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TECHNICAL REPORT 1
BUILDABLE LANDS INVENTORY

INSIDE THE PROPOSED WOODBURN URBAN GROWTH BOUNDARY

Prepared for:

CITY OF WOODBURN
270 Montgomery Street
Woodburn, OR 97071

Prepared by:

WINTERBROOK PLANNING
310 SW Fourth, Suite 1100
Portland, Oregon 97204

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INTRODUCTION

The City of Woodburn is reviewing land use inside its urban growth boundary (UGB) to determine how much land is available for residential, commercial, industrial, and public/semipublic use. This technical report addresses Task 4 of the City of Woodburn's revised Periodic Review Work Program by revising methodology used in the 2000 Buildable Lands Inventory performed by McKeever/Morris and creating a new Buildable Lands Inventory based on Woodburn's new zoning code, the revised methodology consistent with ORS 197, and site-specific review of actual development.

This work was funded in part by a Land Conservation and Development Commission (LCDC) periodic review grant. To address Task 4 of this grant, the City contracted with Winterbrook Planning to prepare an inventory of buildable lands inside the UGB. This inventory consists of a GIS database that contains area per tax lot by comprehensive plan designation and by existing zoning, less constraints such as natural resources and infrastructure (streets/easements).

This information contained in this technical report will be useful in addressing:

- Statewide Planning Goal 9 (Economic Development)
- Statewide Planning Goal 10 (Housing);
- Statewide Planning Goal 12 (Transportation);
- Statewide Planning Goal 14 (Urbanization);
- ORS 197 requirements; and
- OAR 660 requirements.

To meet employment needs as determined by Woodburn's Revised Economic Opportunities Analysis (ECONorthwest, 2001) and Goal 9 (Economic Development), Woodburn must determine if there is enough land, with the right locational and size characteristics, inside its UGB to accommodate target industries. This technical report and associated Buildable Lands Map shows a) how much aggregate vacant or redevelopable commercial and industrial land is available to meet future needs; b) where these parcels are; and c) the size characteristics of each parcel.

To meet residential needs as determined by Periodic Review Task 3 (Housing Needs Analysis) and Statewide Planning Goal 10 (Housing) and also to inform Task 3 as required by ORS 197.296, Woodburn must determine how much residential land is available and usable (buildable) within the UGB for each comprehensive plan designation. This technical report and associated Buildable Lands Map describes a) the aggregate buildable area of parcels within each residential comprehensive plan designation; b) the size and locational characteristics of each parcel; and c) the capacity of each parcel to accommodate households.

The Buildable Lands Inventory can be used to inform Periodic Review Task 2 (Coordination with ODOT), and by association Statewide Planning Goal 12 (Transportation), by determining the type and amount of development potential that exists within the current UGB. This information will be used by ODOT to model impacts of development on the transportation system from each Transportation Analysis Zone (TAZ).

Finally, the Buildable Lands Inventory is of critical importance to determination of need to maintain, expand, or contract Woodburn's UGB, as described in ORS 197.296.

This Buildable Lands Inventory begins by describing buildable lands within Woodburn's existing (2002) UGB, then details buildable lands within the 2005 Plan – a UGB expansion that meets identified residential, public, and employment needs.

The 2005 Revisions are based on comments by the Department of Land Conservation and Development, Marion County, and others regarding the methods and results of the 2003 Buildable Lands Inventory. The 2005 BLI also takes into account Council direction regarding the relocation of the UGB in response to public comments.

FINDINGS OVERVIEW

Tables A and B describe existing buildable lands within the Woodburn UGB as of 2002 in "net buildable" acres (described in the Methodology section below). There were about 108 acres of commercial land, 127 acres of industrial land, 403 acres of low density residential land, 108 acres of medium-high density residential land, and 6 acres of public/open space land.

Table A: Buildable Lands Summary, 2002 UGB

Plan Designation	Total Acres	Net Buildable Acres	Unit Capacity (RES) or Employee Capacity (IND, COM)
Commercial	599	108	2,135
Industrial	685	127	1,755
Residential <12	1,478	403	2,190
Residential > 12	385	108	1,256
Public (open space)	94 (583)	6	NA

Table B describes the lot sizes of tax lots within the 2002 UGB. The vast majority of tax lots are under 1 acre in size. Of note, there are only 5 buildable (as described in the Methodology section below) tax lots over 20 acres in size within the 2002 UGB, and none are planned for industrial use.

Table B: Buildable Lots by Size, 2002 UGB

Plan Designation	Lots < 1 Acre	Lots 1-5 Acres	Lots 6-10 Acres	Lots 11-20 Acres	Lots 20-50 Acres	Lots > 50 Acres
LDR	313	24	2	4	3	1
MDR	40	10	2	3	0	0
Commercial	49	13	2	1	1	0
Industrial	13	17	3	3	0	0

Table 1 (Buildable Lands Summary) provides the net buildable area, in acres, of land in each comprehensive plan designation inside Woodburn's 2005 Plan UGB, including assumptions regarding infill and redevelopment as described in the Methodology section of this report. Table 2 (Lots by Size) describes lot sizes of buildable lands by plan designation within the 2005 Plan

UGB. The difference in net acres between the 2005 Plan and the 2002 UGB is approximately 30 net buildable acres of Commercial land, 360 net buildable acres of Industrial land, 8 fewer net buildable acres of Low Density Residential land, 108 acres of residential exceptions area, 220 additional acres of Nodal LDR, 35 fewer acres of Medium Density Residential land, and an additional 73 acres of Nodal MDR. These expansions include a substantial number of lots with over 1 net buildable acre, and 6 additional industrial lots with over 20 net buildable acres each to meet identified industrial siting needs.

The dwelling unit capacity figures must be viewed in the context of the Residential Needs Analysis (Technical Report 2), which includes a need for 210 acres of residential land for park, school, religious, and group housing uses. Meaning 210 acres of this residential land supply will not be used for dwelling units. Industrial siting needs are defined by ECONorthwest's 2003 Memorandum titled "Site Requirements for Woodburn Target Industries", and further explained in the UGB Justification Report. The 2005 Plan creates a range of industrial sites and provides choice in the marketplace. Not all of the industrial land proposed by this plan is expected to develop by 2020.

Table 1: Buildable Lands Summary, 2005 Plan

Plan Designation	Net Buildable Acres	Unit Capacity (RES) or Employee Capacity (IND, COM)
Commercial	127	2,800
Industrial*	407	4,500
Low Density Residential	371	2,976
Residential Exception Area	108	295
Nodal LDR	220	1,758
Medium Density Residential	80	1,102
Nodal MDR	73	1,307

*See discussion below regarding availability of industrial land inside the existing UGB to meet needs of targeted industries.

Table 2: Buildable Lots by Size, 2005 Plan

Plan Designation	Lots < 1 Acre	Lots 1-5 Acres	Lots 6-10 Acres	Lots 11-20 Acres	Lots 20-50 Acres	Lots > 50 Acres
LDR	154	26	3	4	7	0
Nodal LDR	2	0	2	3	0	2
MDR	38	8	3	1	0	0
Nodal MDR	3	3	4	2	0	0
Commercial	57	17	2	1	1	0
Industrial	11	11	3	4	4	2

DEFINITIONS

Vacant Land is both: (a) parcels greater than or equal to (≥) 4,356 square feet with improvement value of less than or equal to (≤) $5,000 which do not have an approved building permit;[1] and (b) parcels with an area greater than or equal to (≥) 5.0 acres with a single family residence, with 0.2 acres subtracted to account for the residence, regardless of the zoning district. Vacant land may be constrained or unconstrained[2].

Buildable Land means all land in urban and urbanizable areas that are suitable, available, and necessary for residential uses. Buildable land includes both vacant land and developed land likely to be redeveloped. (OAR Chapter 660, Division 8, Housing)

Subdivision lots are platted lots under ½ acre in size within existing subdivisions. In residentially planned areas, subdivision lots are assigned one dwelling unit each.

Partially Vacant Lands are parcels over 1 acre in size with existing development, but with accessible vacant areas identified through aerial photograph review with city staff. Areas of existing development are removed from the total area of the parcel and the rest is considered buildable.[3]

Potential Residential Infill land is residentially planned parcels between 0.5 and 5.0 acres with a single-family residence, with 0.20 acres subtracted to account for the residence, regardless of zoning district.[4]

Constrained Vacant Land means vacant land *less* the portion of each vacant parcel limited by any of the following:

I. Land within the 100-year floodplain.
II. Land within natural drainageways and associated slopes of 25% or greater.
III. Land classified as wetlands in the National Wetlands Inventory or in 50' stream corridors for fish-bearing streams.

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[1] Existing parcels, outside of approved subdivisions, of less than 4,356 square feet do not meet minimum lot size requirements and are considered unbuildable. Parcels with improvement values of $5,000 or less are considered vacant.

[2] Parcels of commercial or industrial land greater than ½ acre with a house were considered vacant with a ½ acre buildable area deduction for the house.

[3] The City of Woodburn contacted representatives of all Industrial lands identified as partially vacant through this method. Parcels were not considered available to meet new industrial siting needs – as identified by ECONorthwest in a 2003 memorandum titled "Site Requirements for Woodburn Target Industries" and further explained in the UGB Justification Report – if the current industrial owner was actually using them or if they are being held for future expansion of the existing industry. These parcels continue to be available for future employees.

[4] The 0.2 acre figure for a remaining single-family residence represents what is likely to occur during the planning period, on average.

IV. Unavailable parcels: parcels under public or common ownership (e.g., a PUD with common open space) are considered "unavailable" for meeting long-term growth needs.

Potential Redevelopment Commercial or Industrial Land means developed commercial or industrial parcels with improvement-to-land-value ratios of 1:1 or less.[5]

Developed Land is land not included within the vacant buildable land categories. That is, land which is not suitable or available to meet long-term growth needs.

A *Gross Vacant Acre* is an acre of vacant land *before* land has been dedicated for public right-of-way, private streets or public utility easements. Assuming 20% for streets and utilities, a gross vacant acre will have 34,848 square feet of vacant land available for construction and 8,712 square feet available for streets. Land that has *not* been subdivided into residential lots falls into this category. Winterbrook used right-of-way assumptions of 20% for low density residential land, 10% for medium density residential, 15% for nodal medium density residential, 10% for commercial, and 15% for industrial lands.[6]

A *Net Buildable Acre* is a full acre of vacant land, *after* land has been dedicated for public right-of-way, private streets, or utility easements. A net buildable acre has 43,560 square feet available for construction, because no additional street or utility dedications are required. Subdivided lots fall into the "net residential" category.

Maximum Gross Density means the maximum density permitted by the underlying residential zone on 43,560 square feet of vacant, buildable land, less land for streets and utilities.

Maximum Net Residential Density means the maximum density permitted by the underlying residential zone on 43,560 square feet of vacant, buildable land.

INVENTORY METHODS

1. ***Refining data pool.*** City of Woodburn Public Works supplied Winterbrook with a parcel database, including all parcels within the Woodburn UGB, with Marion County Tax Assessor data. Woodburn public works also provided comprehensive plan and zoning overlays. Since

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[5] Commercial and Industrial parcels of less than ½ acre with improvement value were considered potentially redevelopable if the value of the improvement was less than the value of the land. The 2000 Buildable Lands and Urbanization Project identified lands with improvement to land value of 30% or less as redevelopable. None of the 4 parcels, comprising 0.8 acres, identified for Industrial redevelopment in the 2000 study have redeveloped for industrial use as of 2004.

[6] Right-of-way assumptions for low density residential were on average 22% right-of-way in subdivisions developed from 1998 to 2003. Reduced right-of-way assumptions for medium density residential reflect more efficient land use. Nodal medium density residential land includes alleys, which increases right-of-way but still uses less than low density residential. Commercial and industrial lands are assumed to have more campus-oriented development which decreases use of right-of-way. Internal right-of-way was not removed from industrial lands in the Southwest Industrial Reserve area that cannot be further subdivided.

the comprehensive plan and zoning overlays were not matched up to tax lots or each other, Winterbrook contracted EcoTrust to create a database with both comprehensive plan and zoning by tax lot.

2. ***Labeling and Sorting***. Winterbrook applied a labeling and sorting process to the UGB parcel inventory to create a Buildable Lands Inventory. This process is described below:
   a) Winterbrook sorted the UGB inventory by Plan designations and specific zones.
   b) Winterbrook applied definitions (established above) of vacant buildable, potential infill, and potentially redevelopable to all the parcels.
   c) If public parcels have uses such as developed parks, schools, and public agencies, these parcels are considered developed. Otherwise, the parcels are considered vacant buildable and accounted for in public land supply.
   d) There were hundreds of unbuildably small or inaccessible sliver or tract parcels, as well as easements, in the inventory. Winterbrook used parcel information and aerial photographs to label and remove these parcels from the buildable lands inventory.
3. ***Constraints***. Not all vacant lands are buildable. They may be constrained by natural or environmental features such as steep slopes, floodplains, wetlands and stream corridors; or factors such as lack of access or small parcel size. The Goal 5 administrative rule limits the buildability of land within protected "stream corridors" or associated wetlands. Winterbrook has identified these constraints within the city and the study areas and removed the constrained area from the buildable lands total for each study area.
4. ***Verification***. Winterbrook relied on year 2000 aerials that the City provided, as well as on-site inspection and corroboration from local officials to assure accuracy.
5. ***Preliminary tables***. Winterbrook created a series of tables to describe the results of the buildable lands inventory.
6. ***Proposed efficiency measures and UGB amendments***. Winterbrook worked with the City of Woodburn to address needs identified in the Land Needs Analysis (Technical Report 2) through efficiency measures and UGB amendments.
7. ***Revised tables***. Winterbrook created a series of tables to describe the buildable lands inventory as it would look with suggested plan amendments.

Review of Existing Information

A review of existing literature, maps, and other source materials was conducted to identify wetlands, stream corridors, floodplains, and special status species, or site characteristics indicative of these resources, within the study area. The document review included the following sources of information:

- **Marion County Tax Assessor's data (Marion County, 2002)** – A comprehensive database of all parcels in Yamhill category. Each parcel data includes lot ID, land use, parcel size, owner, address, and other tax-related information. Tax assessor's data will provide the parcel base for the Inventory.

- **City of Woodburn Building Permit, Land Division, and Subdivision data (City of Woodburn, 2002)** – These compilations include site plans, building permit summaries, and

related approvals during the recorded history of the City. Winterbrook used data from 1985 to 1998 (the period from the last periodic review to the present).

- **Woodburn Development Ordinance (City of Woodburn, 2002)** – This ordinance describes zoning districts and development standards in Woodburn. Zoning information from the Development Ordinance was incorporated into the Inventory spreadsheets and mapping.
- **Maps and data from Woodburn Public Works** – Woodburn Public Works has maps and data relating to the City's topography, tax lots, zoning, drainage, sewer and water systems. These maps and data will form the base for the mapping portion of the Inventory.

City of Woodburn and Marion County GIS data

- Study area (with subareas)
- City of Woodburn UGB
- Parcels
- Zoning
- Streets
- Streams
- LWI Wetlands
- Public parks and open space

Local Sources

- *City of Woodburn Comprehensive Plan.* City of Woodburn Planning Department, October 1999 (amended).
- City of Woodburn Street/Address map. City of Woodburn Public Works Department, Engineering Division, January 10, 2002.
- *Official Zoning Map of the City of Woodburn, Oregon.* City of Woodburn, July 1, 2002 (last revision). (Includes Significant Wetlands and other wetlands.)
- Ortho photographs (color, April 7, 2000; scale: 1" = 100')
- Planimetrics (horiz. datum NAD 83(91); Or. State Plan North zone, intnl. ft.; vert. datum NGVD 29, 1947 adj.)
- Topography (photo date 4/7/00; scale: 1" = 100'; contour interval: 2') (part of Planimetrics).

FINDINGS

Residential

To determine Woodburn's current supply of residential land, we followed the basic methodology laid out in the methodology section of this report – that is, we determined which residentially planned parcels were vacant, which were developed and which could be classified as "potential infill", then took out environmentally protected lands and future right-of-way. What is left is a residential buildable lands inventory. Residential buildable lands parcel tables are found at the end of this document in Tables 11-14.

However, only determining the acreage of buildable residential parcels may not be an accurate method of determining how many households can be accommodated in Woodburn, so we took it a step further. Every buildable parcel was assigned a number of potential dwelling units, based on comprehensive plan designation. For example, seven 8,000 square foot parcels in a 7,000 square foot minimum lot size zone provide us with seven potential dwelling units, rather than eight. We assumed development at 14 units/net acre for land planned for MDR, 18 units/net acre for MDR within the Parr Road Nodal Overlay, 5.5 units/net acre for land planned for LDR, and 7.5 units/net acre for LDR within the Parr Road Nodal Overlay.[7] In addition, platted subdivision lots should logically be assigned one dwelling unit each, rather than counting their combined acreage as buildable. The dwelling unit figures follow this methodology.

The residential vacant buildable land inventory is summarized in Table 3, below. There are 332 total vacant buildable acres of land outside of residential exceptions areas planned for low density residential (LDR), sufficient to supply 1,780 total dwelling units. There are 206 total vacant buildable acres of land planned for nodal low density residential (NLDR), sufficient to supply 1,645 total dwelling units. There are 44 total vacant buildable acres of land planned for medium-high density residential (MDR), sufficient to supply 590 total dwelling units. There are 67 total vacant buildable acres of land planned for nodal medium-high density residential (NMDR), sufficient to supply 1,191 total dwelling units.

Table 3: Residential Vacant Buildable Lands, 2005 Plan

Plan Designation	Net Buildable Acreage	Potential DU Capacity
LDR	196	1,006
Expansion LDR	136	774
Nodal LDR	139	1,107
Expansion Nodal LDR	67	538
MDR	44	590
Expansion MDR	8	105
Nodal MDR	22	389
Expansion Nodal MDR	45	802
Total	**679**	**5,311**

Residential Infill and Partially Vacant Lands

As stated in the definitions section of this report, *Potential Residential Infill land* consists of residentially planned parcels between 0.5 and 5.0 acres with a single-family residence, with 0.20 acres subtracted to account for the residence, regardless of zoning district. Partially vacant residentially planned lands are parcels over an acre with substantial development as well as vacant land.

[7] Analysis of the existing UGB shows average lot sizes of about 7,800 square feet, or about 5.6 units/acre, among subdivided developed and vacant lots planned for R<12.

As shown in Table 4, residential infill land is found only in lots designated for LDR and MDR. The majority of residential infill land is in the LDR designation, with 34 acres. MDR contains 1 acre of potential residential infill land.

Table 4: Residential Capacity from Infill, 2005 Plan

Plan Designation	Potential Infill Acres	Potential Infill Capacity (DU)
LDR	34	161
MDR	1	11
Total	**35**	**172**

Table 5 shows partially vacant residential area and potential dwelling unit capacity for the proposed UGB. There are a total of 53 acres of partially vacant residential lands, including 3 acres of LDR, 14 acres of Nodal LDR, 3 acres of LDR in proposed expansion areas, 28 acres of MDR, and 5 acres of Nodal MDR in expansion areas.

Table 5: Residential Capacity from Partially Vacant Lands, 2005 Plan

Plan Designation	Partially Vacant Area	Potential Partially Vacant Capacity (DU)
LDR	3	17
Nodal LDR	14	113
Expansion LDR	3	13
MDR	28	396
Expansion Nodal MDR	5	96
Total	**53**	**635**

Exceptions Areas

For the purpose of this report, exceptions areas are areas outside of an Urban Growth Boundary with Goal 14 exceptions for residential uses in a rural area. Woodburn is including all adjacent exceptions areas with buildable land into its UGB through this process. Exceptions areas are generally developed inefficiently below urban residential densities. The development pattern includes houses on large parcels, often some farm development, and generally an inefficient access pattern (See Figure 1: Development Pattern of Exception Area). This combination makes development at urban densities more difficult. Due to this difficulty, we assumed densities within exceptions areas would average around 3 units per net buildable acre, in addition to existing residential development.[8] As shown on Table 6 below, there are 61 buildable residential exception area tax lots with a total capacity of 295 dwelling units. The Residential Exception Area parcel table is found in Appendix A to this document as Table 15.

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[8] Lots with existing developments had 0.2 acres removed to account for the residence. There were 8 partition or subdivision applications approved in the City of Woodburn during the 5-year period from 2000 through 2004. These land divisions resulted in 24 lots on 9.8 acres, for an average density of about 2.4 units per gross acre.

Table 6: Residential Capacity from Exceptions Areas, 2005 Plan

Site Description	Exception Area Parcels
Sites <2ac	43
Acres	44
Sites 2-5ac	16
Acres	47
Sites 6-10ac	2
Acres	17
Total Sites	**61**
Total Acres	**107**
Potential Exception Units	**295**

Figure 1: Development Pattern of Exception Area

Employment

There are two objectives to the employment lands analysis of this Technical Report. First, to determine vacant, partially vacant, and potentially redevelopable commercial and industrial lands. Second, to determine which of the available industrial lands can meet industrial siting needs identified in Woodburn's Economic Opportunities Analysis and further described in ECONorthwest's 2003 memorandum titled "Site Requirements for Woodburn Target Industries".

Buildable Commercial and Industrial Land Supply

The proposed UGB contains a total of 80 vacant parcels for employment comprising 472 total net buildable acres. Industrial lands include 16 vacant parcels inside the UGB totaling 36 acres, and 11 parcels in the proposed Southwest Industrial Reserve expansion area totaling 359 acres.

The supply of vacant commercial land inside the 2002 UGB consists of 48 tax lots totaling 54 acres. The vacant buildable commercial expansion included within the 2005 plan is 4 tax lots totaling 10 acres.

Parcel Tables for vacant commercial and industrial lands are found in Appendix A to this document, Tables 16-19.

Table 7: Vacant Buildable Commercial and Industrial Land, 2005 Plan

Plan Designation	Number of Parcels	Net Buildable Acres
Industrial	16	36
Expansion IND - SWIR	11	359
Commercial	48	54
Expansion COM	4	10
Total	**79**	**459**

Partially Vacant Employment Lands

There were 8 tax lots designated for industrial use inside the 2002 UGB that Winterbrook determined initially to be partially vacant. Woodburn staff contacted the owners of these properties to determine if the land was available for new employment firms or held for future expansion by existing employers on site. Seven of the 8 tax lots identified as partially vacant were being held for future expansion of existing uses. These industrial lots comprised 54 acres and were removed from the inventory for purposes of industrial siting needs comparisons. Partially vacant industrial land suitable to meet new targeted employment uses consist of 1 tax lot with 4 net buildable acres inside the 2002 UGB, and 1 tax lot with 4 net buildable acres within the 2005 Plan expansion area.

Winterbrook identified 5 partially vacant commercial lots, totaling 52 net buildable acres inside the 2002 UGB. The 2005 Plan expansion includes 13 additional partially vacant commercial lots totaling 8 net buildable acres.

Parcel tables for partially vacant industrial and commercial lands are found in Appendix A to this document, Tables 20-23.

Table 8: Partially Vacant Commercial and Industrial Land, 2005 Plan

Plan Designation	Partially Vacant Lots	Partially Vacant Acres
Industrial	1	4
Expansion IND	1	4
Commercial	5	52
Expansion COM	13	8
Total	**20**	**68**

Potential Redevelopment Employment Lands
Winterbrook identified a total of 20 industrial and commercial tax lots as potentially redevelopable under the methodology based on improvement vs assessed value as described at the beginning of this document. Additional review of aerial photographs, lot, and street patterns removed two of the potential redevelopment lots, totaling 6 acres, as they were being used for storage as part of neighboring industrial uses.

As shown in Table 9 below, there are 12 commercial and 6 industrial parcels identified as potentially redevelopable, totaling 9 acres.

Parcel tables for potential redevelopment commercial and industrial lands are found in Appendix A to this document, Tables 24-25

Table 9: Potential Redevelopment Commercial and Industrial Land, 2005 Plan

Plan Designation (Zone)	Number of Parcels	Potential Net Buildable Acres
Commercial	12	2
Industrial	6	7
Total	**18**	**9**

Industrial Parcel Sizes
Table 10 below summarizes the number and acreage of buildable industrial tax lots by lot sizes. These include vacant, partially vacant, and redevelopable industrial tax lots. This document should be viewed as part of an iterative process in conjunction with the Southwest Industrial Reserve (SWIR) area planning and zoning effort. The SWIR reallocates land within tax lots and common ownerships and defines projected site sizes. The SWIR is detailed in the UGB Justification Report and proposed Comprehensive Plan and Development Ordinance amendments. There are a total of 41 sites with 407 net buildable acres available in the 2005 Plan to meet future new employment siting needs.

Table 10: Buildable Industrial Sites by Size (Net Buildable Acres), 2005 Plan

	<2	2-5	5-10	10-25	25-50	50-100	100+	Totals
Number	16	9	7	4	3	1	1	**41**
Net Buildable Acres	8	30	49	56	103	65	96	**407**

APPENDIX A: PARCEL TABLES

Table 11: Vacant Residential Taxlots – Existing UGB

Residential Vacant Taxlots – Existing UGB	OWNER_NAME	ZONING	Dev	AC	Net Build Area	LDR AC	LDR DU	Nod LDR AC	Nod LDR DU	MDR AC	MDR DU	Nod MDR AC	Nod MDR DU
051W06C 01200	WELLMAN,GENE M & PATRICIA C	NONE	Vac	0.9	0.7	0.7	5	0.0	0	0.0	0	0.0	0
051W06CD01200	MILLER,GARY LEE LLC	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W06CD01700	M-C BUILDERS INC	RS	Vac	0.4	0.3	0.3	2	0.0	0	0.0	0	0.0	0
051W06CD03200	MILLER,DONALD	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W06CD03900	FIOCCHI,JOHN &	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W06CD05500	MILLER,GARY LEE LLC	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W06CD05700	SERGE SERDSEV CONSTRUCTION LLC	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W06CD07200	HERITAGE MEADOWS LLC	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W06CD09100	HERITAGE MEADOWS LLC	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W06CD09900	HERITAGE MEADOWS LLC	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W06CD10000	HERITAGE MEADOWS LLC	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W06CD10800	HERITAGE MEADOWS LLC	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W06CD10900	HERITAGE MEADOWS LLC	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W06CD11700	HERITAGE MEADOWS LLC	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W06D 00602	OREGON GOLF ASSOCIATION	RS	Vac	1.0	0.8	0.8	5	0.0	0	0.0	0	0.0	0
051W06DC01900	TUKWILA PARTNERS	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W06DC02700	TUKWILA PARTNERS	RS	Vac	0.9	0.7	0.7	4	0.0	0	0.0	0	0.0	0
051W07AA05500	IRONWOOD AT TUCKWILA HOMEOWNERS	RS	Vac	0.3	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W07AA07400	TUKWILA PARTNERS	RS	Vac	24.6	19.7	19.7	135	0.0	0	0.0	0	0.0	0
051W07AA08300	UNITED PROPERTIES OREGON INC	RS	Vac	0.4	0.3	0.3	1	0.0	0	0.0	0	0.0	0
051W07AB00400	HAZELNUT A PARTNERS	RS	Vac	0.4	0.3	0.3	2	0.0	0	0.0	0	0.0	0
051W07AB00500	HAZELNUT A PARTNERS	RS	Vac	0.8	0.7	0.7	4	0.0	0	0.0	0	0.0	0
051W07AB00600	HAZELNUT A PARTNERS	RS	Vac	0.6	0.5	0.5	3	0.0	0	0.0	0	0.0	0
051W07AB00700	WITHERS LUMBER CO INC	RS	Vac	0.6	0.5	0.5	3	0.0	0	0.0	0	0.0	0
051W07AB00800	HAZELNUT A PARTNERS	RS	Vac	0.5	0.4	0.4	2	0.0	0	0.0	0	0.0	0
051W07AB02600	TUKWILA PARTNERS	RS	Vac	2.2	1.8	1.8	12	0.0	0	0.0	0	0.0	0
051W07AB02601	TUKWILA PARTNERS	RS	Vac	12.4	9.9	9.1	62	0.0	0	0.0	0	0.0	0

Residential Vacant Taxlots – Existing UGB	OWNER_NAME	ZONING	Dev	AC	Net Build Area	LDR AC	LDR DU	Nod LDR AC	Nod LDR DU	MDR AC	MDR DU	Nod MDR AC	Nod MDR DU
051W07AB03200	TUKWILA PARTNERS	RS	Vac	2.9	1.9	1.9	12	0.0	0	0.0	0	0.0	0
051W07AB04400	TUKWILA PARTNERS	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W07AB05900	TUKWILA PARTNERS	RS	Vac	0.5	0.4	0.4	2	0.0	0	0.0	0	0.0	0
051W07AC01900	KRAITER,GENE R &	RS	Vac	0.3	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W07BA00200	WOODBURN ART LEAGUE	RS	Vac	0.3	0.3	0.3	1	0.0	0	0.0	0	0.0	0
051W07BA00600	CITY OF WOODBURN	RS	Vac	2.5	2.0	2.0	13	0.0	0	0.0	0	0.0	0
051W07BA01000		RM	Vac	1.5	1.2	0.0	0	0.0	0	1.2	21	0.0	0
051W07BA02400	CITY OF WOODBURN	RS	Vac	0.3	0.3	0.3	1	0.0	0	0.0	0	0.0	0
051W07BC17500	TOWN GROUP INC, THE	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W07BC17700	CASE,M D &	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W07BC19800	M D CASE	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W07BD00200		RM	Vac	0.8	0.6	0.0	0	0.0	0	0.6	10	0.0	0
051W07BD00300		RM	Vac	0.2	0.2	0.0	0	0.0	0	0.2	2	0.0	0
051W07BD00400		RM	Vac	0.8	0.6	0.0	0	0.0	0	0.6	10	0.0	0
051W07BD03800	CHRISTIANSEN,WILLIAM &	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W07BD04500	OSTERGAARD,DEWARD J & VERA NANCY	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W07BD04600	BENMUN DEVELOPMENT INC	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W07BD06600	VANDERWEY,JOHANNES	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W07BD07200	CAPPS,TOM C	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W07BD07300	TOWN GROUP INC, THE	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W07BD07500	TOWN GROUP INC, THE	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W07BD07600	TOWN GROUP INC, THE	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W07BD07700	TOWN GROUP INC, THE	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W07CA02801	FLANAGAN,MICHAEL J & CAMILLE A	RM	Vac	0.1	0.1	0.0	0	0.0	0	0.1	1	0.0	0
051W07CA03800	HANRAHAN,JOHN M-ESTATE OF	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W07CA07402	GARIBO,JUAN & MEDINA,MARTHA	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W07CB07800	WOODBURN CHILD CARE CLINIC	RM	Vac	0.3	0.2	0.0	0	0.0	0	0.2	4	0.0	0
051W07CC04400	KISSEL,ANTHONY J	RS	Vac	1.0	0.8	0.8	5	0.0	0	0.0	0	0.0	0
051W07CC04600	KISSEL,ANTHONY J	RS	Vac	1.0	0.8	0.8	5	0.0	0	0.0	0	0.0	0
051W07CC06200	GREGORY,PHYLLIS A	RS	Vac	0.3	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W07CC06600	GREGORY,PHYLLIS A	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0

Residential Vacant Taxlots – Existing UGB	OWNER_NAME	ZONING	Dev	AC	Net Build Area	LDR AC	LDR DU	Nod LDR AC	Nod LDR DU	MDR AC	MDR DU	Nod MDR AC	Nod MDR DU
051W07CC08400	CORNWELL,CHARLES B & LOU J-TRUST	RS	Vac	0.3	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W07CC08900	CORNWELL,CHARLES B & LOU J-TRUST	RS	Vac	0.4	0.3	0.3	2	0.0	0	0.0	0	0.0	0
051W07CC10000	SMITH,HAZEL M-TRUSTEE	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W07CC10700	EDWARDS,JOHN W &	RS	Vac	0.3	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W07CC11000	SMITH,HAZEL M-TRUSTEE	RS	Vac	0.3	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W07CD04000	OREGON CHILD DEVELOPMENT COALITI	RM	Vac	0.2	0.1	0.0	0	0.0	0	0.1	2	0.0	0
051W07CD04600	OREGON CHILD DEVELOPMENT COALITI	RM	Vac	0.1	0.1	0.0	0	0.0	0	0.1	1	0.0	0
051W07DB03900	NYMAN,MARK A	RM	Vac	0.7	0.6	0.0	0	0.0	0	0.6	9	0.0	0
051W07DB04300	HUNT,ALFRED A & GLORIA A	RM	Vac	0.2	0.2	0.0	0	0.0	0	0.2	2	0.0	0
051W07DC00100	CITY OF WOODBURN	P/SP	Vac	0.8	0.6	0.6	4	0.0	0	0.0	0	0.0	0
051W07DC00100	CITY OF WOODBURN	RS	Vac	0.4	0.3	0.3	1	0.0	0	0.0	0	0.0	0
051W07DD00500	CAM,NIKITA I &	RS	Vac	0.3	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W07DD02400	WOODBURN BACKHOE SERVICE INC	RS	Vac	1.6	0.8	0.8	5	0.0	0	0.0	0	0.0	0
051W07DD04900	SCOTT,RANDY T & CATHIE SUE	RS	Vac	0.4	0.3	0.3	1	0.0	0	0.0	0	0.0	0
051W07DD06900	KROPF,WALLACE L-TRUSTEE	RM	Vac	0.6	0.4	0.0	0	0.0	0	0.4	7	0.0	0
051W08CC00200	CITY OF WOODBURN	RS	Vac	0.4	0.3	0.3	2	0.0	0	0.0	0	0.0	0
051W08CC02900	KALUGIN,MIKE	RS	Vac	0.5	0.4	0.4	2	0.0	0	0.0	0	0.0	0
051W08CC05000	TRAGNI,CAROL A	RM	Vac	0.9	0.7	0.0	0	0.0	0	0.7	13	0.0	0
051W08CC05400	WOODBURN SCHOOL DISTRICT 103	RM	Vac	2.9	2.3	0.0	0	0.0	0	2.3	40	0.0	0
051W08CC05500	PENDOV,VLADIMIR	RM	Vac	0.3	0.3	0.0	0	0.0	0	0.3	4	0.0	0
051W08CC05800	GRIGORIEFF,JOHN & VERA-TRUSTEE	RM	Vac	0.6	0.5	0.0	0	0.0	0	0.5	8	0.0	0
051W08CC06100	NYMAN,MARK A	RM	Vac	0.7	0.6	0.0	0	0.0	0	0.6	10	0.0	0
051W08CC06200	MILLER,LEROY B & JOY L	RM	Vac	0.6	0.5	0.0	0	0.0	0	0.5	8	0.0	0
051W08CC06300	MILLER,LEROY B & JOY L	RM	Vac	1.1	0.9	0.0	0	0.0	0	0.9	15	0.0	0
051W08CC08200	INTERNATIONAL CHURCH OF	RM	Vac	0.4	0.3	0.0	0	0.0	0	0.3	6	0.0	0
051W08CC08600	INTERNATIONAL CHURCH OF	RM	Vac	0.3	0.3	0.0	0	0.0	0	0.3	4	0.0	0
051W08CC08700	INTERNATIONAL CHURCH OF	RM	Vac	0.3	0.2	0.0	0	0.0	0	0.2	4	0.0	0
051W08CC08800	HORSWILL,LOHREE K	RM	Vac	0.1	0.1	0.0	0	0.0	0	0.1	1	0.0	0
051W08CC09100	HORSWILL,LOHREE H	RM	Vac	1.2	1.0	0.0	0	0.0	0	1.0	16	0.0	0
051W08CD07000	LANG,GUENTER H & E R ETAL	RM	Vac	0.2	0.1	0.0	0	0.0	0	0.1	2	0.0	0
051W08CD07100	LANG,GUENTER H & E R ETAL	RM	Vac	0.2	0.2	0.0	0	0.0	0	0.2	2	0.0	0

Residential Vacant Taxlots – Existing UGB	OWNER_NAME	ZONING	Dev	AC	Net Build Area	LDR AC	LDR DU	Nod LDR AC	Nod LDR DU	MDR AC	MDR DU	Nod MDR AC	Nod MDR DU
051W08CD07800	BRUSVEN,AMOS O & PEBBLE I	RM	Vac	1.6	1.2	0.0	0	0.0	0	1.2	21	0.0	0
051W08CD08100	MEYER,JAMES T & ANN M	RM	Vac	0.1	0.1	0.0	0	0.0	0	0.1	1	0.0	0
051W08DA06800	ALDRIDGE FAMILY LTD	RM	Vac	0.5	0.4	0.0	0	0.0	0	0.4	7	0.0	0
051W08DA06900	ALDRIDGE FAMILY LTD	RM	Vac	0.3	0.2	0.0	0	0.0	0	0.2	3	0.0	0
051W08DA07000	ALDRIDGE FAMILY LTD	RM	Vac	0.3	0.2	0.0	0	0.0	0	0.2	3	0.0	0
051W08DA07100	ALDRIDGE FAMILY LTD	RM	Vac	0.3	0.2	0.0	0	0.0	0	0.2	3	0.0	0
051W08DA07200	ALDRIDGE FAMILY LTD	RM	Vac	0.3	0.2	0.0	0	0.0	0	0.2	3	0.0	0
051W08DA07600	MENDONCA,STEVE &	RM	Vac	0.1	0.1	0.0	0	0.0	0	0.1	1	0.0	0
051W08DA08000	JENNINGS,JERRY M &	RM	Vac	7.1	5.6	0.0	0	0.0	0	5.6	98	0.0	0
051W08DC01700	JAEGER,CATHERINE M-TR	RM	Vac	0.2	0.2	0.0	0	0.0	0	0.2	2	0.0	0
051W08DC04900		RS	Vac	0.3	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W08DC05803	SAMOILOV,MIKE	RS	Vac	0.4	0.3	0.3	1	0.0	0	0.0	0	0.0	0
051W08DC06101	QUALITY PLUS INTERIORS INC	RS	Vac	0.9	0.7	0.7	4	0.0	0	0.0	0	0.0	0
051W08DD04300	FIRST REFORMED CHRISTIAN	RS	Vac	3.6	2.9	2.8	19	0.0	0	0.0	0	0.0	0
051W17AB00500	KAHUT,EDWARD E & SHIRLEY J	NONE	Vac	6.7	5.3	5.3	36	0.0	0	0.0	0	0.0	0
051W17AB00601	OVCHINNIKOV,YAKOV-TRUSTEE	NONE	Vac	0.3	0.3	0.3	1	0.0	0	0.0	0	0.0	0
051W17AB00602	OVCHINNIKOV,YAKOV-TRUSTEE	NONE	Vac	2.4	1.9	1.9	12	0.0	0	0.0	0	0.0	0
051W17AB01000	HENDERSHOTT,DELBERT & BEVERLY	NONE	Vac	0.3	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W17BA00800	BRUSVEN,AMOS O & PEBBLE I	RM	Vac	0.9	0.7	0.0	0	0.0	0	0.7	12	0.0	0
051W17BA00900	KAUP,CHARLES &	RM	Vac	2.6	2.1	0.0	0	0.0	0	2.1	36	0.0	0
051W17BB03300	YODER,BESSIE	RS	Vac	0.3	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W17BB06600	LIM,MU GUN & PHIL LIM	RS	Vac	0.3	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W17BB07300	HILDEBRAND,ALLAN D & NAOMI J	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W17BD00400	KUZMIN,VASILY V & EVDOKIA	RS	Vac	0.4	0.3	0.3	2	0.0	0	0.0	0	0.0	0
051W17BD01700	TORAN,WES	RS	Vac	0.6	0.5	0.5	3	0.0	0	0.0	0	0.0	0
051W17BD02400	SCHIEL,RICHARD A & DEBRA A	RS	Vac	0.5	0.4	0.4	2	0.0	0	0.0	0	0.0	0
051W17BD07700	PORTLAND GENERAL ELECTRIC CO	RS	Vac	3.5	2.8	2.8	19	0.0	0	0.0	0	0.0	0
051W18AA01600	MONNIER,HARRIETT E & WAYNE H	RS	Vac	0.5	0.4	0.4	2	0.0	0	0.0	0	0.0	0
051W18AA02500	LENHARDT,FLOYD	RS	Vac	4.2	0.7	0.5	3	0.0	0	0.1	2	0.0	0
051W18AA03000	LENHARDT,FLOYD R JR & GLADYS R	RS	Vac	2.2	0.4	0.4	2	0.0	0	0.0	0	0.0	0
051W18AA03300	LENHARDT,FLOYD R JR &	RS	Vac	3.1	1.0	1.0	6	0.0	0	0.0	0	0.0	0

Residential Vacant Taxlots – Existing UGB	OWNER_NAME	ZONING	Dev	AC	Net Build Area	LDR AC	LDR DU	Nod LDR AC	Nod LDR DU	MDR AC	MDR DU	Nod MDR AC	Nod MDR DU
051W18AA03301	LENHARDT,FLOYD R JR &	RS	Vac	0.4	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W18AA03800	BIBLE BAPTIST CHURCH	RS	Vac	1.6	0.4	0.3	1	0.0	0	0.0	0	0.0	0
051W18AA04400	CITY OF WOODBURN	RS	Vac	0.3	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W18AA04500	CITY OF WOODBURN	RS	Vac	0.4	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W18AA05800	LENHARDT,FLOYD R JR & GLADYS R	RS	Vac	1.3	0.9	0.8	5	0.0	0	0.0	0	0.0	0
051W18AB10100	CHERNISHOV,JOHN F & PANA	RS	Vac	0.3	0.3	0.3	1	0.0	0	0.0	0	0.0	0
051W18AC00300	BARUKOFF,TIM & KUZMA	RM	Vac	0.6	0.1	0.0	0	0.0	0	0.1	2	0.0	0
051W18AC02203	HICKS,JASON A	RS	Vac	0.8	0.6	0.6	4	0.0	0	0.0	0	0.0	0
051W18AD03900	BURT,RICHARD E & BARBARA J	RS	Vac	0.2	0.2	0.0	0	0.0	0	0.2	2	0.0	0
051W18BA07300	HEMSHORN,EVERETT	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W18BA11100	HEMSHORN,EVERETT	RS	Vac	0.3	0.3	0.3	1	0.0	0	0.0	0	0.0	0
051W18BC00400	PAUL A ASPER REV LIV TR	RS	Vac	0.5	0.4	0.4	2	0.0	0	0.0	0	0.0	0
051W18BC04000	SMITH,HAZEL M-TRUSTEE	NONE	Vac	6.9	5.0	5.4	36	0.0	0	0.0	0	0.0	0
051W18BC04000	SMITH,HAZEL M-TRUSTEE	RS	Vac	2.1	1.2	5.4	36	0.0	0	0.0	0	0.0	0
051W18BC04200	RUGGLES,GARY D & LINDA L	RS	Vac	1.5	0.4	0.4	2	0.0	0	0.0	0	0.0	0
051W18BC08900	WADSWORTH,THOMAS & KATHERINE-TR	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W18BD00100	CITY OF WOODBURN	P/SP	Vac	2.9	0.9	0.9	6	0.0	0	0.0	0	0.0	0
051W18BD02700	UNION PACIFIC RAILROAD CO	RS	Vac	0.4	0.3	0.3	1	0.0	0	0.0	0	0.0	0
051W18BD02800	UNION PACIFIC RAILROAD CO	RS	Vac	0.5	0.4	0.4	2	0.0	0	0.0	0	0.0	0
051W18BD05300	CHAUDHARY,ELOISA	RS	Vac	1.0	0.8	0.8	5	0.0	0	0.0	0	0.0	0
051W18BD06600	GARCIA,HIPOLITO & MARTA	RS	Vac	0.9	0.7	0.7	5	0.0	0	0.0	0	0.0	0
051W18BD07401	GLADKIY,MIKHAIL & RAISIA	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W18BD08200	GLADKY,MICHAIL	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W18BD08401	KEPTYA,IVAN &	RS	Vac	0.3	0.3	0.3	1	0.0	0	0.0	0	0.0	0
051W18BD08600	SAVERCHENKO,PAVEL	RS	Vac	1.0	0.8	0.8	5	0.0	0	0.0	0	0.0	0
051W18C 00300	ZELINKA,IGNICE H & ROSE MARIE	NONE	Vac	0.9	0.8	0.8	5	0.0	0	0.0	0	0.0	0
051W18C 00500	TEUBNER,BIRGIT ET AL	NONE	Vac	6.0	4.8	4.8	33	0.0	0	0.0	0	0.0	0
051W18C 01100	ZIMMER,FAYE E & BOCCHI,NANCY K	RS	Vac	5.2	4.1	4.1	28	0.0	0	0.0	0	0.0	0
051W18C 01400	ZIMMER,FAYE E & BOCCHI,NANCY K	RS	Vac	54.3	42.8	42.8	294	0.0	0	0.0	0	0.0	0
051W18CA03100	ROGERS,WILLIAM H &	RS	Vac	0.4	0.3	0.3	2	0.0	0	0.0	0	0.0	0
051W18CA07000	CAM,NAZARI	RS	Vac	2.0	1.6	1.6	11	0.0	0	0.0	0	0.0	0

Residential Vacant Taxlots – Existing UGB	OWNER_NAME	ZONING	Dev	AC	Net Build Area	LDR AC	LDR DU	Nod LDR AC	Nod LDR DU	MDR AC	MDR DU	Nod MDR AC	Nod MDR DU
051W18CA07200	SAMOILOV,MIKE	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W18CA07201	SAMOILOV,MIKE	RS	Vac	0.3	0.3	0.3	1	0.0	0	0.0	0	0.0	0
051W18CA07202	SAMOILOV,MIKE	RS	Vac	0.3	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W18CA07203	SAMOILOV,MIKE	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W18CA18600	SPRINGER ESTATES LLC	RS	Vac	0.8	0.6	0.6	4	0.0	0	0.0	0	0.0	0
051W18CB01100	HOPE LUTHERAN CHURCH OF WOODBURN	RS	Vac	0.6	0.5	0.5	3	0.0	0	0.0	0	0.0	0
051W18CB07400	CITY OF WOODBURN	RS	Vac	0.3	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W18CB07800	GONZALEZ,JOSE H	RS	Vac	0.8	0.6	0.6	4	0.0	0	0.0	0	0.0	0
051W18CB08600	OLSON,BERNARD L & VIVIAN N	RS	Vac	1.4	1.1	1.1	7	0.0	0	0.0	0	0.0	0
051W18CB08600	OLSON,BERNARD L & VIVIAN N	NONE	Vac	1.0	0.8	0.8	5	0.0	0	0.0	0	0.0	0
051W18D 00100	CAM,ELENA	RM	Vac	15.4	12.3	0.0	0	0.0	0	12.3	215	0.0	0
051W18DA06400	PAGE,JOHN G &	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W18DC02400	FOSTER,LELAND & KAREN M	RS	Vac	0.2	0.2	0.2	1	0.0	0	0.0	0	0.0	0
051W18DC04100	CITY OF WOODBURN	RS	Vac	4.0	0.3	0.2	1	0.0	0	0.1	2	0.0	0
051W19A 02200	SHALIMAR LLC	RM	Vac	2.4	1.1	0.0	0	0.0	0	1.1	19	0.0	0
051W19B 00100	SHALIMAR LLC	RS	Vac	4.9	2.1	2.1	14	0.0	0	0.0	0	0.0	0
051W19B 00200	FORBES,DON	NONE	Vac	7.2	5.5	5.5	37	0.0	0	0.0	0	0.0	0
051W19B 00301	STAHLBERG,GORDON L & A MARIE	NONE	Vac	1.0	0.8	0.8	5	0.0	0	0.0	0	0.0	0
051W19B 00600	SCHWENKE,GREG I & VEZEY,NANCY R	NONE	Vac	31.4	25.1	25.1	172	0.0	0	0.0	0	0.0	0
051W19B 00700	SCHWENKE,GREG I & VEZEY,NANCY R	NONE	Vac	0.7	0.6	0.6	3	0.0	0	0.0	0	0.0	0
051W19B 00800	SCHWENKE,GREG I & VEZEY,NANCY R	NONE	Vac	0.9	0.7	0.7	4	0.0	0	0.0	0	0.0	0
052W12B 00100	STAMPLEY,RAY JR & CECILIA M	NONE	Vac	13.9	5.9	0.0	0	0.0	0	5.9	102	0.0	0
052W13 00100	SMITH,HAZEL M-TRUSTEE	NONE	Vac	141.5	104.6	0.0	0	104.6	1046	0.0	0	0.0	0
052W13 00300	HOBSON,STEPHEN J & SHARON M	NONE	Vac	14.1	7.4	0.0	0	7.4	73	0.0	0	0.0	0
052W13 00800	LOWRIE,CLYDE H & MARJORIE-TRUST	NONE	Vac	24.4	19.6	0.0	0	19.6	195	0.0	0	0.0	0
052W13 01200	BURLINGHAM FARMS INC	NONE	Vac	15.1	11.7	11.7	80	0.0	0	0.0	0	0.0	0
052W13BD00300	WILLIAM H HOLT REVOCABLE TRUST 1	NONE	Vac	4.5	0.2	0.0	0	0.2	1	0.0	0	0.0	0
052W13BD00400	BUSURKIN,WARSANOFI	NONE	Vac	8.5	6.2	0.0	0	6.2	61	0.0	0	0.0	0
052W13BD00500	BEAVER,LENORA	NONE	Vac	1.1	0.8	0.0	0	0.8	8	0.0	0	0.0	0
052W14 00100	PIONEER TRUST COMPANY	RS	Vac	19.6	15.7	0.0	0	0.0	0	0.0	0	15.7	352
052W14 00100	PIONEER TRUST COMPANY	RM	Vac	7.5	6.0	0.0	0	0.0	0	0.0	0	6.0	134

Table 12: Infill Residential Taxlots – Existing UGB

Residential Infill Taxlots – Existing UGB	OWNER_NAME	ZONING	Dev	AC	Net Build Area	LDR AC	LDR DU	Nod LDR AC	Nod LDR DU	MDR AC	MDR DU	Nod MDR AC	Nod MDR DU
051W07CB08400	SANDOVAL,GEORGE	RS	Infill	1.0	0.7	0.8	5	0.0	0	0.0	0	0.0	0
051W07CB08500	KISSEL,ANTHONY J	RS	Infill	2.1	1.5	1.6	11	0.0	0	0.0	0	0.0	0
051W07CB08600	SHEVCHENKO,BENJAMIN A & ZINA K	RS	Infill	1.0	0.7	0.8	5	0.0	0	0.0	0	0.0	0
051W07CC08200	TIBBETTS,CECIL W & SANDRA S	RS	Infill	0.8	0.4	0.6	4	0.0	0	0.0	0	0.0	0
051W07DB01100	BLOMENKAMP,BRUCE W & LORRAINE M	RS	Infill	0.8	0.5	0.7	4	0.0	0	0.0	0	0.0	0
051W07DD00701	REICHARDT,DONALD J &	RS	Infill	0.7	0.1	0.3	2	0.0	0	0.0	0	0.0	0
051W08CC04500	CAM,ELENA	RS	Infill	0.7	0.4	0.6	3	0.0	0	0.0	0	0.0	0
051W08CC04700	SMITH,JAMES C & MARTHA B	RS	Infill	0.5	0.2	0.4	2	0.0	0	0.0	0	0.0	0
051W08CD05100	SAMARIN,MIKE & TANIA ET AL	RS	Infill	1.1	0.7	0.9	6	0.0	0	0.0	0	0.0	0
051W08CD05200	HARVEY,ERMA M	RS	Infill	0.6	0.3	0.5	3	0.0	0	0.0	0	0.0	0
051W18AA00700	ZOLNIKOV,IVAN & ANA USOLTSEFF	RS	Infill	0.7	0.1	0.2	1	0.0	0	0.0	0	0.0	0
051W18AA01400	MONNIER,HARRIETT E & WAYNE H	RS	Infill	0.8	0.5	0.6	4	0.0	0	0.0	0	0.0	0
051W18AA01500	SANFTLEBEN,MERRIDEL PENNI	RS	Infill	0.5	0.2	0.4	2	0.0	0	0.0	0	0.0	0
051W18AA03001	LENHARDT,FLOYD R JR & GLADYS R	RS	Infill	0.8	0.4	0.5	3	0.0	0	0.0	0	0.0	0
051W18AA04600	BLEM,JERRY A	RS	Infill	0.5	0.3	0.4	2	0.0	0	0.0	0	0.0	0
051W18AA05500	MID-VALLEY COMMUNITY	RS	Infill	1.0	0.2	0.4	2	0.0	0	0.0	0	0.0	0
051W18AA06200	CORTES,BONIFACIO &MARIA M ASCENC	RS	Infill	1.0	0.6	0.8	5	0.0	0	0.0	0	0.0	0
051W18AA06300	DOMAN,EARL A & DONNA R	RS	Infill	1.0	0.6	0.8	5	0.0	0	0.0	0	0.0	0
051W18AA06900	NISBET,G WAYNE &	RS	Infill	0.8	0.5	0.6	4	0.0	0	0.0	0	0.0	0
051W18AB10000	USOLTSEFF,ANDRON & KALMOGOROFF,V	RS	Infill	0.7	0.3	0.4	3	0.0	0	0.0	0	0.0	0
051W18AB10300	MACFARLANE,DONALD D	RS	Infill	0.6	0.2	0.3	2	0.0	0	0.0	0	0.0	0
051W18AC02200	PEREZ,RUBEN V &	RS	Infill	0.8	0.3	0.5	3	0.0	0	0.0	0	0.0	0
051W18AC02202	DYSINGER,CHARLES A &	RS	Infill	0.6	0.1	0.3	1	0.0	0	0.0	0	0.0	0
051W18AD04500	DOMAN,EARL A & DONNA R	RM	Infill	0.7	0.4	0.0	0	0.0	0	0.4	7	0.0	0
051W18AD05300	ROSERA,CHARLES J & DEBORAH A	RM	Infill	0.7	0.4	0.0	0	0.0	0	0.4	7	0.0	0
051W18BB00500	BOWMAN,HOMER N & NANCY-TRUSTEES	RS	Infill	1.3	0.8	1.0	6	0.0	0	0.0	0	0.0	0
051W18BB00600	GALINNIS,WILLIAM J & LORNA J	RS	Infill	0.6	0.3	0.5	3	0.0	0	0.0	0	0.0	0

Residential Infill Taxlots – Existing UGB	OWNER_NAME	ZONING	Dev	AC	Net Build Area	LDR AC	LDR DU	Nod LDR AC	Nod LDR DU	MDR AC	MDR DU	Nod MDR AC	Nod MDR DU
051W18BB11000	BERGERSON,TERRY R &	RS	Infill	0.5	0.2	0.4	2	0.0	0	0.0	0	0.0	0
051W18BC04500	RUGGLES,GARY D & LINDA L	RS	Infill	0.6	0.2	0.4	2	0.0	0	0.0	0	0.0	0
051W18BC04600	HENDERSON,GERALD D & CARTHIA D	RS	Infill	2.3	1.1	1.2	8	0.0	0	0.0	0	0.0	0
051W18BD02600	RODRIGUEZ,JOSE LUIS & OCTAVIA	RS	Infill	0.9	0.4	0.6	3	0.0	0	0.0	0	0.0	0
051W18BD02900	STATE OF OREGON-DVA	RS	Infill	2.6	0.6	0.7	4	0.0	0	0.0	0	0.0	0
051W18BD03000	QUINTERO,JOSEFA Y	RS	Infill	1.4	0.8	1.0	6	0.0	0	0.0	0	0.0	0
051W18BD05200	OREGON SYNOD OF THE EVANGELICAL	RS	Infill	0.8	0.5	0.6	4	0.0	0	0.0	0	0.0	0
051W18BD06800	HENKES,KAREN JO ET AL	RS	Infill	0.6	0.3	0.5	3	0.0	0	0.0	0	0.0	0
051W18C 00200	WORKMAN,KAY L & CAROLYN M	RS	Infill	1.2	0.8	1.0	6	0.0	0	0.0	0	0.0	0
051W18CA00100	KUZMIN,KSENIA-ESTATE	RS	Infill	0.8	0.5	0.7	4	0.0	0	0.0	0	0.0	0
051W18CA03200	SONNEN,RUDY H & PAULETTE R	RS	Infill	2.8	2.0	2.2	15	0.0	0	0.0	0	0.0	0
051W18CA03800	VALDEZ,BENITO V & BENITA A	RS	Infill	0.5	0.3	0.4	2	0.0	0	0.0	0	0.0	0
051W18CA03900	YBANEZ,ABEL	RS	Infill	0.5	0.3	0.4	2	0.0	0	0.0	0	0.0	0
051W18CA07500	HOUSE OF ZION MINISTRIES INC	RS	Infill	0.8	0.5	0.6	4	0.0	0	0.0	0	0.0	0
051W18CB00300	KEMMERICK,MARY-ETAL	RS	Infill	0.5	0.3	0.4	2	0.0	0	0.0	0	0.0	0
051W18CB08200	KISHPAUGH,VIVIAN M	RS	Infill	0.5	0.2	0.4	2	0.0	0	0.0	0	0.0	0
051W18DA02400	VANDEHEY,EDGAR J &PATRICIA-TRUST	RS	Infill	0.5	0.3	0.1	0	0.0	0	0.1	2	0.0	0
051W18DA03900	MIDURA,ROGER	RS	Infill	0.8	0.5	0.6	4	0.0	0	0.0	0	0.0	0
051W18DA09300	DENTAL,GARY L	RS	Infill	0.5	0.3	0.3	2	0.0	0	0.0	0	0.0	0
051W18DB04600	BAKER,BRICE B &	RS	Infill	1.9	1.3	1.5	10	0.0	0	0.0	0	0.0	0
051W18DB05402	OREGON REHABILITATION HOUSING AS	RS	Infill	0.7	0.4	0.6	4	0.0	0	0.0	0	0.0	0
051W18DB11800	VREDENBURG,HENRY EDWARD & LYNDA	RS	Infill	0.5	0.0	0.2	1	0.0	0	0.0	0	0.0	0
052W12DA02000	HEIDT,EUGENE N	RM	Infill	1.8	1.2	1.4	9	0.0	0	0.0	0	0.0	0
052W12DA03800	MENDENHALL,DAVID L ET AL	RS	Infill	2.0	1.5	1.6	11	0.0	0	0.0	0	0.0	0
052W13 00400	MONNIER,RONALD A & DEBRA S	RS	Infill	1.1	0.7	0.8	5	0.0	0	0.0	0	0.0	0

Table 13: Partially Vacant Residential Taxlots – Existing UGB

Residential Partially Vacant Taxlots – Existing UGB	OWNER_NAME	ZONING	Dev	AC	Net Build Area	LDR AC	LDR DU	Nod LDR AC	Nod LDR DU	MDR AC	MDR DU	Nod MDR AC	Nod MDR DU

Residential Partially Vacant Taxlots – Existing UGB	OWNER_NAME	ZONING	Dev	AC	Net Build Area	LDR AC	LDR DU	Nod LDR AC	Nod LDR DU	MDR AC	MDR DU	Nod MDR AC	Nod MDR DU
052W13 00200	PIONEER TRUST COMPANY	RM	Pvac	19.7	10.3	0.0	0	0.0	0	11.1	194	0.0	0
052W12B 00300	SPRAGUE,BENNIE	NONE	Pvac	19.9	10.9	0.0	0	0.0	0	10.9	191	0.0	0
052W13 00200	PIONEER TRUST COMPANY	RS	Pvac	35.7	14.2	0.0	0	14.2	141	0.0	0	0.0	0
051W19A 02600	FLECK,HAROLD J (LE) &	NONE	Pvac	4.9	3.5	0.0	0	0.0	0	3.5	61	0.0	0
051W19A 02100	PISCITELLI,VINCENZO & ROSALBA	NONE	Pvac	4.6	2.9	0.0	0	0.0	0	2.9	50	0.0	0
051W08CA00100	CHURCH OF GOD WOODBURN	RS	Pvac	3.9	1.1	3.1	21	0.0	0	0.0	0	0.0	0

Table 14: Residential Taxlots – Expansion UGB

Residential Taxlots – Expansion UGB	TAZ	SUB AREA	Acres	Developed	LDR AC	LDR DU	Nod LDR AC	Nod LDR DU	MDR AC	MDR DU	Nod MDR AC	Nod MDR DU
051W06C 00100	106	2	29.97	Vacant	23	158	0	0	0	0	0	0
051W06C 00200	106	2	29.93	Vacant	23	161	0	0	0	0	0	0
051W06C 00300	106	2	32.62	Vacant	25	175	0	0	0	0	0	0
051W06C 00400	106	2	14.00	Vacant	11	77	0	0	0	0	0	0
051W06C 00800	106	2	17.13	Vacant	14	94	0	0	0	0	0	0
051W06C 00900	106	2	1.12	Part Vacant	1	5	0	0	0	0	0	0
051W06C 01000	106	2	1.00	Part Vacant	1	4	0	0	0	0	0	0
051W06D 00300	121	2	10.00	Vacant	8	53	0	0	0	0	0	0
051W06D 00400	106	2	27.52	Vacant	22	149	0	0	0	0	0	0
051W06D 00501	121	2	43.72	Vacant	9	59	0	0	0	0	0	0
051W06DC00100	121	2	1.63	Part Vacant	1	7	0	0	0	0	0	0
051W06DC00200	121	2	0.43	Vacant	0	2	0	0	0	0	0	0
052W13 01000	201	7	41.75	Vacant	0	0	17	167	0	0	18	399
052W13 01200	201	7	74.65	Vacant	0	0	51	507	0	0	10	213
052W13BD00400	187	7	8.69	Vacant	0	0	0	0	0	0	7	162
052W13BD00600	187	7	3.00	Part Vacant	0	0	0	0	0	0	2	53
052W13BD00700	187	7	8.74	Vacant	0	0	0	0	0	0	7	163
052W13BD00800	187	7	2.20	Part Vacant	0	0	0	0	0	0	2	38
052W13BD00900	187	7	9.03	Vacant	0	0	0	0	0	0	2	50
052W13BD01100	187	7	1.00	Part Vacant	0	0	0	0	0	0	1	15

052W13BD01200	187	7	1.00	Part Vacant	0	0	0	0	0	0	1	15
052W13BD01400	187	7	0.89	Vacant	0	0	0	0	0	0	1	17

Table 15: Buildable Exception Area Parcels

TAXLOT	TAZ	SUB_AREA	Acres	Dev Status	ExceptArea	ExcSF	ExcSFDU
052W02D 00100	101		2.73	Part Vacant	Y	3	7
052W02D 00200	101		2.26	Part Vacant	Y	2	6
052W02D 00300	101		0.41	Vacant	Y	0	1
052W02D 00400	101		1.94	Part Vacant	Y	2	5
052W02D 00601	101		1.35	Vacant	Y	1	4
052W02D 00602	101		1.45	Part Vacant	Y	1	3
052W02D 00603	101		1.16	Part Vacant	Y	1	2
052W02D 00604	101		1.40	Part Vacant	Y	1	3
052W02D 00605	101		1.43	Part Vacant	Y	1	3
052W02D 00606	101		1.06	Vacant	Y	1	3
052W02D 00607	101		1.54	Part Vacant	Y	1	4
052W02D 00700	100		2.91	Part Vacant	Y	3	8
052W02D 00800	100		2.91	Part Vacant	Y	3	8
052W02D 00900	100		2.91	Part Vacant	Y	3	8
052W02D 01000	100		1.41	Part Vacant	Y	1	3
052W02D 01200	100		1.81	Part Vacant	Y	2	4
052W02D 01201	100		1.98	Part Vacant	Y	2	5
052W02D 01202	100		1.39	Part Vacant	Y	1	3
052W02D 01300	100		3.16	Part Vacant	Y	3	8
052W02D 01301	100		1.80	Part Vacant	Y	2	4
052W02D 01400	100		3.10	Part Vacant	Y	3	8
052W02D 01700	100		3.48	Part Vacant	Y	3	9
052W02D 01800	100		2.48	Part Vacant	Y	2	6
052W02D 01900	100		2.48	Part Vacant	Y	2	6
052W02D 02000	100		4.62	Part Vacant	Y	4	13
052W02D 02100	100		3.93	Part Vacant	Y	4	11
052W02D 02200	100		3.91	Part Vacant	Y	4	11
052W02D 03600	100		1.27	Part Vacant	Y	1	3
052W02D 03700	100		1.23	Part Vacant	Y	1	3

TAXLOT	TAZ	SUB_AREA	Acres	Dev Status	ExceptArea	ExcSF	ExcSFDU
052W02D 03800	100		1.36	Vacant	Y	1	4
052W02D 03900	100		1.35	Vacant	Y	1	4
052W11AA00200	101		1.67	Part Vacant	Y	1	4
052W11AA00300	101		1.54	Part Vacant	Y	1	4
052W11AA00400	101		1.47	Vacant	Y	1	4
052W11AA00500	101		1.70	Part Vacant	Y	2	4
052W11AA00600	101		1.79	Part Vacant	Y	2	4
052W11AA00700	101		1.78	Part Vacant	Y	2	4
052W11AA00800	101		8.00	Vacant	Y	8	23
052W11AB00100	100		2.91	Part Vacant	Y	3	8
052W11AB00200	100		2.91	Part Vacant	Y	3	8
052W11AB00400	100		9.08	Vacant	Y	9	26
052W11AB00600	100		1.29	Vacant	Y	1	3
052W11AB01200	100		1.04	Vacant	Y	1	3
052W11AB01299	100		1.23	Vacant	Y	1	3
052W11AB01300	100		0.95	Vacant	Y	1	2
052W11AB01400	100		1.57	Part Vacant	Y	1	4
052W11AB02200	101		1.94	Part Vacant	Y	2	5
052W11AB02301	101		0.79	Vacant	Y	1	2
052W11AB02600	101		1.65	Part Vacant	Y	1	4
052W11AC00100	101		3.00	Part Vacant	Y	3	8

Table 16: Industrial Vacant – Existing UGB

TAXLOT	OWNER_NAME	ACRES	Dev	IND Net Ac
051W05C 01100	MARY CO - A PARTNERSHIP	8.77	Vac	7.45
051W05D 01000	HANAUSKA,VICTOR J	13.32	Vac	11.32
051W07DA00100	DON BURLINGHAM FAMILY CORP	6.04	Vac	5.13
051W07DD00900	CITY OF WOODBURN	0.19	Vac	0.10
051W07DD01800	MIKE CAMPBELL DEVELOPMENT INC	0.32	Vac	0.20
051W08B 01500	MERCER INDUSTRIES INC	2.53	Vac	2.15

051W08BC00500	MERCER INDUSTRIES INC	3.03	Vac	2.58
051W17C 00900	CAM,IVAN &	6.26	Vac	5.32
051W18AB11100	WILLAMETTE VALLEY LAW PROJECT	0.12	Vac	0.10
051W18AB11500	CITY OF WOODBURN	0.09	Vac	0.08
051W18AB11800	ENGLEMAN,TODD	0.26	Vac	0.22
051W18AB12300	CITY OF WOODBURN	0.22	Vac	0.19
051W18AB12400	CITY OF WOODBURN	0.22	Vac	0.19
051W18AB13000	UNION PACIFIC RAILROAD CO	0.11	Vac	0.09
051W18AB13200	CITY OF WOODBURN	0.09	Vac	0.08
~~052W11 00100~~	~~WINCO FOODS INC~~	~~19.13~~	~~Vac~~	~~16.26~~
052W11 00105	HILLYER,LEO M & REYNE M	0.42	Vac	0.36

Table 17: Industrial Vacant – Proposed Expansion

TAXLOT	TAZ	SUB_AREA	DEV	SWIR AC
052W23 00100	202	7	Vacant	46.2
052W14 01600	202	7	Vacant	22.6
052W14 01500	202	7	Vacant	54.8
052W14 01100	187	7	Vacant	18.5
052W14 01000	187	7	Vacant	8.5
052W14 00900	187	7	Vacant	36.4
052W14 00800	187	7	Vacant	42.5
052W14 00600	159	8	Vacant	13.5
052W14 00200	159	8	Vacant	8.8
052W13 01100	201	7	Vacant	19.0
052W11 00300	159	8	Vacant	88.2

Table 18: Commercial Vacant – Existing UGB

TAXLOT	OWNER_NAME	ACRES	ZONING	Dev	COM Net Ac	Com Emp
051W07DC03400	SAUVAIN,C CHARLES	0.08	DDC	Vac	0.07	1
051W07DC09500	SAUVAIN,C CHARLES	0.11	DDC	Vac	0.10	1
051W07DC09800	EAGLE NEWSPAPERS INC	0.12	DDC	Vac	0.11	2
051W08A 04400	LENHARDT,FLOYD R JR & GLADYS R	2.48	NONE	Vac	2.23	44

051W08B 02600	WWDM LTD	3.16	CG	Vac	2.84	56
051W08CD05900	WILHELM,GEORGE	0.78	CG	Vac	0.70	14
051W08DA00400	M & T PARTNERS,INC	3.32	CO	Vac	2.99	59
051W08DB01001	TAYLOR,CHRIS S & DONNA M	0.22	CG	Vac	0.20	3
051W08DB02100		0.48	CG	Vac	0.43	8
051W08DB02600	SHELBY,CHRISTOPHER W	1.80	CG	Vac	1.62	32
051W08DB02800	SALEM HOSPITAL	3.39	CG	Vac	3.05	61
051W08DC00100	SALEM HOSPITAL	3.38	CG	Vac	3.04	60
051W09B 01000	JESKE,JAMES A ET AL	0.32	NONE	Vac	0.29	5
051W17BA00300	ROTH I G A FOODLINER INC	0.46	CG	Vac	0.41	8
051W17BA00503	SHANAH,AYESH O	0.09	CG	Vac	0.08	1
051W17BC00900	SIMMONS,RONALD M & MURIEL	0.32	CG	Vac	0.29	5
051W17BC01100	CASEMY,DUANE &	0.30	CG	Vac	0.27	5
051W17BC02801	GROSJACQUES,LAWRENCE R ETAL	0.15	CG	Vac	0.14	2
051W17BC06600	BERRYMAN,F CLARKE TRUST &	0.09	CG	Vac	0.08	1
051W17BC07500	LONG BROTHERS INVESTMENTS	1.45	CG	Vac	1.31	26
051W18AB02200	VERBIN,KONSTANTIN & MARIA	0.09	DDC	Vac	0.08	1
051W18AB02800	KIM,SOK HWAN & AMY AE KYUNG	0.06	DDC	Vac	0.05	1
051W18AB08000	WITHERS,ROBERT L	0.09	CG	Vac	0.08	1
051W18AD08400	EQUALL,IDA M ET AL TRUSTEES	0.64	CG	Vac	0.58	11
051W18BA03900	GUTZLER,J WALLACE &	0.12	CO	Vac	0.11	2
051W18BA09700	PETERSON,DENNIS C & MARLYS I	0.11	DDC	Vac	0.10	1
051W18BA10200	CITY OF WOODBURN	0.12	DDC	Vac	0.11	2
051W18BA11400	BENSON,PAUL M & JUDITH L	0.06	RS	Vac	0.05	1
051W18BA12000	MCNULTY,JOHN L & LORENA M	0.12	DDC	Vac	0.11	2
051W18BA12200	FARMWORKER HOUSING DEVELOPMENT	0.36	DDC	Vac	0.32	6
051W18BA12500	CITY OF WOODBURN	0.15	DDC	Vac	0.14	2
052W12AC04100	CLEMENTS,DARCY &	0.17	CG	Vac	0.15	3
052W12AC04301	JENSEN,ROBERT A &	2.43	CG	Vac	2.19	43
052W12AC05100	JENSEN,ROBERT A & SHIRLEY Y	0.37	CG	Vac	0.33	6
052W12AC05203	PLAZA LLC	0.08	CG	Vac	0.07	1
052W12B 00600	MOORE CLEAR CO	2.23	CG	Vac	1.67	33
052W12B 01101	BAKER,DALE W	0.77	CG	Vac	0.66	13
052W12C 00200	PIONEER TRUST CO	0.42	CG	Vac	0.38	7

052W12C 00602	WHITCOMB FAMILY LLC	0.62	CG	Vac	0.56	11
052W12C 00604	HERSHBERGER,WARDE ET AL	1.24	CG	Vac	1.12	22
052W12C 00605	C T F DEVELOPMENT	2.77	CG	Vac	2.49	49
052W12C 01202	BARCLAY SQUARE ASSOCIATES	0.09	CG	Vac	0.08	1
052W12C 01203	KIRIAN ENTERPRISES LLC	0.37	CG	Vac	0.33	6
052W12DA01600	PETERSON,P L	1.03	CO	Vac	0.93	18
052W12DA03200	WOODBURN INVESTMENT ASSOCIATES	1.04	RM	Vac	0.94	18
052W12DA03600	BROWN,TIMOTHY R	1.09	RS	Vac	0.98	19
052W12DA03700	BROWN,TIMOTHY R	0.20	RS	Vac	0.18	3
052W14 00100	PIONEER TRUST COMPANY	21.05	CG	Vac	18.95	378

Table 19: Commercial Vacant – Proposed Expansion

TAXLOT	TAZ	SUB_AREA	DEV	Com Ac
051W19A 02000	197	6	Vacant	9.7
052W13BD00900	187	7	Vacant	5.6
051W19A 01800	197	6	Vacant	4.5
051W06D 00801	121	2	Vacant	2.2
051W19A 01600	197	6	Vacant	0.7

Table 20: Industrial Partially Vacant – Existing UGB

TAXLOT	ACRES	OWNER_NAME	Dev	IND Net Ac
~~051W05C 01000~~	~~13.60~~	~~KER CONTRACTORS INC~~	~~Pvac~~	~~5.54~~
051W05D 01800	7.05	FAR WEST FIR SALES COMPANY	Pvac	3.61
~~051W05D 03500~~	~~30.09~~	~~FLEETWOOD HOMES OF OREGON INC~~	~~Pvac~~	~~4.54~~
~~051W08A 02300~~	~~10.49~~	~~CREDO TOOL CO~~	~~Pvac~~	~~5.52~~
~~051W08B 00400~~	~~18.20~~	~~PELTIER REAL ESTATE CO~~	~~Pvac~~	~~7.03~~
~~051W17C 00700~~	~~92.59~~	~~COBANK,ACB~~	~~Pvac~~	~~19.20~~
~~051W19A 00300~~	~~9.60~~	~~CAM,PIRFIL G~~	~~Pvac~~	~~4.76~~
~~052W11 00101~~	~~28.18~~	~~HARDWARE WHOLESALERS INC~~	~~Pvac~~	~~6.95~~

Table 21: Industrial Partially Vacant – Proposed Expansion

TAZ	SUB_AREA	TAXLOT	DEV	SWIR
187	7	052W14 01200	Part Vacant	4.0

Table 22: Commercial Partially Vacant – Existing UGB

TAXLOT	OWNER_NAME	ACRES	ZONING	Dev	COM Net Ac
052W13 00200	PIONEER TRUST COMPANY	45.75	CG	Pvac	31.01
051W08A 05200	OLSON,ELROY A ET AL	9.51	NONE	Pvac	8.11
051W09B 00900	SEMERIKOV,IVAN & ELENA	8.91	NONE	Pvac	7.57
051W09B 00700	AB VALLEY PROPERTIES LLC	8.85	NONE	Pvac	3.47
051W17BC06800	EQUALL MANAGEMENT LLC	2.69	CG	Pvac	1.70

Table 23: Commercial Partially Vacant – Proposed Expansion

TAXLOT	TAZ	SUB_AREA	DEV	Com Ac
051W19A 01700	197	6	Part Vacant	3.0
051W19A 01300	197	6	Part Vacant	0.9
051W19A 01400	197	6	Part Vacant	0.7
051W19A 01500	197	6	Part Vacant	0.7
051W19A 01900	197	6	Part Vacant	0.7
052W13BD01600	187	7	Part Vacant	0.7
052W13BD01700	187	7	Part Vacant	0.7
052W13BD01800	187	7	Part Vacant	0.7
~~052W13BD01500~~	~~187~~	~~7~~	~~Developed~~	~~0.7~~

Table 24: Industrial Potential Redevelopment – Existing UGB

TAXLOT	OWNER_NAME	ACRES	Dev	IND Net Ac
051W08A 00300	BARRETT PROPERTIES	1.85	Redev	1.57
051W08A 00800	CARVER,DANIEL L DBA	1.39	Redev	1.18
051W08A 01200	CARVER,DANIEL L DBA	1.33	Redev	1.13
~~051W08A 02400~~	~~BARRETT PROPERTIES~~	~~2.86~~	~~Redev~~	~~2.43~~
~~051W08A 03600~~	~~MORGAN DRIVE-AWAY INC~~	~~3.83~~	~~Redev~~	~~3.26~~
051W08B 02000	MORGAN DRIVE AWAY INC	1.91	Redev	1.62
051W08B 02100	MORGAN DRIVE AWAY INC	1.35	Redev	1.15
051W18AB12500	WILLAMETTE VALLEY LAW PROJECT	0.11	Redev	0.09

Table 25: Commercial Potential Redevelopment – Existing UGB

TAXLOT	OWNER_NAME	ACRES	ZONING	Dev	COM Net Ac	Com Emp
051W08CD05600	STEPHENSON,SEAN &	0.71	CO	Redev	0.64	12
051W07CA03400	HAMMACKS MARKETS INC	0.24	CO	Redev	0.22	4
051W18BA02300	CORNWELL FAMILY LTD PARTNERSHIP	0.23	CO	Redev	0.21	4
051W07CD12400	CORNWELL FAMILY LTD PARTNERSHIP	0.20	CO	Redev	0.18	3
051W07DC08300	HIGGINS TRUST &	0.14	CO	Redev	0.13	2
051W08CD05800	SAMOILOV,MIKE & MARIA	0.14	CO	Redev	0.13	2
051W07CA03100	HAMMACKS MARKET INC	0.12	CO	Redev	0.11	2
051W07CA03200	HAMMACKS MARKET INC	0.12	CO	Redev	0.11	2
051W07CA03300	HAMMACKS MARKETS INC	0.12	CO	Redev	0.11	2
051W07DC08500	BRITO,MARIO & M DEL CARMEN	0.12	CO	Redev	0.11	2
051W07DC08400	NAVA,NOE C & LUCIA GONZALEZ	0.09	CO	Redev	0.08	1
051W18BA10600	LIND,JAMES ANDREW JR	0.07	CO	Redev	0.06	1