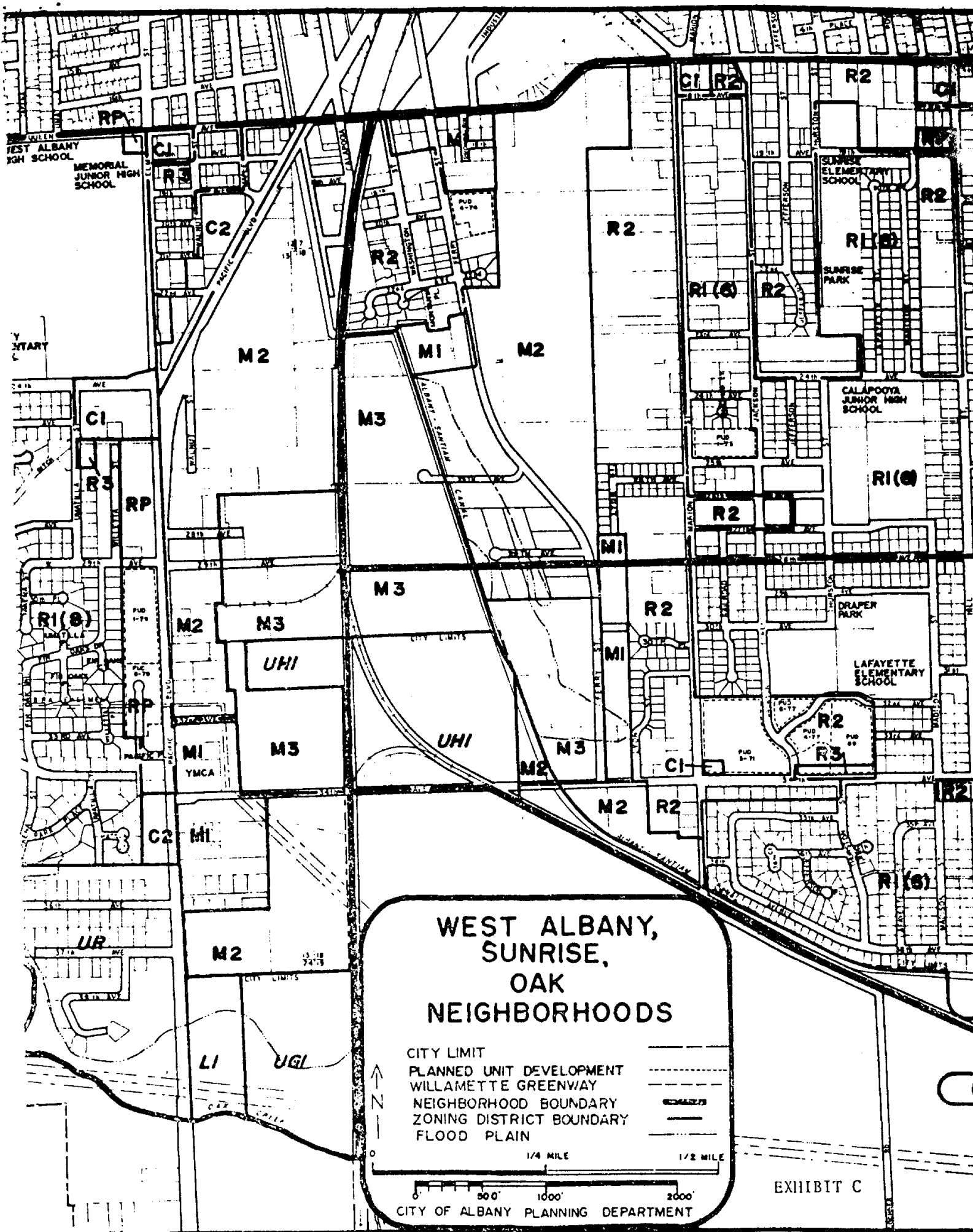
OAK CREEK

B P A EASEMENT



- Plan Designations**
- ▨ Urban Residential Reserve
 - ▤ Low Density Residential
 - ▧ Medium Density Residential
 - ▩ High Density Residential
 - ▥ Light Commercial
 - ▦ General Commercial
 - ▨ Central Business District
 - ▩ Industrial Park
 - ▧ Light Industrial
 - ▦ Heavy Industrial
 - ▥ Public Facilities
 - ▤ Open Space

EXHIBIT B



WEST ALBANY, SUNRISE, OAK NEIGHBORHOODS

- CITY LIMIT
- PLANNED UNIT DEVELOPMENT
- WILLAMETTE GREENWAY
- NEIGHBORHOOD BOUNDARY
- ZONING DISTRICT BOUNDARY
- FLOOD PLAIN



EXHIBIT C

City of Albany

*COMPREHENSIVE PLAN AND/OR ZONE CHANGE APPLICATION NO. _____

The undersigned owner(s) or authorized agent(s) hereby request a Zone Reclassification from M-2 Medium Industrial to M-3 Heavy Industrial
(current zoning) (proposed zoning)
and/or a comprehensive plan land use designation change from N/A
to N/A for the following property:

1. Property Description

- a. Tax Lot #(s) 100 & 201
- b. Assessor's Parcel Map # 11 - 4W - 13DD
- c. General locational description East of Pacific Hwy, South of 34th
(Address of nearest intersecting streets)
- d. Current use of property Industrial and Vacant
- e. Proposed use of property Industrial
- f. Total area involved (acres or square feet) 15.5 Acres

2. Attachments

- a. An assessor's map showing the parcel(s) proposed for the zone change and/or Comprehensive Plan Amendment.
- b. Detailed findings that substantiate the following:
 - 1) There is a public need for the change in question in terms of vacant property available similarly zoned, vacancy rates, market demand and other quantifiable data.
 - 2) The public need will be better met by changing the classification/designation of this particular property than by changing the zone classification and/or land use designation of other property in the City.
 - 3) The proposed change is consistent with the current comprehensive plan policies and goal statements or a demonstration that the current comprehensive plan and/or goal statements are in error or are no longer applicable to the property in question.
 - 4) The proposed change(s) is (are) consistent with the following Oregon Land Conservation and Development Goals and Guidelines: Citizen Involvement; Land Use; Agricultural Open Space; Scenic and Historic areas, and natural resources; air, water and land resources quality; Areas subject to natural disasters and hazards; Recreation; Economy; Housing; Public Facilities; Transportation, energy, urbanization, and the Willamette Greenway, where applicable.
- c. Any other information that would aid the Planning Commission and City Council in making a decision on this request.
- d. The names and addresses of all property owners within a 500' radius of the subject property.
- e. A closing metes and bounds legal description (or subdivision lot and block number description) of the boundary of the subject property (each classification will require a separate boundary description).

*This form to be used if an annexation/zoning request also requires a comprehensive plan amendment. There is no additional \$150 filing fee if the requested comprehensive plan amendment is a part of an annexation/zoning request.

Comprehensive Plan and/or Zone Change Application
Page Two

3. Applicant

a. Property owner(s):

Name TRANSITION METAL CORPORATION

Address 3615 South Pacific Highway

P.O. Box 1719, Albany, OR 97321

Telephone 928-5596

b. Agent(s):

Name _____

Address _____

Telephone _____

c. Other Individual(s) owner would like to have notified of action taken on this request:

Name TIMBERLAND-McCULLOUGH, INC.

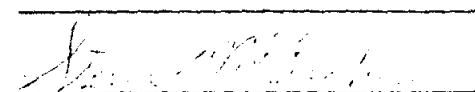
Address P.O. Box 668

Albany, OR 97321

Telephone 926-9404

4. Signatures

I hereby apply for the zone/comprehensive plan designation change requested on this application and certify that the attached list of property owners (names & addresses) within a 500' radius of the proposed change site is accurate as reflected by the latest records of the Linn County Assessor's Office.


Applicant's Signature

5-1-81
date

(Owner/agent/option holder/contract buyer)

5. Applicant Information

This application along with the required attachments and \$150 filing fee should be given to the Planning Department. If the request is for property involving more than one ownership, at least 75% of the owners involved must sign the application. The Planning Department will prepare a report on the request, send notices to all property owners within a 500' radius of the property proposed for a change, and include your request on the agenda of the next available Planning Commission meeting.

John Doc
1234 Main St.
Albany, OR 97321
SAMPLE ONLY

* Kastner, Ed F.
Vinson, Steven D. & Theresa
agt.
1310 Powell St.
Albany, OR 97321

* Smith, Frank M. &
Patricia
1022 Umatilla
Albany, OR 97321

Northwest Natural Gas Co.
Inc.
Public Service Building
Portland, OR 97204

* Corrick, Dennis R. & Nancy E.
817 West 16th Avenue
Albany, OR 97321

* Keller, Jack & Agnes
P.O. Box 613
Albany, OR 97321

Burcham, William M. & Della
28 East 16th Ave.
Albany, OR 97321

* Carrick, John & Son
P.O. Box 821
Albany, OR 97321

* Sprenger, Clifford H.
& Doreen
3942 SW Pacific Hwy.
Albany, OR 97321

Industrial Welding Supply
Inc.
415 S. Pacific Blvd.
Albany, OR 97321

* Schwartz, Clarence E. &
Peggy L.
3531 S. Pacific Blvd
Albany, OR 97321

* Southern Pacific Co.
Herber, K.E. agt
Rm 304 Union Station
Portland, OR 97209

Industrial Welding Supply
Inc.
415 S. Pacific Blvd.
Albany, OR 97321

* McClanahan, Ralph
Olesen, Anton & Wilma agt.
1490 Thornton Lake Drive NW
Albany, OR 97321

* Citizens Valley Bank
Youde, J.G. & J.D. agt
Estate Builders, agt
777NE 2nd St.
Corvallis, OR 97330

Industrial Welding Supply
Inc.
415 S. Pacific Blvd.
Albany, OR 97321

* Greenfield, Ralph K.
810 W. 36th Ave.
Albany, OR 97321

* Oregon Metallurgical
Corp.
P.O. Box 580
Albany, OR 97321

Peterson, Aloce L.
Stewart, James B. & Margaret
agt.
419 S. Pacific Blvd.
Albany, OR 97321

* Bigelow, Lester & Audrey
820 SW 36th
Albany, OR 97321

* Seabrook Foods Inc.
P.O. Box 7860
Fresno, CA. 97347

Nicholson, Paul & Caroline
P.O. Box 892
Corvallis, OR 97330

* Nicholson, William & Beba
830 West 36th
Albany, OR 97321

* Pharis, Janet E.
3810 SW Pacific Hwy
Albany, OR. 97321

Ray, David & Le Anna G.
627 S. Pacific Blvd
Albany, OR 97321

* Burris, John & Phyllis
804 West 36th
Albany, OR 97321

* Chandler, Robert &
Marian
3522 S. Pacific Blvd
Albany, OR 97321

Schwartz, Clarence E. &
Peggy
3531 S. Pacific Blvd.
Albany, OR 97321

* Deming, Carl M. & Joanne
1044 Umatilla Court SW
Albany, OR 97321

* Robbins, Jannette M.
1014 37th Ave
Albany, OR 97321

John Doc
1234 Main St.
Albany, OR 97321

SAMPLE ONLY

Pharis, Richard
Warnke, Martha
1040 39th Ave.
Albany, OR 97321

Powers, Linda M.
3606 S. Pacific Hwy
Albany, OR 97321

Alter, Harold W. & Mildred
1005 W. 36th Ave.
Albany, OR 97321

Barney, Blanche M.
.3614 S. Pacific
Albany, OR 97321

Barker, Orville L. & Grace
1009 W. 36th Ave.
Albany, OR 97321

Ingram, Burl & Wilma
1007 W. 37th Ave.
Albany, OR 97321

Venard, Billy J. & Janet
1017 W. 36th Ave.
Albany, OR 97321

Sweet, Melvin H.
3622 S. Pacific
Albany, OR 97321

McMackin, Richard & Mary
Thompson, Roy & Margaret agt.
1025 36th Ave. SW
Albany, OR 97321

McGovern, John & Belle
1023 W. 37th Ave.
Albany, OR 97321

Soller, Frederick J.
1024 W. 36th Ave.
Albany, OR 97321

Welch, Timothy & Kathryn
1029 W. 37th Ave.
Albany, OR 97321

Richardson, E. & Elizabeth
1615 S. Sherman St.
Albany, OR 97321

Paullin, Michael L.
1030 W. 37th Ave.
Albany, OR 97321

Repetto, Roger & Nancy
Hamlin, Paul A. agt
1008 36th Ave. SW
Albany, OR 97321

Industrial Welding Supply Inc.
3415 S. Pacific Blvd.
Albany, OR 97321

Timberland

ENGINEERS · SURVEYORS



McCullough

FORESTERS · PLANNERS

1010 Airport Road, S.E. · P.O. Box 668 · Albany, OR 97321 · (503) 926-9404

May 4, 1981

Transition Metals Corporation

LEGAL DESCRIPTION

15.49 Acre Tract (easterly portion with plant)

Beginning at a 5/8" iron rod on the south line of that certain described tract in Deed 336 and Page 719 of the Linn County Deed Records, said point also being South 0° 51' 15" East 1330.90 feet and North 89° 11' 31" East a distance of 709.40 feet from the northwest corner of the Truett Davis Donation Land Claim No. 38 in Township 11 South and Range 4 West of the Willamette Meridian in Linn County, Oregon; and running thence along said south line North 89° 11' 31" East a distance of 622.60 feet to the westerly right-of-way of the Southern Pacific Railroad; thence North 0° 09' 19" East along said westerly right-of-way 988.08 feet to a 5/8" iron rod set at the southeast corner of that certain described tract of land in Book 277 and Page 328 of the Linn County Deed Records; thence North 76° 44' 17" West along the south line of said tract 659.39 feet to a 5/8" iron rod at the southwest corner thereof; thence South 0° 49' 39" East 1148.25 feet to the true place of beginning.