

**GARIBALDI ORDINANCES
ORDINANCE NO. 289**

**AN ORDINANCE PROVIDING FOR THE UPDATE OF SELECTED
SECTIONS OF THE COMPREHENSIVE PLAN FOR THE CITY OF
GARIBALDI, OREGON, IN CONFORMANCE WITH STATEWIDE
PLANNING REGULATIONS, OREGON REVISED STATUTES (ORS)
AND OREGON ADMINISTRATIVE RULES (OAR).**

WHEREAS, the City Council at their April 15, 1982 Regular Meeting determined that a Comprehensive Plan and Zoning Ordinance be enacted and created for and by the City of Garibaldi; and

WHEREAS, since that time many conditions have changed related to population growth, housing, the economy, parks and recreation, public facilities and other conditions; and

WHEREAS, the City Council approved at their May 16, 2005 Regular Meeting to pursue a DLCD Comp Plan Update grant to help the City properly define economic and housing opportunities; and

WHEREAS, the City ultimately received the grant and the City Improvement Advisory Committee (CIAC) was formed at the October 17, 2005 Regular City Council Meeting to workshop the Comp Plan Update and additional projects; and

WHEREAS, between November 2, 2005 and May 15, 2006, the CIAC, Planning Commission and City Council (committees) held a total of eight public meetings to discuss changes to the City's Comprehensive Plan; and

WHEREAS, City staff and the CIAC, with the assistance of a consulting team conducted, reviewed and approved an inventory of buildable lands within the City; and

WHEREAS, City staff and the CIAC, with the assistance of a consulting team prepared an analysis of future housing needs within the City in conformance with OAR 660-008, OAR 197.295 - 197.314 and the Department of Land Conservation and Development's Guidebook on *Planning for Residential Growth*; and

WHEREAS, City staff and the CIAC, with the assistance of a consulting team prepared an analysis of future economic opportunities and needs within the City, including an economic opportunities analysis, in conformance with OAR 660-009, OAR

197.712 and the Department of Land Conservation and Development's *Industrial and Other Employment Lands Analysis Guidebook*; and

WHEREAS, City staff and the CIAC, with the assistance of a consulting team assessed public facility conditions, plans and issues within the City, consistent with OAR 660-011; and

WHEREAS, City staff and the CIAC, with the assistance of a consulting team assessed existing park and recreation facilities and future needs, consistent with OAR 660-034 and the results of the Garibaldi Connections Study; and

WHEREAS, City staff identified errors in its adopted map of the City's Urban Growth Boundary; and

WHEREAS, the City is not proposing to alter or expand the Urban Growth Boundary for the City of Garibaldi approved by the Land Conservation and Development Condition; and

WHEREAS, Tillamook County has commended the City on its planning efforts for housing, economy, parks and public facilities; and

WHEREAS, it was determined by the CIAC and staff that information in the Comprehensive Plan and the City of Garibaldi Background Report related to housing, the economy, parks and recreation and public facilities should be replaced by the more recent analyses described heretofore; now therefore

THE CITY OF GARIBALDI ORDAINS AS FOLLOWS:

Section 1. HOUSING: Replace *Housing* (Chapter VI) policies in the Comprehensive Plan with a new Comprehensive Plan Chapter, *Goal 10 – Housing* (Attachment A) as approved and delete information starting with *Housing* up to the section on *Urbanization* from the Background Report (Pages 47-49).

Section 2. ECONOMY: Replace *Economic Development Policies* (Chapter XIII) in the Comprehensive Plan with a new Comprehensive Plan Chapter, *Goal 9 – Economy* (Attachment B) as approved and delete information starting with *Economy* up to the section on *Transportation* from the Background Report (Pages 54-63). *Exception for Expanding the Garibaldi Boat Basin* (Chapter XIV) shall remain within the Comprehensive Plan.

Section 3. PARKS AND RECREATION: Replace *Recreation & Open Space Resources* (Chapter V) with a new Comprehensive Plan Chapter, *Goal 8 – Parks and Recreation* (Attachment C) as approved and delete information starting with *Recreation*

2 - AN ORDINANCE PROVIDING FOR THE UPDATE OF SELECTED SECTIONS OF THE COMPREHENSIVE PLAN FOR THE CITY OF GARIBALDI, OREGON, IN CONFORMANCE WITH STATEWIDE PLANNING REGULATIONS, OREGON REVISED STATUTES (ORS) AND OREGON ADMINISTRATIVE RULES (OAR).

up to the section on *Community Facilities* from the Background Report (Pages 66-70).

Section 4. PUBLIC FACILITIES: Replace *Public Facilities Policies* (Chapter X) with a new Comprehensive Plan Chapter, *Goal 11 – Public Facilities* (Attachment D) as approved and delete information starting with *Community Facilities* up to the section on *Energy* from the Background Report (Pages 70-72).

Section 5. WATERFRONT: Add *Waterfront Concept Plan* (Attachment E) to *Estuary and Shoreline Policies* (Chapter XV) as Section CC.

Section 6. URBAN GROWTH BOUNDARY AND CITY LIMITS CORRECTED: The City of Garibaldi adopts a corrected map of the City's Urban Growth Boundary and City Limits to reflect the actual location of each boundary (Attachment F).

Section 7. BACKGROUND REPORT: Add the following documents to the Background Report.

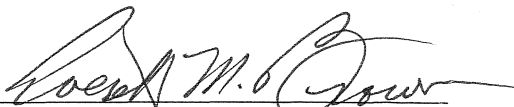
- A. Add chapter titled *Land Use Planning* and include as a subsection the Buildable Land Inventory (Attachment G), the Buildable Land Inventory Appendix (Attachment H) and Original Tax Table (Attachment I).
- B. Add to the chapter titled *Coastal Shorelands*, the Waterfront Final Appendix (Attachment J).
- C. Add to the chapter titled *Economy*, the Economic Opportunities Analysis (Attachment K) and the Economic Development Strategies (Attachment L) Appendices.
- D. Add to the chapter titled *Recreation*, the Parks Final Appendix (Attachment M).

Section 8. ADDITIONAL MAPS: All other maps (CD Attachment *Garibaldi GIS files 05.30.2006*) are incorporated into appendices of the Zoning Ordinance, Comprehensive Plan and Background Report.

Section 9. ADOPTION: This ordinance shall be and is hereby declared to be in full force and effect thirty (30) days from the date of adoption.

ADOPTED BY A SINGLE READING OF TITLE ONLY by the Council this 19th day of June, 2006.

APPROVED by the Mayor this 21 day of June, 2006.



Hon. Everett M. Brown, Mayor

ATTEST:



John O'Leary, Recorder

HOUSING – STATEWIDE GOAL 10

Statewide Planning Goal 10 requires cities to plan for future housing needs. More specifically, it requires them to provide opportunities for the development of adequate numbers of needed housing units at price ranges and rent levels that are commensurate with the financial capabilities of Oregon households. It also requires that they allow for flexibility of housing locations, types and densities. They are required to ensure that there is enough land within their urban growth boundary (UGB) to meet these needs for a 20-year period. The following steps have been taken to ensure that the City of Garibaldi meets these objectives:

- Conducted an inventory of “buildable” land within the city’s UGB that is zoned to allow for housing development.
- Identified long-term (20-year) needs for additional housing, considering the following factors:
 - Recent, current and expected future population trends related to household size, income and age.
 - Housing market characteristics, including the current mix of housing, cost of different types of housing, vacancy rates and other factors.
 - Types of housing allowed by different zoning classifications.
- Identified needed number of new housing units by housing type and associated needed land in each zoning designation.
- Compared the supply of land in different zones to the estimated need for housing in each zone to ensure there is enough land within the city’s UGB and that it is zoned appropriately to meet long-term housing needs.

The remainder of this chapter describes these efforts and the resulting findings. It is a snapshot in time of the ability of the City to meet long term needs of future residents and should be reassessed and updated periodically to ensure that the City can continue to meet these needs.

POPULATION AND HOUSING TRENDS

The 2005 population of Garibaldi was estimated to be 961¹, compared to 899 in 2000 and 904 in 1990. In 2005, there were an estimated 471 households in Garibaldi, compared to 369 in 1990. This information is generally consistent with approved, coordinated population forecasts prepared by Tillamook County, which show a projected 2005 population of between 969 and 1,234. There were an estimated 617 housing units in Garibaldi in 2005, indicating a vacancy rate of approximately 24%, compared to vacancy rates of 25% and 21% in 2000 and 1990, respectively. Year 2000 Census data indicates that about 18% of all housing units were used for seasonal

¹ ESRI Business Information Systems, 2006.

occupancy (i.e., second/vacation homes). These figures translate to an average annual population growth rate of just under 2% per year (between 1990 and 2005) and a slightly higher annual increase in housing units.

In 2005, average and median home values were approximately \$188,000 and \$149,000, respectively, with 46% of homes in the \$100,000 - \$200,000 price range (see Table 1).

Table 1. Value of Owner (Non-Rental) Units, 2005

Home Value	% of Total
Less than \$50,000	15%
\$50,000-\$99,999	9%
\$100,000-\$149,999	28%
\$150,000-\$199,999	18%
\$200,000-\$299,999	18%
\$300,000-\$399,999	6%
\$400,000-\$499,999	3%
\$500,000-\$749,999	4%
\$750,000-\$999,999	<0.6
\$1,000,000 and Above	<0.8
	100%
Total Housing Units	617

Source: US Census, ESRI BIS

Most homes in Garibaldi are single-family dwellings (over 70% in 2000), with mobile homes accounting for the bulk of the remainder (23%) according to the 2000 Census. However, since that time, a number of mobile homes within the Upper Biak mobile home park have been removed or abandoned. As of 2006, much of that area was expected to be converted to single-family home and condominium sites. The current supply of manufactured homes within parks and on individual lots is estimated to be approximately 100, or 16%.

Garibaldi also has land that is used by a significant number of recreational vehicles (RVs). According to City of Garibaldi Transient Room Tax remittance forms, Garibaldi has five Recreational Vehicle (RV) Parks with a total of 158 RV spaces. In June of 2005, three of these parks were open to the public, totaling 90 RV spaces. During a City of Garibaldi audit of transient availability for the summer of 2005, only four of the 90 spaces were available for transient use. While RVs are not legally considered permanent residences, practically speaking they historically have represented a source of affordable housing in the community.

Table 2. Housing Units by Structure and Occupancy, 2000

Unit Type	Total	Occupied
1 Unit Detached	69.4%	69.1%
1 Unit Attached	1.2%	0.7%
2 Units	2.4%	2.5%
3 or 4 Units	1.2%	1.6%
5-9 Units	1.7%	2.3%
10-19 Units	0.5%	0.7%
20-49 Units	0.0%	0.0%
50+ Units	0.0%	0.0%
Manufactured Homes	22.7%	21.9%
Other	0.9%	1.2%
	100%	100%
Total Units	578	434

Source: U.S. Census

Garibaldi's population is projected to increase by approximately 1.8% per year over the next 20 years, consistent with growth rates during the last 15 years. The number of housing units is projected to grow by a slightly higher rate, similar to trends experienced during the last several years in Garibaldi and other coastal communities. This assumes a similar average household size and somewhat higher vacancy rate, compared to 2005 conditions. These trends are projected to result in an increase of 316 housing units during the next 20 years. Again, these figures are consistent with the Tillamook County coordinated population forecasts. Those forecasts included low and high population projections. The low and high 2025 forecasts for Garibaldi were 1,190 and 1,516, respectively. A projection of 1,362 is almost exactly in the middle of these forecasts.

Table 3. Historical and Projected Future Population, Households and Housing Units, 1990 - 2025

	1990	2000	2005	2025
Population	904	899	961	1,362
Households	369	436	471	681
Housing Units	487	584	617	933
Average household size	2.44	2.06	2.02	2.00
Vacancy Rate	22%	25%	24%	27%

Source: U.S. Census and Cogan Owens Cogan

FUTURE NEEDED HOUSING TYPES

The following trends are expected to affect the need for different types of housing:

- Increasing cost of land and housing in coastal and other communities throughout Oregon.
- Relatively modest increases in wages, consistent with trends during the last 10 years.
- Proposals for a mix of housing units in the waterfront area as part of a new development, with more emphasis on single-family detached housing.
- Continued need for relatively low cost housing for workers in the retail/tourism sector.
- Migration of telecommuting households to communities such as Garibaldi with recreational and scenic amenities, some of whom will desire larger, more expensive homes.
- Continued expansion of the second home market in coastal communities such as Garibaldi.
- Relatively higher costs to develop land in constrained areas within the Garibaldi UGB.

These factors and conditions are expected to have the following impacts on the need for different types of housing in Garibaldi:

- Continued need for some manufactured housing as a potential supply of low-cost, workforce housing that meets the needs of workers with low-wage jobs in Garibaldi.
- Increased need for multi-family and single-family attached housing as a potential supply of low and moderate-cost housing.
- Continued supply of single-family detached housing, including an increasing supply of higher-priced homes on larger “view” lots on existing large, undeveloped properties on hillsides within the Garibaldi UGB, consistent with recent trends in Garibaldi and other coastal communities and with the higher cost of building homes in such areas.

The following table identifies current and projected percentages and numbers of homes by housing type in Garibaldi.

Table 4. Existing and Projected Future Housing Units by Type, 2005 - 2025

Unit Type	Housing Units			
	2005		2025	
	Number	Percent	Number	Percent
1 Unit Detached	478	77.5%	620	66.5%
1 Unit Attached	7	1.2%	70	7.5%

Duplexes	15	2.4%	47	5.0%
Triplexes, fourplexes	7	1.2%	37	4.0%
5 or more units	17	2.7%	47	5.0%
Mobile Home	93	15.0%	112	12.0%
Total Units	617		933	

Source: U.S. Census and Cogan Owens Cogan

FUTURE LAND NEEDS

The amount of land needed for future housing depends on the number of housing units expected and the average density (or lot size) at which they are developed. State regulations require that the City estimate the amount of land needed in each zoning designation where housing is allowed. In Garibaldi, housing can be constructed in residential (R-1) and commercial (C-1) zones, as well as one of its water-dependent (WD-2) zones. Currently, housing is generally distributed among these zones as follows:

- Most existing mobile or manufactured homes (in parks and on individual lots) are located in R-1 zones; some are located in the WD-2 zone.
- Duplexes, triplexes, and quads are split between R-1 and C-1 zones.
- All multi-family housing with five or more units per structure is in a C-1 zone.
- Remaining dwellings in C-1 zones are single-family homes.

Similar trends are expected in the future. In addition, a relatively significant amount of new housing is proposed for the WD-2 zone on the city's Old Mill site. It is expected that much of the projected single-family attached housing would be located in this area. The following distribution among zones is expected:

- A significant portion of future multi-family units could be located in mixed-use developments in commercial or waterfront development zones; others would be located in the R-1 zone.
- Mobile homes will continue to be located primarily in R-1 zones.
- A mix of attached and detached single-family units (e.g., townhouses) would be located in the waterfront development zones; additional single-family detached or mixed-use units could be located in the commercial zone.
- Other single-family (detached) homes would be located in the R-1 zone, including some on larger lots in larger vacant areas within the UGB in the hillsides above existing residential areas.

The following table summarizes the location of all total future housing units by city zoning designation based on the assumptions above. As noted above, it reflects the assumptions above and should be considered to be a projection. It does not require a certain distribution among different zones or preclude a different percentage or number of housing units be built in any given zone or area, assuming there is adequate land to accommodate them. For example, a higher number of units than projected above

currently are proposed for the Old Mill site. If that proposal is implemented, some of the assumptions in this analysis about the level of growth and amount of land needed to meet long-term housing needs may need to be refined.

Table 5. Projected Total Future Housing Units by Housing Type and Zoning Designation, 2025

<i>Housing Type</i>	<i>R-1</i>		<i>C-1</i>		<i>WD-2</i>		
	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	
1 Unit Detached	75%	465	10%	62	15%	93	
1 Unit Attached	20%	14	40%	28	40%	28	
Duplexes	40%	19	40%	19	20%	9	
Triplexes, fourplexes	40%	15	40%	15	20%	7	
5 or more units	40%	19	40%	19	20%	9	
Mobile Home	100%	112	0%	0	0%	0	
Total		644		143		146	

Source: Cogan Owens Cogan

The following table indicates the number of new housing units and amount of land needed for each type of housing in each zoning designation. Average densities in housing units per acre are shown as “net densities,” i.e., not including land needed for roads and other public services because such areas already have been subtracted from the supply of buildable land.

Table 6. Projected Future New Housing Units and Land Needs by Housing Type and Zoning Designation, 2005 - 2025

<i>New Units</i>	<i>R-1</i>		<i>C-1</i>		<i>WD-2</i>		<i>Density (DU/acre)</i>
	<i>Units</i>	<i>Acres</i>	<i>Units</i>	<i>Acres</i>	<i>Units</i>	<i>Acres</i>	
1 Unit Detached	49	9.8	0	0.0	93	18.6	5
1 Unit Attached	10	1.0	25	2.5	28	2.8	10
Duplexes	11	1.4	12	1.5	9	1.1	8
Triplexes, fourplexes	11	0.9	12	1.0	7	0.6	12
5 or more units	19	1.0	4	0.2	9	0.5	20
Mobile Home	19	1.6	0	0.0	0	0.0	12
Total	119	15.6	53	5.2	146	23.6	

Source: Cogan Owens Cogan

Based on this analysis and set of assumptions, the City of Garibaldi has adequate land within the UGB to meet future housing needs.

GOALS, POLICIES AND STRATEGIES

Goals

1. Provide opportunities for development of housing in a range of types and price ranges to meet the needs of future residents.
2. Support maintenance and rehabilitation of the community's existing housing stock.
3. Support the efficient development of housing and land to minimize environmental impacts and provide public services in a cost-effective manner.

Policies

1. Zone adequate land to meet identified future housing needs for a broad range of housing types, including single-family attached and detached homes, manufactured homes, duplexes and multi-family dwellings.
2. Support efforts of public, private and nonprofit entities to provide needed low and moderate-income housing.
3. Provided opportunities to cluster development, through the planned unit development provisions of the zoning ordinance, as a method of minimizing development impacts in areas with sensitive natural features.
4. Encourage development of housing in locations that are easily accessible through walking and bicycling to municipal and commercial services and facilities.
5. Provide flexibility in development regulations to develop sites with unique conditions in an environmentally-sensitive manner.
6. Encourage the use of sustainable development and building materials including use of energy-efficient materials and design principles.
7. Allow for manufactured housing to be located in all residential zones, consistent with Oregon law.
8. Encourage and support the development of housing units in conjunction with commercial development (e.g., housing located above commercial uses) to provide diversity and security in commercial areas and a range of housing options.
9. Comply with federal and state fair housing laws which affirm access to housing opportunities for all people in Garibaldi.
10. Allow for accessory dwelling units (i.e., "granny flats") for permanent residents in residential zones, consistent with other city goals and policies.

Strategies

1. Help identify opportunities for builders and developers to consolidate buildable land to promote more efficient development.
2. Regularly update the city's inventory of buildable land (approximately every five years or more frequently if the rate of growth is more rapid) and use it both to identify housing development opportunities and assess the ability to meet future housing needs.
3. Examine the city's zoning ordinance and development regulations to ensure that they include adequate provisions to protect environmental resources, provide flexibility in developing unique sites, allow for a broad range of housing types and do not create barriers to the creation of affordable housing.
4. Work with the development community to ensure creation of new housing that meets identified future needs.
5. Consider adoption of commercial and mixed use design guidelines or standards to ensure that new mixed-use development is consistent with community character and enhances Garibaldi's attractiveness and livability and addresses accessibility and other design issues.
6. Monitor public facility capacity to ensure that proposed new housing can be adequately served by water, sewer, transportation, drainage and other public facilities.
7. Update the city's zoning ordinance to include provisions for accessory dwelling units targeted to permanent residents. Ensure regulations address issues related to accessibility, impacts on adjacent residents and adequate public and other facilities.
8. Work cooperatively with nonprofit housing developers (e.g., Habitat for Humanity) to support the development of affordable housing; assist in identifying potential sites for such housing and explore the feasibility of donating city-owned property for such purposes.

ECONOMIC DEVELOPMENT – STATEWIDE GOAL 9

EXISTING ECONOMIC DEVELOPMENT CONDITIONS

The Port of Garibaldi is home to many key businesses, including an RV park, restaurants, shrimp and fish processing facilities, a lumber mill, recreational businesses and the U.S. Coast Guard. The marina has moorage for 300 vessels and serves as the base of operation for several commercial fishing and charter operators. Garibaldi's tourist industry revolves around recreational fishing and boating. The largest industry sectors (in order) are: accommodation and food services; educational, health and social services; retail trade; manufacturing; and construction¹.

The Oregon Employment Department estimates that in 2005, 297 people worked in Garibaldi at 55 establishments. The majority of these establishments (70.9%) have less than five employees. According to the 2000 U.S. Census, 406 Garibaldi residents are in the labor force. Of those 406, 374 are employed.

Garibaldi has four zoning designations which can support different levels of employment:

- The commercial zone (C-1) is intended to centralize commercial uses along Highway 101 and maintain primary commercial uses such as stores, banks and offices in the central area of downtown. Large land users are intended to be located on the fringes of the commercial zone.
- Parcels zoned for industrial use (I-1) provide sites for industrial activities requiring large land areas, and which have generally greater impacts on the community, and which may be incompatible with other uses. Proximity to highway and railroad transportation also is considered important.
- Lands that extend farthest into the bay are part of the waterfront development zone (WD-1). The WD-1 zone is intended to provide an area in which primarily water-dependent and water related uses are located for the support of the marine industry. This designation does not allow residential or commercial uses.
- Other parcels on the peninsulas are in the waterfront development support zone (WD-2). The WD-2 zone is intended to provide additional potential areas for water-dependent uses, as well as for land uses that support or are complementary to waterfront uses, and for non-water-dependent and water-related uses in a waterfront setting. In addition to industrial uses, the W-2 zone allows for residential and commercial uses.

There are more than 50 net acres of vacant, partially vacant and redevelopable employment lands zoned within Garibaldi's UGB. Employment lands include parcels zoned as commercial, industrial, and waterfront development. More than 19 acres of the land is zoned for commercial use and located along Highway 101. In addition, there

¹ Source: 2000 US Census.

is nearly 19 acres of WD-2 land that allows for commercial development. While there is only 0.58 acres of vacant industrial land, both the WD-1 and WD-2 zones allow some level of industrial use, totaling more than 26 acres.

Table 1. Buildable Employment Lands

<i>Zone</i>	<i>Acres</i>	<i>Parcels</i>	<i>Allowed Uses</i>
Commercial	19.51	16	Commercial
Industrial	0.58	1	Industrial
Waterfront Development 1	7.27	2	Water-related Industrial
Waterfront Development 2	18.68	3	Residential, Commercial, Industrial
Total	46.04	22	

Source: Cogan Owens Cogan

The projected 5-year demand for employment lands and associated facilities is 1.44 acres, and the 20-year demand totals 4.31 acres.² This results in a surplus of nearly 45 acres to accommodate jobs in the next five years and more than 42 acres to accommodate jobs over the next 20 years. Table 2 shows that the majority of surplus land is designated for commercial use. Garibaldi can expect the majority of future jobs to be the service sector. Specifically, employment projections show the greatest increase in jobs coming in the commercial tourism industry.

Table 2. Employment Lands Needs by Industry Type (Acres)

<i>Zone</i>	<i>Supply</i>	<i>5-Year Demand</i>	<i>5-Year Surplus/(Deficit)</i>	<i>20-Year Demand</i>	<i>20-Year Surplus/(Deficit)</i>
Industrial ¹	7.85	0.08	7.77	0.25	7.60
Commercial ²	38.19	1.12	37.07	3.35	34.84
Total	46.04	1.20	44.84	3.60	42.44

¹ Includes I-1 and WD-1 zones

² Includes C-1 and WD-1 zones

Source: Cogan Owens Cogan

FUTURE ECONOMIC DEVELOPMENT CONDITIONS

While the local economy of Garibaldi has been dependent on fisheries, tourism and forest products, with limited population growth forecast in the immediate future, Garibaldi’s future commercial demand will be tied to an expanding visitor market and the opportunities presented by the redevelopment of key opportunity sites within the community—most notably the Port of Garibaldi and Old Mill Marina properties adjacent to the harbor.

Many of the parcels owned by the Port of Garibaldi are zoned WD-1 in accordance with Goal 17. The purpose of this zoning designation is to provide adequate land for water-dependent uses and, therefore, does not allow for non-water-dependent uses. Although the economic opportunity analysis shows that Garibaldi does not need additional commercial and industrial land to meet future employment needs, there is a desire from

² Source: Economic Opportunities Analysis conducted by Cogan Owens Cogan.

the City to examine zoning designations in hopes of providing for a more flexible set of uses along the waterfront. Due to the loss of industrial activity on the Port of Garibaldi site, it is believed that there may be an excess of lands zoned strictly for water-dependent uses. The City of Garibaldi is exploring options to allow some small-scale commercial uses on Port of Garibaldi lands that would cater to adjacent water-dependent uses.

Implementation of commercial development strategies in the Port of Garibaldi Five-Year Plan, the Old Mill redevelopment project and the recently completed Garibaldi Connections Project prepared by 1000 Friends of Oregon are critical to attracting and sustaining the visitor market. With the investment planned or occurring through these and other key community initiatives, Garibaldi is poised to fulfill the market vision of being the 'last authentic fishing village' on the Oregon coast.

Garibaldi has numerous assets to attract and serve the visitor market. From ecotourism, recreational fishing, outdoor recreation, local/coastal history and numerous quality special events, meeting space at the Old Mill, and over 100 hotel/RV spots, Garibaldi has a lot to offer. The economic impact of visitors can be significant. Visitor spending in Tillamook County has grown dramatically through the last decade from \$101 million in 1995 to \$151 million in 2004. Fifty-six percent of visitor spending is tied to retail sales and dining out. (Source: Dean Runyan Associates)

GOALS, POLICIES AND ACTIONS

Goals

1. Retain, strengthen and expand the existing industrial and commercial business base in Garibaldi.
2. Recruit or encourage businesses that will complement and improve the existing employment mix and will enhance Garibaldi's attractiveness to its target markets.
3. Support businesses that provide needed jobs for area residents.

Policies

1. Support the efforts of the Port of Garibaldi and private individuals to increase the number of commercial and recreational moorages available to the City.
2. Encourage the expansion of tourist accommodation.
3. Work with the local business community to strengthen the downtown commercial area as an important tourist and commercial center.
4. Maintain an adequate supply of vacant commercial, industrial and waterfront development property to provide for the economic growth of the community.

5. Work with the Tillamook Economic Development Committee to strengthen Garibaldi's economy.
6. Encourage the expansion of non-water-dependent industrial uses.
7. Encourage residents, businesses and civic organizations to shop locally.
8. Encourage, support and assist existing businesses.
9. Incubate, support and "grow" new businesses.
10. Target new firms to add to the business mix and strengthen the overall economic base.
11. Ensure public facilities and services are available to serve existing and prospective new businesses.
12. Work with the Port, community groups, and local businesses to identify and implement effective economic development strategies.

Actions

1. Encourage open communication between business and local government.
2. Identify top merchandise and businesses to promote.
3. Implement recommendations from the 1999 Oregon Downtown Development Association.
4. Implement the Garibaldi Connections recommendations to create a more appealing "destination community."
5. Work with Tillamook County and local businesses to identify opportunities for business and employee Customer Service Training to enhance customer relations with local and visitor markets.
6. Organize regular co-op business advertising, especially linked to the Crab Races or other special events.
7. Prepare and regularly update an inventory of available buildings and land, including price, features, utilities, infrastructure, maps, photos and contact information.

PARKS AND RECREATION – STATEWIDE GOAL 8

EXISTING PARK LANDS AND FACILITIES

Garibaldi is adjacent to Tillamook Bay, close to the Pacific Ocean, its beaches and to the Coast Range Mountains. These three environments provide opportunities for a diversity of recreational activities. The types of recreation within easy reach of Garibaldi residents include fishing, clamming, crabbing, hunting, camping, bird-watching, picnicking, boating and hiking.

The City of Garibaldi currently uses approximately four acres (3.93) of land for active park and recreation use within the urban growth boundary (UGB). There are two sites currently available in Garibaldi for neighborhood recreation use.

Lumberman Park is operated by the Lions Club on Port of Garibaldi-owned property. The park is approximately 1.68 acres and its use is centered on its picnic facilities (see parks map, parcel 58). Its facilities include a pavilion, seven picnic tables, a concessions stand, children's playground equipment and a 1927 Baldwin Steam Engine.

The Garibaldi Elementary School, owned by the Neah-Kah-Nie School District, has playground equipment and a playfield area. Recreational facilities on the 2.25-acre site include a soccer field, an informal ball field backstop, children's playground equipment, and a basketball hoop in the parking lot (see parcel 9).

A three-acre heron rookery just outside the UGB but within a Sensitive Bird Habitat Overlay Zone serves as open space for Garibaldi residents and visitors (see parcel 34). Open spaces are defined as unimproved, natural areas intended for passive uses, such as wildlife viewing and hiking. The City owns a right-of-way abutting the eastern-most corner of the lot which may be used in the future for interpretive signage or viewing area.

The Bay Shore Trail is Garibaldi's only existing trail. The trail has deteriorated since its development. The Bay Shore Trail has been identified as a priority in the Garibaldi Connections Project in the "Park and Recreation Opportunity Sites" section.

PARK LANDS AND FACILITIES NEEDS

The National Recreation and Park Association (NRPA) has developed standards to reflect the amount of space that communities should provide for various recreational activities. These standards are based on service areas and assume a need for a certain amount of land or facilities to serve a given number of residents. NRPA recommends park acreage and facilities for every 1,000 residents. However, the NRPA now encourages communities to set their own standards and use these numbers only as a guideline.

Using NRPA standards, which call for 10 acres of park land per 1,000 people, the City of Garibaldi should have approximately 9.61 acres of parks and open space to accommodate the current population of 961. The 3.93 acres of land dedicated to parks and open space leaves a current need of 5.68 acres of park land. These standards also recommend that Garibaldi residents have access to children’s playground equipment. While the two children’s playground areas exceed the recommended standard, additional children’s playground equipment could be sited in areas that are currently underserved, such as the residential area in the northeast portion of the city.

Demographic projections estimate that Garibaldi will have a population of approximately 1,360 people in 2025¹. The NRPA recommends that the city have 13.6 acres of park land to accommodate its residents. This leaves a need for an additional 9.67 acres of park land over the next 20 years. Use of the NRPA standards would not result in a need for any additional specific park facilities related to expected increases in population.

Table 1. Park Lands Needs

	<i>Current</i>	<i>20-Year</i>
Supply	3.93	3.93
Standard	9.61	13.60
Need	5.68	9.67

Source: Cogan Owens Cogan

PARK AND RECREATION OPPORTUNITY SITES AND POSSIBLE FUTURE SITES

The City of Garibaldi owns three properties that are “opportunity sites” for future park use. The "Reservoir Lot" is approximately 0.75 acres in size (see parcel 13). This land was donated to the city for use as a park; however, the City’s Public Works Department has identified the site for a future water reservoir. Future park elements are proposed to include "water works" park features that incorporate the utility infrastructure into the park theme.

The "Grange Hall" is approximately 0.20 acres (see parcel 51). The County donated this property to the city for use for recreational and/or open space. There are tentative plans to develop this parcel into a picnic area and park. The Native American connection to this land should be honored in any development of the site. The vacant lot adjacent to Grange Hall is targeted for acquisition and development as a public park. This 0.51-acre site could be developed to include an amphitheater (see parcel 50).

Two additional parcels of 0.16 and 0.37 acres were designated as open space by the City as part of the subdivision plat. However, steep slopes prohibit any active recreational uses on the sites.

¹ Source: Oregon Office of Economic Analysis and Cogan Owens Cogan

A proposal for new mixed-use development on the “Old Mill” site along the waterfront includes approximately 5.0 acres of park lands. Open space would be incorporated throughout the site and specifically along the entrance to the site (see parcel 56) and surrounding the smoke stack (see parcel 57). A path network is proposed along the perimeter of the peninsula, as well as throughout the interior of the site.

The Garibaldi Connections Project, conducted by 1000 Friends of Oregon, identified points of interest to be incorporated into a future “loop” trail that connects both the residential and commercial parts of Garibaldi. The report recommends the following parks and recreational developments:

- Miami Cove Shoreline & Water Trail along the northern shore of Miami Cove
- Redevelopment of the junkyard into a natural park with a kayak launch to Miami Cove
- An entry point to the Water Trail by the Old Mill chimney
- Trails along the perimeter of and throughout the Old Mill peninsula
- An additional marina on the southwest side of the Old Mill peninsula
- A second trail access point north of the trailer homes from the port (east) to the existing scenic trail along the sandy beach
- Enhanced visibility of the entry to the water trail by the Mariners’ Monument and a kayak launch point
- Improve the Bay Shore Trail, enhancing access to Garibaldi Beach
- Upgrade the current Miller’s property as a formal access point to the Sandy Beach Trail
- Enhance the Pier’s End kayak launch

Table 2 shows both existing and planned park lands.

Table 2. Existing and Planned Park Lands

	Current
Existing parks	3.93
Possible parks	*8.46
Supply (Total)	12.39

* Estimate based on acreage of Grange Hall, reservoir, amphitheater, and Old Mill sites, as well as an approximation of acreage for the junkyard and other Garibaldi Connections Project recommendations (10 total acres). These parcels are not owned by the city, but have been targeted as sites with potential for future park use.

Source: Cogan Owens Cogan

In addition to parcels planned for park use, a number of privately-owned, residential lots are smaller than the minimum residential lot size of 5,000 square feet and therefore are too small for residential development. Other lots are not suitable for development due to environmental constraints. These lots total more than seven acres (7.25) of possible park land (outlined in yellow). Additional land for trails may be acquired by vacating street rights-of-way, particularly those adjacent to riparian buffers. It is recommended that the City explore the possibility of acquiring one or more of these properties for park and recreational purposes.

GOALS AND POLICIES

Goals

1. Provide a range of park and recreational facilities to meet the needs of residents and visitors.
2. Assure the availability and accessibility of park and recreational facilities to meet the needs of people of all ages.

Policies

1. Work with the Neah-Kah-Nie School District to utilize Garibaldi Elementary School facilities for public recreational use.
2. Encourage the Port of Garibaldi to expand its boat basin in order to provide additional boat moorage opportunities.
3. Promote connections between parks and recreation areas throughout the city.
4. Prior to vacating unused or unusable street rights-of-way, consider such parcels for public open space use.
5. Investigate a variety of tools to fund the development and maintenance of park and recreational facilities including system development charges, user fees, private donations or the dedication of land through new development, and public/private partnerships.

Actions

1. Acquire and develop the reservoir, Grange Hall and amphitheater sites.
2. Work with developers of the Old Mill site to ensure that adequate park lands are incorporated into new development.
3. Incorporate recommendations from the Garibaldi Connections Project as funding and land become available.
4. Identify potential street rights-of-way that are not expected to be used for roads for possible future use as public open space, particularly those adjacent to riparian buffer areas.
5. Consider acquisition of parcels not suitable for development due to size or environmental constraints.

PUBLIC FACILITIES AND SERVICES – STATEWIDE GOAL 11

The City of Garibaldi must be able to provide adequate public facilities and services to support the community's growth and quality of life. To date, Garibaldi has been successful in its efforts to provide services and facilities adequately. The community's ability to continue this trend will have a direct bearing on future growth. This Public Facilities Element is intended to generally describe existing facilities and services, improvements needed to accommodate future forecasted growth and available funding sources. To meet the needs of future growth and development, Garibaldi will have to continue to upgrade existing facilities and services while also finding new and, perhaps, innovative methods of meeting demands.

For the purposes of this Comprehensive Plan and consistent with Oregon statutes and administrative rules, this element of the Plan focuses on those facilities covered under Statewide Goal 11 (Public Facilities) and which are provided primarily by the City or in close partnership with local utilities, including the following:

- Water
- Wastewater
- Stormwater
- Transportation

For each of these types of services, the Plan includes information related to existing conditions, future plans, and financing strategies and sources. This section of the plan also includes goals, policies and strategies related to public facilities. Proposed specific capital improvements are described in the city's facility master plans.

EXISTING PUBLIC FACILITIES CONDITIONS

Water

Garibaldi adopted a Water System Master Plan prepared by HGE, Inc. in 2004. The city currently relies on two developed groundwater sources to supply the city's water needs. The wells are located approximately one mile northeast of Garibaldi, near the confluence of Moss Creek and the Miami River. Lagler Creek and Struby Creek serve as an emergency supply. The system includes three ground-level reservoirs and three pump stations. There is one relatively large upper-level pressure zone and two small upper-level zones. Distribution mains within the city total over 13 miles and range in diameter from 1½ inches to 10 inches. Funding for the water system comes from an existing water fund balance, rate revenue and various grants and fees.

Wastewater

Garibaldi adopted a Wastewater Facilities Plan prepared by GHE, Inc. in 1998 and revised it in 1999. The City owns and operates a wastewater system originally constructed in the 1940s and 1950s. The system consists of a gravity flow collection system with five pump stations and a wastewater treatment plant. The existing treatment facility is a complete-mix activated sludge plant constructed in 1972. In addition to revenue from billing rates, Garibaldi may use one or more of the following sources to fund needed wastewater maintenance activities and improvements:

- Sale of bonds by acquiring federal or state grants and/or loans
- Special assessments
- Local Improvement Districts
- Serial levies
- Capital improvements funds
- Systems development charges

Stormwater

Garibaldi adopted a Stormwater Management Plan, prepared by Wallis Engineering, in 1995. Currently, most city streets are unimproved and therefore lack curbs. Except for a small area in the south part of the city, stormwater is discharged to open channel drainageways which extend in a north-south direction throughout the city. Most of the runoff from the streets flows to adjacent yards and percolates into the ground through the soil or runs downhill to the drainageways. Additional growth and runoff has created capacity problems in the conveyance system throughout the city. It also has resulted in ponding in some residential areas. The City's Stormwater plan recommends that Garibaldi fund capital improvements through the Community Development Block Grant Program and explore options for establishing a drainage utility to fund system maintenance.

Transportation

Garibaldi's Transportation System Plan (TSP), prepared by CH2M Hill and Angelo Eaton & Associates, was adopted in 2003. The TSP establishes a system of transportation facilities and services adequate to meet the city's transportation needs to the year 2022. Road ownership in Garibaldi is shared by the Oregon Department of Transportation, Tillamook County, the Port of Garibaldi and the City. The City has an arterial and collector street system to serve existing and future land development. U.S. 101 is the only designated arterial. Miami Foley Road, located outside Garibaldi's urban growth boundary, is designated as a rural major collector. All other roadways are designated as local roads. Overall, approximately 7.5 miles of city streets are paved and 2 miles are unpaved. The majority of street intersections are controlled by stop signs. Except along U.S. 101 and the Port of Garibaldi area, the pedestrian system does not provide consistent connectivity. Sidewalks and/or shoulders are infrequent. Garibaldi's primary source of transportation revenue is state gas tax revenue.

FUTURE PUBLIC FACILITIES CONDITIONS

Water

A year 2025 population of 1,190 was projected using the “low growth” estimate from the city’s recent periodic review. Using this average annual growth rate of 1.13%, the year 2025 average water demand will be approximately 30% higher than current demand.

Water rights are adequate for the planning period. Future growth beyond the planning period may require using numerous surface water rights not in use by the City. Development of surface water sources would necessitate treatment and considerable expense. The City should pursue conservation as a means of limiting the need for additional source development.

The most important water issue for the city is that of lost water. Reduction of lost water to a level of approximately 28% results in production requirements for year 2025 that are identical to current conditions. The Master Plan makes recommendations to help the City achieve its goal to reduce unaccounted-for water from 50% to 10% of the supply:

The city’s large concrete reservoir was constructed more than 75 years ago and has numerous deficiencies. It has effectively outlived its useful and reliable life and it should be replaced with a new 700,000-gallon reservoir and pump station. In addition, the existing steel reservoir is in need of rehabilitation. Other recommendations include improving disinfection methods, completing transmission lines and enhancing the hydraulic system. These plans may need to be accelerated to accommodate the proposed Old Mill development. In addition, water lines will need to be constructed to serve the Old Mill site if it is redeveloped. A new, higher reservoir or pump station will be needed to serve new developments on land along the northern portion of the urban growth boundary.

Wastewater

The planning period for Garibaldi’s wastewater system is through the year 2023. A projected population of 1,449 reflects a 1.5% average annual growth rate. Approximately 25% of the sewer collection lines meet current standards. The following deficiencies will need to be addressed to provide wastewater collection and treatment to all areas expected to be developed through 2023:

- Inadequately-sized main pump station
- Insufficient treatment (hydraulic) capacity
- Digester and sludge-holding facilities
- Lack of grit-removal facilities
- Worn-out equipment
- Lack of disinfection facilities

- Inadequate laboratory space
- Undersized emergency power generator
- Serious roofing problems

Stormwater

The Stormwater Management Plan recommends discharging stormwater to open channel drainageways. Additionally, it suggests that the City rely upon strict development standards regarding the use of biofiltration swales or sediment ponds to address erosion problems and protect and improve water quality. Curbs and gutters with piped drainage to drainage swales also may be required for streets serving new development, including U.S. 101. The City is expected to work with property owners and developers to implement some combination of these facilities as properties are developed or redeveloped to provide adequate stormwater drainage and minimize impacts on the city's existing system, as well as to the natural environment.

Transportation

Recommended improvements for Garibaldi include several intersection upgrades along U.S. 101 and the railroad to enhance traffic and pedestrian safety. Many local roads that serve lower volumes of traffic are in poor condition and pavement improvements may be necessary. It is possible that areas with steep slopes cannot be served due to state regulations. The TSP recommends several street connections to improve east-west connectivity. Pedestrian and bicycle system improvements are recommended to address gaps in connectivity, lack of crosswalks, and other safety considerations.

GOALS, POLICIES AND STRATEGIES

Goals

1. Plan for and provide water, sewer, drainage and transportation services in an orderly, cost-effective and efficient manner.
2. Equitably fund the costs of service provision among new and existing residents.

Policies

1. Provide city water and sewer service only to developments within the city limits, except that the City, after consultation with Tillamook County and the Oregon Department of Land Conservation and Development, may extend water and sewer service to areas outside the Urban Growth Boundary where such an extension is necessary to alleviate a certified health hazard.
2. Require that all urban level development in the city and the urbanizable area of the urban growth boundary be served with city sanitary sewer and water service.

3. To minimize the cost of providing public services and infrastructure, discourage urban development that lacks adequate public services and promote efficient use of urban and urbanizable land within the city's UGB.
4. Require all properties within the UGB that receive urban services to either annex to the city or enter into an agreement for future annexation when contiguous to city limits.
5. Require that all new residential developments have water service, sewer service, streets and other necessary facilities installed as part of the initial construction pursuant to improvement standards specified in the City's Subdivision Ordinance.
6. Support development that is compatible with the City's ability to provide adequate public facilities and services.
7. The City may prioritize the extension of water, sewer, and transportation infrastructure within the UGB based on cost, efficiency, available resources or other factors.
8. Periodically review and update long-range master plans for its water, sewer, storm drainage and transportation systems.
9. Periodically update and adopt master plans for water, sewer, storm drainage, and transportation systems.
10. Comply with state and federal regulations for utility systems.
11. Generally require that the extension of water, sewer, and transportation infrastructure be financed by the property owners benefiting from service extensions.
12. The City may adopt System Development Charges (SDCs) to help finance new infrastructure as allowed by state law, and adjust SDCs to keep them up-to-date with current construction costs.
13. Establish and maintain utility rates and user fees that equitably allocate costs for the operation and maintenance of public facilities to users.
14. Take steps to protect the city's surface drinking water supply and to enhance the water quality and quantity of its groundwater supplies.
15. The City will require all urban-level development within the city's UGB to connect to the sanitary sewer system and will encourage the incremental extension of sewer service, consistent with the capacity of the system to serve such development.
16. Establish and maintain standards for stormwater management that require, wherever feasible, on-site management of stormwater runoff using techniques such as detention ponds, bio-swales, and discharge to natural drainage ways.

17. Take steps to minimize adverse impacts from construction site erosion and other sources of erosion and sedimentation in natural drainage ways and storm drainage facilities.

WATERFRONT CONCEPT

The City of Garibaldi is adjacent to Tillamook Bay, close to the Pacific Ocean. Garibaldi's waterfront area consists of more than 91 acres on two peninsulas that extend into the bay. Land on the western peninsula and the western part of the eastern peninsula is owned by the Port of Garibaldi and is where a majority of employers in the city are located. The second peninsula, known as the "Old Mill" site, consists mainly of vacant land and is the location of an RV park and boat storage area. A mixed-use development of homes, businesses, and open space has been proposed for the Old Mill site.

Land on Garibaldi's waterfront is zoned for a variety of uses.

- One parcel is zoned for medium-density residential development (R-1). This zone is intended to provide an area of primarily single-family homes, duplexes and manufactured homes, with apartments allowed as a conditional use.
- Several parcels are zoned for industrial use (I-1). These lands provide sites for industrial activities requiring large land areas, and which have generally greater impacts on the community, and which may be incompatible with other uses. Proximity to highway and railroad transportation is considered important.
- Lands that extend farthest into the bay are part of the waterfront development zone (WD-1). The WD-1 zone is intended to provide an area in which primarily water-dependent and water-related uses are located for the support of the marine industry.
- Other parcels along on the peninsulas are zoned to support waterfront uses (WD-2). The WD-2 zone is intended to provide additional potential areas for water-dependent uses, as well as for land uses that support or are complementary to waterfront uses, and for non-water-dependent and water-related uses in a waterfront setting.

Many of the Garibaldi's key businesses, including a recreational vehicle (RV) park, restaurants, shrimp and fish processing facilities, a lumber mill, recreational businesses and the U.S. Coast Guard, are on the Port of Garibaldi's 48-acre site. The marina has moorage for 300 vessels and serves as the base of operation for several commercial fishing and charter operators. The Port property contains a majority of the city's WD1 and I1 zones. The land zoned WD1 is directly adjacent to the bay and includes the marina. Waterfront properties are described in more detail below. In addition, a map and database of waterfront properties describing land uses have been prepared as part of this analysis.

PORT OF GARIBALDI

The Port is served by a road network, water and sewer services. A number of road improvements are recommended for the Port, including the addition of bicycle trails and sidewalks. Several of these recommendations are related to upgrading the safety of railroad crossings at South 3rd and 7th Streets. A sewer lift station located on Port property is scheduled to be replaced. The Port has some National Pollutant Discharge

Elimination System concerns. A recent study completed for the Port of Garibaldi addressed drainage issues in the Port's developed industrial area. There are a few areas to the east of the Port's property that were formerly industrial sites. As these areas develop, stormwater issues and NPDES requirements will have to be addressed. The nature of these will depend upon the type of development proposed.

OLD MILL MARINA

The Old Mill site encompasses nearly 30 net acres extending into Tillamook Bay¹. This accounts for more than half of the buildable employment land in Garibaldi. In the past, the site was used for industrial purposes. Lumber mills and a plywood manufacturing plant operated there until the early 1970's. New owners of the site have proposed a mixed-use development consisting of housing, businesses and open space along with utilities and roads to serve the area. More than 500 units of housing are proposed, the majority of which will be single-family attached homes, although approximately 100 smaller, loft units also are planned. Some of these units will be incorporated into the commercial development. Approximately 250,000 square feet of commercial space is proposed as well as a 120-room hotel. Park and open space areas would be incorporated along the entrance to the site (see buildable lands map, parcel 68) and surrounding the smoke stack (see waterfront maps, parcel 40). A path network is proposed along the perimeter of the peninsula, as well as throughout the interior of the site that would tie into the Bay Shore Trail.

Plans for the Old Mill site include a road network to facilitate the new development. One major improvement will be needed - moving the site's entrance from South 3rd Street to South 2nd Street. Main water lines extend to the site and serve the RV park. However, additional water lines within the site will need to be constructed and plans for new water storage facilities will need to be accelerated to accommodate the proposed development. Sewer lines run to the site, but additional lines within the site will need to be constructed. Stormwater drainage facilities also will be required for streets serving the new development, including potential improvements on Hwy. 101. Facilities may include a combination of curbs and gutters, drainage swales or other on-site facilities.

A buildable lands inventory and Goal 9 economic opportunities analysis (EOA) conducted for the City of Garibaldi show that the city has a surplus of more than 42 acres of commercial and industrial land to meet 20-year employment needs. The majority of this land is located on the Old Mill site.

PRELIMINARY GOAL 17 ANALYSIS

Garibaldi has traditionally been a fishing port, relying on commercial and sport fishing. The commercial fishing industry has seen significant declines over the years and given way, in large part, to sport fishing as the main waterfront industry. With the exception of the remaining mill in Garibaldi, medium to large industrial uses of the past no longer exist in the city. For example, the Oregon Washington Plywood Mill closed around

1972. It was the largest lumber mill on the coast and, with its closure, the Garibaldi waterfront no longer contains large-scale industrial uses, although there is a small hardwood mill near Highway 101 and 7th Street.

Many of the parcels owned by the Port of Garibaldi are zoned WD-1 in accordance with Goal 17. The purpose of this zoning designation is to provide adequate land for water-dependent uses and, therefore, does not allow for non-water-dependent uses. Although the economic opportunity analysis (EOA) prepared as part of the City's Comprehensive Plan Update process shows that Garibaldi does not need additional commercial and industrial land to meet future employment needs, there is a desire from the City to examine zoning designations in hopes of providing for a more flexible set of uses along the waterfront. Due to the loss industrial activity on the Port of Garibaldi site, it is believed that there may be an excess of lands zoned strictly for water-dependent uses. The City of Garibaldi would like to examine options to allow some small-scale commercial uses on Port of Garibaldi lands that would cater to adjacent water-dependent uses. These options include:

1. Rezone several small parcels from WD-1 to WD-2. In addition to water-dependent industrial uses, the WD-2 designation allows for water-related commercial uses.
2. Rezone several small Port parcels currently designated as WD-1 to WD-2, in exchange for rezoning other parcels from WD-2 to WD-1. This zoning designation "swap" could occur entirely on the Port site and simply change the locations of the zoning designations.
3. Establish zoning ordinance provisions that would allow for the temporary use of structures in WD-1 zones for non-water-dependent uses, but would not change the zoning designation and would therefore preserve the land for long-term water-dependent uses.

It is recommended that the City of Garibaldi undertake a Goal 17 analysis as a second phase of this study. The analysis would inventory water-dependent uses, economic resources, recreational uses, and other factors to re-examine the policies and uses of Garibaldi's coastal shorelands.

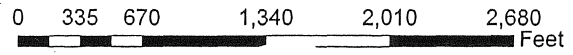
City of Garibaldi ATTACHMENT F

03/10/2006



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1:3,018



	Garibaldi Urban Growth Boundary
	Garibaldi City Limit
	Tax Lots

Tillamook County GIS 03/10/06

INTRODUCTION

The City of Garibaldi has hired Cogan Owens Cogan (COC) to conduct Goal 9 (Economic) and Goal 10 (Housing) analyses, and update the related chapters of the Comprehensive Plan. In addition, COC is preparing a park and recreation plan, a conceptual plan for the city's waterfront area, and updates to the Goal 8 (Parks and Recreation) and Goal 11 (Public Facilities and Services) chapters of the Comprehensive Plan. COC worked with the city and other members of the consulting team to inventory the supply of buildable land within the city's urban growth boundary (UGB), identify future land needs, and determine whether Garibaldi has sufficient land within its boundaries to meet the demand for future economic, housing and other needs.

This report describes preliminary results of the buildable lands inventory, including the methodology and assumptions used and initial results. The information in this and future reports ultimately will be incorporated in revisions to the City's Comprehensive Plan and accompanying Background Report, including chapters on housing, economic development, parks and recreation and public facilities.

METHODOLOGY

Definitions

The following definitions were used to identify buildable land for inclusion in the inventory:

Buildable land refers to lands in urban and urbanizable areas that are suitable, available and necessary for development. They include both vacant and developed land likely to be redeveloped.

Constrained land includes vacant or partially vacant parcels with significant physical, environmental or infrastructure limits to development. Physical constraints include steep topography (calculated at slopes of 12+%, 20+%, and 25+%), unstable soils and parcel configuration. Environmental constraints include on-site wetlands, floodplains or significant riparian areas. Infrastructure constraints include inadequate public facilities (e.g., roads and utilities).

Employment land is land designated to accommodate a broad range of commercial and industrial uses.

Partially vacant land includes those parcels with some development, but with vacant portions large enough to accommodate more development, based on the size of the lot, zoning designations, and/or value of land and improvements.

Redevelopable land includes occupied or partially occupied land that may or may not contain a low value of improvements relative to the value of the land and may be economical to develop for more intensive or different uses.

Undevelopable land includes land that is unsuitable for development due to environmental or other constraints.

Vacant land consists of parcels with no permanent buildings or improvements.

Assumptions

For the purposes of this buildable lands inventory, the following assumptions were used:

Buildable Land Use Inventory

- Constraints in Garibaldi include steep slopes and riparian areas
- Parcels with slopes of more than 25% were considered unbuildable

Process

The following steps were conducted to develop the buildable lands inventory and assess future land needs for housing, employment and parks:

1. Consulted with city staff and a city improvement advisory committee (CIAC) consisting of other stakeholders regarding recently approved and planned developments, other economic trends, park and recreation needs and opportunity sites.
2. Utilized a land use database from the City of Garibaldi to create a list of potentially vacant parcels.
3. Cross-referenced the list of potentially vacant parcels with assessor's data, aerial photographs and Geographic Information Systems (GIS) data supplied by Tillamook County.
4. Conducted field checks to confirm vacant and partially vacant status of selected parcels.
5. Calculated the number of parcels and total acreage of vacant, partially vacant and redevelopable land by zoning designation as summarized in the housing section.
6. Recalculated the acreage of lots with constraints to reflect actual available acreage as described in the buildable lands inventory section.
7. Removed lots that are too skinny or too small (under 5,000 sq. ft.) from the final inventory calculations.
8. Used the Oregon Department of Land Conservation and Development *Industrial and Other Employment Lands Analysis Guidebook* to conduct the economic opportunities analysis.
9. Used the Oregon Department of Housing and Community Services *Housing Needs Model* as a guide to conduct the housing analysis.
10. Reviewed standards developed for other communities and by the National Recreation and Park Association for park and recreational facilities in estimating needs for future park and recreational facilities.
11. Conducted research and established baseline information for future waterfront activity.

12. Reviewed and confirmed methodology and assumptions with Citizen Advisory Committee and refined analysis.
13. Drafted comprehensive plan elements for housing, economy, parks and recreation, and public facilities.

BUILDABLE LANDS INVENTORY

Land Supply

Buildable land within the City's UGB includes land that is completely vacant, as well as land that is partially vacant and theoretically has the potential for additional development based on parcel size, zoning, the location of existing development and environmental constraints. The buildable land supply was evaluated by reviewing tax assessor data and aerial photographs, making site visits to identify potential constraints to development or redevelopment, and consulting with City staff and members of the Garibaldi City Improvement Advisory Committee.

On November 11, 2005, COC met with city staff and other local stakeholders to discuss existing conditions. The following comments were made regarding the buildable lands inventory.

- Land on slopes of 20% or more requires 8,000 sq. ft. lots compared to the standard 5,000 sq. ft.
- There is a lack of access throughout the city due to uncompleted streets

There are approximately 300 acres of vacant and partially vacant land within Garibaldi's UGB. Some of this land (approximately 50 acres) is unbuildable due to environmental constraints. These constraints include riparian areas, wetlands and slopes of greater than 25%. Lots that are too narrow or small to meet minimum lot size requirements also are considered unbuildable for housing purposes. Additional land has been deducted from lots larger than one acre in size to account for land needed for roads and other public facilities. Finally, an efficiency factor of 75% was applied to properties with slopes of 15-25% and those with odd shapes or the presence of riparian areas that fragment the property. This efficiency factor is meant to account for the fact that development in those areas will require larger lot sizes and/or cannot be done as efficiently as it could on properties without such constraints.

Removing unbuildable and constrained land from the inventory leaves Garibaldi with 91 net buildable parcels totaling approximately 96 acres of land within the UGB. The majority of buildable land (approximately 50 acres) is zoned residential and more than 73 acres are available for residential use (residential and waterfront 2). Industrial uses are allowed approximately 8 acres of land (Industrial and Waterfront 1). There are more than 42 acres of land available for commercial use (commercial and waterfront 2).

Table 1. Net Buildable Land by Zoning Type

<i>Zone</i>	<i>Parcels</i>	<i>Acres</i>
Commercial	16	19.51
Industrial	1	0.58
Residential	69	50.06
Waterfront 1	2	7.27
Waterfront 2	3	18.68
Total	91	96.10

Source: Cogan Owens Cogan

Of the buildable land included in the inventory, approximately 45 acres are classified as vacant and 22 acres are classified as partially vacant. There is more than 28 acres of redevelopable land available.

Table 2. Net Buildable Land by Current Use

<i>Type</i>	<i>Parcels</i>	<i>Acres</i>
Vacant	62	45.24
Partially Vacant	23	22.22
Redevelopable	6	28.62
Total	91	96.08

Source: Cogan Owens Cogan

A list of all buildable parcels identified in the inventory (Appendix A) and related maps are attached to this report.

City of Garibaldi
Buildable Lands Inventory Summary

APPENDIX A (Attachment H)
City of Garibaldi = 870.4 acres

Vacant, Partially Vacant and Redevelopable Lands

Type	Gross		Net	
	Acres	Parcels	Acres	Parcels
Vacant	170.16	72	79.45	70
Partially Vacant	71.84	26	22.22	23
Redevelopable	49.47	6	28.62	6
Unbuildable	7.93	52	NA	NA
Total	299.40	156	130.29	99

Vacant, Partial Vacant and Redevelopable Lands

Zone	Gross		Net	
	Acres	Parcels	Acres	Parcels
Commercial	45.81	24	19.51	16
Estuary Natural	0.80	1	0.36	1
Industrial	1.25	1	0.58	1
Residential	77.86	95	50.06	69
Resource Open Space	59.12	9	33.85	7
Waterfront 1	9.62	1	7.27	2
Waterfront 2	40.38	5	18.68	3
Unknown	64.57	20	NA	NA
Total	299.40	156	130.31	99

Buildable Lands

Type	Gross		Net	
	Acres	Parcels	Acres	Parcels
Vacant	170.16	72	45.24	62
Partially Vacant	71.84	26	22.22	23
Redevelopable	49.47	6	28.62	6
Unbuildable	7.93	52	NA	NA
Total	299.40	156	96.08	91

Buildable Lands

Zone	Gross		Net	
	Acres	Parcels	Acres	Parcels
Commercial	45.81	24	19.51	16
Industrial	1.25	1	0.58	1
Residential	77.86	95	50.06	69
Waterfront 1	9.62	1	7.27	2
Waterfront 2	40.38	5	18.68	3
Unknown	64.57	20	NA	NA
Total	239.48	146	96.10	91

City of Garibaldi
Buildable Lands Inventory
Gross Acres and Parcels

APPENDIX A (Attachment H)

Code	Inventory Status	Comment/Constraints	PROP CLASS	MAP ID	ZONE	LAND SIZE	CON AC	ADJUST AC	LARGELOT ADJ	INFRA ADJ
95	Partially Vacant	Stream/structure	400	1N 10 22 BB 00200	C1	2.2	0.33	1.88	1.50	1.13
99	Partially Vacant	Stream/structure	409	1N 10 22 BB 00100	C1	2.93	0.90	2.04	1.63	1.22
100	Partially Vacant	Stream/slope/structure	201	1N 10 22 BA 00100	C1	8.84	1.40	7.44	5.95	4.46
112	Partially Vacant	Stream/Structure	401	1N 10 22 BA 00200	C1	1.51	0.76	0.75		0.75
117	Partially Vacant	Structure	200	1N 10 22 BA 00300	C1	0.42	0.03	0.39		0.39
144	Partially Vacant		101	1N 10 21 AD 02300	C1	0.51		0.51		0.51
151	Partially Vacant	Structure	200	1N 10 21 AC 11500	C1	0.11		0.11		0.11
198	Partially Vacant	Structure/future road	200	1N 10 21 AD 09500	C1	1.15	0.87	0.28		0.28
205	Partially Vacant	Stream/structure	209	1N 10 22 A0 00200	C1	26.07	9.81	16.26	13.01	9.76
267	Redevelopable	Parking lot	200	1N 10 21 AD 09700	C1	0.22	0.10	0.12		0.12
308	Unbuildable	Stream/too skinny	010	1N 10 22 BA 00490	C1	0.35	0.09	0.26		0.26
379	Unbuildable	Too small	200	1N 10 22 BB 01600	C1	0.02	0.00	0.02		0.02
431	Unbuildable	Stream	200	1N 10 22 BB 01400	C1	0.156	0.16	0.00		0.00
432	Unbuildable	Too Small	200	1N 10 21 AA 13503	C1	0		0.00		0.00
433	Unbuildable		200	1N 10 21 AD 09400	C1	0.07		0.07		0.07
470	Unbuildable		200	1N 10 21 AD 09200	C1	0.09		0.09		0.09
555	Unbuildable		200	1N 10 21 AD 09100	C1	0.09		0.09		0.09
619	Unbuildable		200	1N 10 21 AC 13700	C1	0.05		0.05		0.05
662	Unbuildable		200	1N 10 21 BD 11400	C1	0.13	0.08	0.05		0.05
663	Vacant	Too small	010	1N 10 22 BA 00701	C1	0.05		0.05		0.05
669	Vacant	Stream	200	1N 10 22 BA 01100	C1	0.45	0.30	0.15		0.15
735	Vacant			1N 10 21 AC 11900	C1	0.14		0.14		0.14
7705	Vacant		200	1N 10 21 AC 07800	C1	0.11		0.11		0.11
7712	Vacant		200	1N 10 21 AC 13600	C1	0.14		0.14		0.14
7719	Vacant	Stream	010	1N 10 22 A0 00500	EN	0.8	0.44	0.36		0.36
7722	Vacant	Stream	100	1N 10 22 BA 00400	I1	1.25	0.68	0.58		0.58
482	Partially Vacant	Stream/structure	109	1N 10 21 AA 00404	R1	1.38	0.90	0.48		0.48
705	Partially Vacant	Road	100	1N 10 21 AB 01101	R1	0.39	0.01	0.39		0.39
7709	Partially Vacant	Stream	100	1N 10 22 BB 00708	R1	0.54	0.28	0.26		0.26
7710	Partially Vacant	Stream/Structure	401	1N 10 22 BB 00400	R1	0.79	0.45	0.34		0.34
7711	Partially Vacant	Mobile Homes	100	1N 10 21 AB 04300	R1	0.14		0.14		0.14
	Partially Vacant	Structure	100	1N 10 21 AB 06300	R1	0.11		0.11		0.11
63	Partially Vacant	Stream/structure	101	1N 10 21 AA 10200	R1	0.23	0.03	0.20		0.20
64	Partially Vacant	Structure	100	1N 10 21 AC 02500	R1	0.11		0.11		0.11
67	Partially Vacant	Structure	100	1N 10 21 AC 02400	R1	0.11		0.11		0.11
69	Partially Vacant	Structure	100	1N 10 21 AC 02300	R1	0.11		0.11		0.11
78	Partially Vacant	Structure		1N 10 21 BD 02200	R1	0.78		0.78		0.78
109	Partially Vacant	Structure	101	1N 10 21 BD 09400	R1	0.52		0.52		0.52
113	Unbuildable	Stream	100	1N 10 16 DC 00200	R1	0.17	0.09	0.09		0.09
114	Unbuildable	Stream	100	1N 10 16 DC 00300	R1	0.17	0.07	0.10		0.10
135	Unbuildable	Stream	010	1N 10 21 AA 00400	R1	0.23	0.14	0.09		0.09
136	Unbuildable	Stream	010	1N 10 21 AB 01202	R1	0.11	0.12	0.00		0.00
142	Unbuildable	Stream	010	1N 10 21 AB 01200	R1	0.11	0.06	0.05		0.05
145	Unbuildable	Stream/slope	010	1N 10 21 AB 01201	R1	0.23	0.20	0.03		0.03
155	Unbuildable		100	1N 10 21 AB 01001	R1	0.11	0.02	0.09		0.09
165	Unbuildable	Stream/Structure	101	1N 10 21 AB 01501	R1	0.11	0.04	0.07		0.07
179	Unbuildable	Too small	010	1N 10 22 BB 00707	R1	0.04		0.04		0.04
180	Unbuildable	Stream	100	1N 10 21 AB 04000	R1	0.25	0.18	0.07		0.07
185	Unbuildable		100	1N 10 21 AB 02600	R1	0.11	0.01	0.10		0.10
190	Unbuildable	Structure	100	1N 10 21 AB 02500	R1	0.11	0.01	0.10		0.10
258	Unbuildable	Stream	100	1N 10 22 BA 02500	R1	0.2	0.15	0.05		0.05
296	Unbuildable	Stream	010	1N 10 21 AA 00402	R1	0.11	0.07	0.04		0.04
299	Unbuildable	Structure	100	1N 10 21 AA 15000	R1	0.09		0.09		0.09
320	Unbuildable	Stream	100	1N 10 21 AA 07300	R1	0.11	0.01	0.10		0.10
323	Unbuildable	Stream	100	1N 10 21 AA 07200	R1	0.23	0.19	0.04		0.04

City of Garibaldi
Buildable Lands Inventory
Gross Acres and Parcels

338	Unbuildable		100	1N 10 21 AA 13800	R1	0.1		0.10		0.10
339	Unbuildable		100	1N 10 21 AA 13600	R1	0.1	0.05	0.05		0.05
343	Unbuildable	Stream	010	1N 10 21 AA 08101	R1	0.11	0.03	0.08		0.08
351	Unbuildable	Stream	010	1N 10 21 AA 08100	R1	0.23	0.20	0.03		0.03
367	Unbuildable	Stream/structure	010	1N 10 21 AA 08200	R1	0.23	0.13	0.10		0.10
369	Unbuildable	Stream	100	1N 10 21 AA 09700	R1	0.21	0.14	0.07		0.07
381	Unbuildable	Stream	010	1N 10 21 BD 01000	R1	0.11	0.06	0.05		0.05
400	Unbuildable	Stream	100	1N 10 21 AC 05800	R1	0.12	0.10	0.02		0.02
422	Unbuildable	Too skinny	010	1N 10 21 AD 03101	R1	0.03		0.03		0.03
445	Unbuildable	Stream	100	1N 10 21 BC 00802	R1	0.29	0.23	0.06		0.06
462	Unbuildable	Too small	010	1N 10 21 BC 00803	R1	0.07		0.07		0.07
536	Unbuildable			1N 10 21 BD 09200	R1	0.14	0.07	0.07		0.07
558	Unbuildable	Stream	010	1N 10 21 BC 01800	R1	0.11	0.12	0.00		0.00
661	Unbuildable	Too small	010	1N 10 21 BC 01402	R1	0.08		0.08		0.08
665	Unbuildable	Too small	010	1N 10 21 BC 01401	R1	0.08		0.08		0.08
668	Unbuildable	Too small	010	1N 10 21 BC 02000	R1	0.02		0.02		0.02
704	Unbuildable	Too small	010	1N 10 21 BC 02100	R1	0.02		0.02		0.02
722	Vacant		400	1N 10 21 AB 00900	R1	2.11	0.00	2.11	1.69	1.26
734	Vacant		100	1N 10 21 AB 00302	R1	0.14		0.14		0.14
738	Vacant	Stream/slope	100	1N 10 21 AA 00200	R1	5.8	0.02	5.78	4.63	3.47
752	Vacant		400	1N 10 21 AA 00100	R1	4.21		4.21	3.37	2.53
759	Vacant	Stream	400	1N 10 22 BB 01000	R1	7	0.95	6.05	4.84	3.63
768	Vacant	Stream	100	1N 10 21 AA 00405	R1	0.44	0.31	0.13		0.13
780	Vacant	Stream/road	400	1N 10 22 BB 00700	R1	3.41	0.98	2.43	1.95	1.46
799	Vacant		100	1N 10 22 BA 01700	R1	0.26		0.26		0.26
800	Vacant		010	1N 10 21 AB 01000	R1	0.23		0.23		0.23
805	Vacant	Stream	400	1N 10 21 AB 01500	R1	1.77	0.30	1.47	1.18	0.88
810	Vacant	Stream	100	1N 10 21 AB 01800	R1	0.23	0.01	0.22		0.22
7715	Vacant		100	1N 10 21 AB 01700	R1	0.23		0.23		0.23
54	Vacant		400	1N 10 21 AB 01600	R1	0.83		0.83		0.83
68	Vacant	Stream	100	1N 10 22 BA 02400	R1	0.26	0.09	0.17		0.17
74	Vacant	Stream	400	1N 10 21 AB 04100	R1	0.69	0.05	0.65		0.65
82	Vacant		010	1N 10 21 AA 00103	R1	0.37		0.37		0.37
87	Vacant	Stream	400	1N 10 21 AB 01900	R1	0.64	0.45	0.19		0.19
92	Vacant		100	1N 10 21 AB 04200	R1	0.11		0.11		0.11
94	Vacant		100	1N 10 21 AB 04400	R1	0.23		0.23		0.23
97	Vacant	Stream	100	1N 10 22 BA 02500	R1	0.3	0.04	0.26		0.26
108	Vacant		100	1N 10 21 AB 03500	R1	0.11		0.11		0.11
110	Vacant		100	1N 10 22 BA 01200	R1	0.21	0.00	0.21		0.21
119	Vacant		100	1N 10 21 AB 05100	R1	0.34		0.34		0.34
123	Vacant		100	1N 10 21 AB 05800	R1	0.11		0.11		0.11
124	Vacant		100	1N 10 21 AB 05700	R1	0.11		0.11		0.11
127	Vacant		100	1N 10 21 AB 05201	R1	0.23		0.23		0.23
129	Vacant		100	1N 10 21 AB 06400	R1	0.25		0.25		0.25
141	Vacant	Stream	100	1N 10 21 AB 07200	R1	0.18	0.05	0.13		0.13
162	Vacant		100	1N 10 21 AA 06600	R1	0.11		0.11		0.11
163	Vacant		100	1N 10 21 AB 07400	R1	0.17		0.17		0.17
167	Vacant		100	1N 10 21 BD 01501	R1	0.25		0.25		0.25
181	Vacant		100	1N 10 21 AD 05600	R1	0.11		0.11		0.11
196	Vacant		100	1N 10 21 AC 02700	R1	0.11		0.11		0.11
199	Vacant		100	1N 10 21 AC 02900	R1	0.11		0.11		0.11
216	Vacant		100	1N 10 21 BD 02701	R1	0.12		0.12		0.12
217	Vacant		100	1N 10 21 AC 03701	R1	0.23		0.23		0.23
228	Vacant		100	1N 10 21 BD 07000	R1	0.11		0.11		0.11
249	Vacant		010	1N 10 21 BC 01002	R1	0.11		0.11		0.11
272	Vacant		100	1N 10 21 BC 01000	R1	0.23		0.23		0.23
273	Vacant		100	1N 10 21 BC 00200	R1	0.21		0.21		0.21

City of Garibaldi
Buildable Lands Inventory
Gross Acres and Parcels

275	Vacant		100	1N 10 21 BC 01100	R1	0.11		0.11		0.11
293	Vacant		100	1N 10 21 BC 00700	R1	0.31		0.31		0.31
312	Vacant		100	1N 10 21 BC 01300	R1	0.11		0.11		0.11
322	Vacant	Yard?	100	1N 10 21 BC 02900	R1	0.21		0.21		0.21
345	Vacant		100	1N 10 21 BC 02300	R1	0.25		0.25		0.25
364	Vacant	Stream	400	1N 10 16 DC 00100	R1	5.65	2.28	3.37	2.70	2.02
418	Vacant	Stream/slope	600	1N 10 21 BC 00100	R1	17.8	3.20	14.60	11.68	8.76
426	Vacant	Stream	401	1N 10 21 BC 00300	R1	8.75	0.97	7.78	6.22	4.67
439	Vacant	Slope	400	1N 10 21 BD 01900	R1	2.25	1.00	1.25	1.00	0.75
442	Unbuildable	Designated as a Park		No Taxlot ID	RO	0.16		0.16		0.16
453	Unbuildable	Stream	400	1N 10 22 CA 00400	RO	0.36	0.29	0.08		0.08
474	Vacant	Stream	640	1N 10 0 00 03700	RO	19.317	2.547	16.77	13.42	10.06
503	Vacant	Stream	640	1N 10 0 00 03700	RO	15.32		15.32	12.26	9.19
523	Vacant	Stream	640	1N 10 0 00 03700	RO	11.18		11.18	8.94	6.71
597	Vacant	Stream	640	1N 10 0 00 03700	RO	11.18		11.18	8.94	6.71
611	Vacant	Slope	400	1N 10 22 CA 00200	RO	0.64	0.10	0.54		0.54
647	Vacant	Stream	400	1N 10 22 CA 00500	RO	0.5	0.24	0.27		0.27
651	Vacant	Stream	400	1N 10 22 CA 00600	RO	0.46	0.09	0.38		0.38
659	Redevelopable	Old Mill	201	1N 10 21 D0 00201	WD1	9.62	0.50	9.12	7.29	5.47
687	Redevelopable		200	1N 10 21 D0 00100	WD2	2.57	0.96	1.61	1.29	0.96
692	Redevelopable		201	1N 10 21 D0 00200	WD2	24.89		24.89	19.91	14.93
716	Redevelopable	Old Mill	200	1N 10 21 D0 00500	WD2	4.92	0.29	4.64	3.71	2.78
725	Redevelopable			1N 10 21 D0 00400	WD2	7.25		7.25	5.80	4.35
740	Unbuildable	Structure/waterfront	200	1N 10 22 00 00590	WD2	0.75	1.52	0.00		0.00
755	Partially Vacant			1N 10 20 A0 01000		3.002	0.01	3.00	2.40	1.80
772	Partially Vacant	Structure		1N 10 20 A0 01700		0.523	0.18	0.35		0.35
820	Partially Vacant	Stream/structure		1N 10 20 A0 01301		4.663	0.87	3.79	3.03	2.27
822	Partially Vacant	Stream/structure		1N 10 20 A0 01100		4.172	1.81	2.37	1.89	1.42
7701	Partially Vacant	Stream/slope/road		1N 10 22 CA 99980		10.527	2.94	7.59	6.07	4.55
7701	Unbuildable	Too skinny				0.757	0.02	0.74		0.74
7701	Unbuildable	Too skinny				0.19	0.16	0.03		0.03
7701	Unbuildable	Stream		1N 10 21 AA 12001		0.086	0.09	0.00		0.00
7704	Unbuildable	Too skinny		1N10 21 BD 00700		0		0.00		0.00
7706	Unbuildable			1N 10 20 A0 01600		0.13	0.06	0.07		0.07
7707	Unbuildable	Too skinny		1N 10 20 A0 01500		0		0.00		0.00
7708	Vacant	Stream				7.684	1.69	6.00	4.80	3.60
7713	Vacant	Stream/slope		1N 10 20 A0 00900		0.429	0.25	0.18		0.18
7714	Vacant	Slope		1N 10 20 A0 00900		0.627	0.13	0.50		0.50
7716	Vacant	Slope		1N 10 20 A0 00901		1.075	0.02	1.06	0.85	0.63
7717	Vacant			1N 10 20 A0 01800		0.186		0.19		0.19
7718	Vacant			1N 10 20 A0 01400		2.133	1.19	0.94		0.94
7720	Vacant	Stream		1N 10 0 00 03500		18.741	0.63	18.11	14.49	10.87
7721	Vacant	Stream		1N 10 0 00 03600		9.314	1.95	7.36	5.89	4.42
7723	Vacant	Stream	400	1N 10 22 CA 00300		0.326	0.08	0.25		0.25

	Acres	Parcels
Commercial	45.81	24
EN	0.80	1
Industrial	1.25	1
Residential	77.86	95
Resource Open Space	59.12	9
Waterfront 1	9.62	1
Waterfront 2	40.38	5
Unknown	64.57	20

	Acres	Parcels
Partially vacant	71.84	26
Redevelopable	49.47	6
Unbuildable	7.93	50
Vacant	170.16	72

City of Garibaldi
Buildable Lands Inventory
Net Acres and Parcels

APPENDIX A (Attachment H)

Code	Inventory Status	Comment/Constraints	PROP CLASS	MAP ID	ZONE	LAND SIZE	CON_AC	ADJUST_A C	LARGELOT_ADJ	INFRA_A DJ
99	Partially Vacant	Stream/structure	400	1N 10 22 BB 00200	C1	2.2	0.33	1.88	1.50	1.13
100	Partially Vacant	Stream/structure	409	1N 10 22 BB 00100	C1	2.93	0.90	2.04	1.63	1.22
112	Partially Vacant	Stream/slope/structure	201	1N 10 22 BA 00100	C1	8.84	1.40	7.44	5.95	4.46
205	Partially Vacant	Stream/Structure	401	1N 10 22 BA 00200	C1	1.51	0.76	0.75		0.75
267	Partially Vacant	Structure	200	1N 10 22 BA 00300	C1	0.42	0.03	0.39		0.39
555	Partially Vacant		101	1N 10 21 AD 02300	C1	0.51		0.51		0.51
662	Partially Vacant	Structure	200	1N 10 21 AC 11500	C1	0.11		0.11		0.11
663	Partially Vacant	Structure/future road	200	1N 10 21 AD 09500	C1	1.15	0.87	0.28		0.28
7712	Partially Vacant	Stream/structure	209	1N 10 22 A0 00200	C1	26.07	9.81	16.26	13.01	9.76
95	Partially Vacant	Stream/structure	109	1N 10 21 AA 00404	R1	1.38	0.90	0.48		0.48
117	Partially Vacant	Road	100	1N 10 21 AB 01101	R1	0.39	0.01	0.39		0.39
144	Partially Vacant	Stream	100	1N 10 22 BB 00708	R1	0.54	0.28	0.26		0.26
151	Partially Vacant	Stream/Structure	401	1N 10 22 BB 00400	R1	0.79	0.45	0.34		0.34
198	Partially Vacant	Mobile Homes	100	1N 10 21 AB 04300	R1	0.14		0.14		0.14
308	Partially Vacant	Structure	100	1N 10 21 AB 06300	R1	0.11		0.11		0.11
379	Partially Vacant	Stream/structure	101	1N 10 21 AA 10200	R1	0.23	0.03	0.20		0.20
431	Partially Vacant	Structure	100	1N 10 21 AC 02500	R1	0.11		0.11		0.11
432	Partially Vacant	Structure	100	1N 10 21 AC 02400	R1	0.11		0.11		0.11
433	Partially Vacant	Structure	100	1N 10 21 AC 02300	R1	0.11		0.11		0.11
619	Partially Vacant	Structure		1N 10 21 BD 02200	R1	0.78		0.78		0.78
735	Partially Vacant	Structure	101	1N 10 21 BD 09400	R1	0.52		0.52		0.52
669	Partially Vacant	Structure		1N 10 20 A0 01700	R1	0.523	0.18	0.35		0.35
7705	Partially Vacant	Stream/structure		1N 10 20 A0 01301	R1	4.663	0.87	3.79	3.03	2.27
470	Partially Vacant			1N 10 20 A0 01000	WD1	3.002	0.01	3.00	2.40	1.80
705	Redevelopable	Parking lot	200	1N 10 21 AD 09700	C1	0.22	0.10	0.12		0.12
7710	Redevelopable	Old Mill	201	1N 10 21 D0 00201	WD1	9.62	0.50	9.12	7.29	5.47
482	Redevelopable		200	1N 10 21 D0 00100	WD2	2.57	0.96	1.61	1.29	0.96
7709	Redevelopable		201	1N 10 21 D0 00200	WD2	24.89		24.89	19.91	14.93
7711	Redevelopable	Old Mill	200	1N 10 21 D0 00500	WD2	4.92	0.29	4.64	3.71	2.78
	Redevelopable			1N 10 21 D0 00400	WD2	7.25		7.25	5.80	4.35
141	Vacant	Too small	010	1N 10 22 BA 00701	C1	0.05		0.05		0.05
272	Vacant	Stream	200	1N 10 22 BA 01100	C1	0.45	0.30	0.15		0.15
611	Vacant			1N 10 21 AC 11900	C1	0.14		0.14		0.14
659	Vacant		200	1N 10 21 AC 07800	C1	0.11		0.11		0.11
740	Vacant		200	1N 10 21 AC 13600	C1	0.14		0.14		0.14
647	Vacant			1N 10 20 A0 01800	C1	0.186		0.19		0.19
7713	Vacant	Stream	010	1N 10 22 A0 00500	EN	0.8	0.44	0.36		0.36
110	Vacant	Stream	100	1N 10 22 BA 00400	I1	1.25	0.68	0.58		0.58
68	Vacant		400	1N 10 21 AB 00900	R1	2.11	0.00	2.11	1.69	1.26
74	Vacant		100	1N 10 21 AB 00302	R1	0.14		0.14		0.14
82	Vacant	Stream/slope	100	1N 10 21 AA 00200	R1	5.8	0.02	5.78	4.63	3.47
87	Vacant		400	1N 10 21 AA 00100	R1	4.21		4.21	3.37	2.53
92	Vacant	Stream	400	1N 10 22 BB 01000	R1	7	0.95	6.05	4.84	3.63
94	Vacant	Stream	100	1N 10 21 AA 00405	R1	0.44	0.31	0.13		0.13

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97	Vacant	Stream/road	400	1N 10 22 BB 00700	R1	3.41	0.98	2.43	1.95	1.46
108	Vacant		100	1N 10 22 BA 01700	R1	0.26		0.26		0.26
119	Vacant		010	1N 10 21 AB 01000	R1	0.23		0.23		0.23
123	Vacant	Stream	400	1N 10 21 AB 01500	R1	1.77	0.30	1.47	1.18	0.88
124	Vacant	Stream	100	1N 10 21 AB 01800	R1	0.23	0.01	0.22		0.22
127	Vacant		100	1N 10 21 AB 01700	R1	0.23		0.23		0.23
129	Vacant		400	1N 10 21 AB 01600	R1	0.83		0.83		0.83
162	Vacant	Stream	100	1N 10 22 BA 02400	R1	0.26	0.09	0.17		0.17
163	Vacant	Stream	400	1N 10 21 AB 04100	R1	0.69	0.05	0.65		0.65
167	Vacant		010	1N 10 21 AA 00103	R1	0.37		0.37		0.37
181	Vacant	Stream	400	1N 10 21 AB 01900	R1	0.64	0.45	0.19		0.19
196	Vacant		100	1N 10 21 AB 04200	R1	0.11		0.11		0.11
199	Vacant		100	1N 10 21 AB 04400	R1	0.23		0.23		0.23
216	Vacant	Stream	100	1N 10 22 BA 02500	R1	0.3	0.04	0.26		0.26
217	Vacant		100	1N 10 21 AB 03500	R1	0.11		0.11		0.11
228	Vacant		100	1N 10 22 BA 01200	R1	0.21	0.00	0.21		0.21
249	Vacant		100	1N 10 21 AB 05100	R1	0.34		0.34		0.34
273	Vacant		100	1N 10 21 AB 05800	R1	0.11		0.11		0.11
275	Vacant		100	1N 10 21 AB 05700	R1	0.11		0.11		0.11
293	Vacant		100	1N 10 21 AB 05201	R1	0.23		0.23		0.23
312	Vacant		100	1N 10 21 AB 06400	R1	0.25		0.25		0.25
322	Vacant	Stream	100	1N 10 21 AB 07200	R1	0.18	0.05	0.13		0.13
345	Vacant		100	1N 10 21 AA 06600	R1	0.11		0.11		0.11
364	Vacant		100	1N 10 21 AB 07400	R1	0.17		0.17		0.17
442	Vacant		100	1N 10 21 BD 01501	R1	0.25		0.25		0.25
453	Vacant		100	1N 10 21 AD 05600	R1	0.11		0.11		0.11
474	Vacant		100	1N 10 21 AC 02700	R1	0.11		0.11		0.11
503	Vacant		100	1N 10 21 AC 02900	R1	0.11		0.11		0.11
523	Vacant		100	1N 10 21 BD 02701	R1	0.12		0.12		0.12
597	Vacant		100	1N 10 21 AC 03701	R1	0.23		0.23		0.23
651	Vacant		100	1N 10 21 BD 07000	R1	0.11		0.11		0.11
687	Vacant		010	1N 10 21 BC 01002	R1	0.11		0.11		0.11
692	Vacant		100	1N 10 21 BC 01000	R1	0.23		0.23		0.23
716	Vacant		100	1N 10 21 BC 00200	R1	0.21		0.21		0.21
725	Vacant		100	1N 10 21 BC 01100	R1	0.11		0.11		0.11
755	Vacant		100	1N 10 21 BC 00700	R1	0.31		0.31		0.31
772	Vacant		100	1N 10 21 BC 01300	R1	0.11		0.11		0.11
820	Vacant	Yard?	100	1N 10 21 BC 02900	R1	0.21		0.21		0.21
822	Vacant		100	1N 10 21 BC 02300	R1	0.25		0.25		0.25
7704	Vacant	Stream	400	1N 10 16 DC 00100	R1	5.65	2.28	3.37	2.70	2.02
7706	Vacant	Stream/slope	600	1N 10 21 BC 00100	R1	17.8	3.20	14.60	11.68	8.76
7707	Vacant	Stream	401	1N 10 21 BC 00300	R1	8.75	0.97	7.78	6.22	4.67
7708	Vacant	Slope	400	1N 10 21 BD 01900	R1	2.25	1.00	1.25	1.00	0.75
54	Vacant	Stream		No taxlot key	R1	7.684	1.69	6.00	4.80	3.60
418	Vacant	Stream/slope		1N 10 20 A0 00900	R1	0.429	0.25	0.18		0.18
426	Vacant	Slope		1N 10 20 A0 00901	R1	0.627	0.13	0.50		0.50
439	Vacant	Slope		1N 10 20 A0 01000	R1	1.075	0.02	1.06	0.85	0.63
7718	Vacant			1N 10 20 A0 01400	R1	2.133	1.19	0.94		0.94
7723	Vacant	Stream	400	1N 10 22 CA 00300	R1	0.326	0.08	0.25		0.25
7701	Vacant	Stream	640	1N 10 0 00 03700	RO	19.317	2.547	16.77	13.42	10.06
7701	Vacant	Stream	640	1N 10 0 00 03700	RO	15.32		15.32	12.26	9.19
7701	Vacant	Stream	640	1N 10 0 00 03700	RO	11.18		11.18	8.94	6.71
7701	Vacant	Stream	640	1N 10 0 00 03700	RO	11.18		11.18	8.94	6.71
7714	Vacant	Slope	400	1N 10 22 CA 00200	RO	0.64	0.10	0.54		0.54

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7716	Vacant	Stream	400	1N 10 22 CA 00500	RO	0.5	0.24	0.27		0.27
7717	Vacant	Stream	400	1N 10 22 CA 00600	RO	0.46	0.09	0.38		0.38

	Acres	Parcels
Commercial	19.51	16
Estuary Natural	0.36	1
Industrial	0.58	1
Residential	50.06	69
Resource Open Space	33.85	7
Waterfront 1	7.27	2
Waterfront 2	18.68	3
	130.31	99

	Acres	Parcels
Vacant	79.45	70
Partially vacant	22.22	23
Redevelopable	28.62	6
	130.29	99

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APPENDIX A (Attachment H)

Code	Inventory Status	Comment/Constraints	PROP CLASS	MAP ID	ZONE	LAND SIZE	CON AC	ADJUST_A C	LARGELOT_ADJ	INFRA_A DJ
99	Partially Vacant	Stream/structure	400	1N 10 22 BB 00200	C1	2.2	0.33	1.88	1.50	1.13
100	Partially Vacant	Stream/structure	409	1N 10 22 BB 00100	C1	2.93	0.90	2.04	1.63	1.22
112	Partially Vacant	Stream/slope/structure	201	1N 10 22 BA 00100	C1	8.84	1.40	7.44	5.95	4.46
205	Partially Vacant	Stream/Structure	401	1N 10 22 BA 00200	C1	1.51	0.76	0.75		0.75
267	Partially Vacant	Structure	200	1N 10 22 BA 00300	C1	0.42	0.03	0.39		0.39
555	Partially Vacant		101	1N 10 21 AD 02300	C1	0.51		0.51		0.51
662	Partially Vacant	Structure	200	1N 10 21 AC 11500	C1	0.11		0.11		0.11
663	Partially Vacant	Structure/future road	200	1N 10 21 AD 09500	C1	1.15	0.87	0.28		0.28
7712	Partially Vacant	Stream/structure	209	1N 10 22 A0 00200	C1	26.07	9.81	16.26	13.01	9.76
705	Redevelopable	Parking lot	200	1N 10 21 AD 09700	C1	0.22	0.10	0.12		0.12
141	Vacant	Too small	010	1N 10 22 BA 00701	C1	0.05		0.05		0.05
272	Vacant	Stream	200	1N 10 22 BA 01100	C1	0.45	0.30	0.15		0.15
611	Vacant			1N 10 21 AC 11900	C1	0.14		0.14		0.14
659	Vacant		200	1N 10 21 AC 07800	C1	0.11		0.11		0.11
740	Vacant		200	1N 10 21 AC 13600	C1	0.14		0.14		0.14
647	Vacant			1N 10 20 A0 01800	C1	0.186		0.19		0.19
110	Vacant	Stream	100	1N 10 22 BA 00400	I1	1.25	0.68	0.58		0.58
95	Partially Vacant	Stream/structure	109	1N 10 21 AA 00404	R1	1.38	0.90	0.48		0.48
117	Partially Vacant	Road	100	1N 10 21 AB 01101	R1	0.39	0.01	0.39		0.39
144	Partially Vacant	Stream	100	1N 10 22 BB 00708	R1	0.54	0.28	0.26		0.26
151	Partially Vacant	Stream/Structure	401	1N 10 22 BB 00400	R1	0.79	0.45	0.34		0.34
198	Partially Vacant	Mobile Homes	100	1N 10 21 AB 04300	R1	0.14		0.14		0.14
308	Partially Vacant	Structure	100	1N 10 21 AB 06300	R1	0.11		0.11		0.11
379	Partially Vacant	Stream/structure	101	1N 10 21 AA 10200	R1	0.23	0.03	0.20		0.20
431	Partially Vacant	Structure	100	1N 10 21 AC 02500	R1	0.11		0.11		0.11
432	Partially Vacant	Structure	100	1N 10 21 AC 02400	R1	0.11		0.11		0.11
433	Partially Vacant	Structure	100	1N 10 21 AC 02300	R1	0.11		0.11		0.11
619	Partially Vacant	Structure		1N 10 21 BD 02200	R1	0.78		0.78		0.78
735	Partially Vacant	Structure	101	1N 10 21 BD 09400	R1	0.52		0.52		0.52
669	Partially Vacant	Structure		1N 10 20 A0 01700	R1	0.523	0.18	0.35		0.35
7705	Partially Vacant	Stream/structure		1N 10 20 A0 01301	R1	4.663	0.87	3.79	3.03	2.27
68	Vacant		400	1N 10 21 AB 00900	R1	2.11	0.00	2.11	1.69	1.26
74	Vacant		100	1N 10 21 AB 00302	R1	0.14		0.14		0.14
82	Vacant	Stream/slope	100	1N 10 21 AA 00200	R1	5.8	0.02	5.78	4.63	3.47
87	Vacant		400	1N 10 21 AA 00100	R1	4.21		4.21	3.37	2.53
92	Vacant	Stream	400	1N 10 22 BB 01000	R1	7	0.95	6.05	4.84	3.63
94	Vacant	Stream	100	1N 10 21 AA 00405	R1	0.44	0.31	0.13		0.13
97	Vacant	Stream/road	400	1N 10 22 BB 00700	R1	3.41	0.98	2.43	1.95	1.46
108	Vacant		100	1N 10 22 BA 01700	R1	0.26		0.26		0.26
119	Vacant		010	1N 10 21 AB 01000	R1	0.23		0.23		0.23
123	Vacant	Stream	400	1N 10 21 AB 01500	R1	1.77	0.30	1.47	1.18	0.88

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124	Vacant	Stream	100	1N 10 21 AB 01800	R1	0.23	0.01	0.22		0.22
127	Vacant		100	1N 10 21 AB 01700	R1	0.23		0.23		0.23
129	Vacant		400	1N 10 21 AB 01600	R1	0.83		0.83		0.83
162	Vacant	Stream	100	1N 10 22 BA 02400	R1	0.26	0.09	0.17		0.17
163	Vacant	Stream	400	1N 10 21 AB 04100	R1	0.69	0.05	0.65		0.65
167	Vacant		010	1N 10 21 AA 00103	R1	0.37		0.37		0.37
181	Vacant	Stream	400	1N 10 21 AB 01900	R1	0.64	0.45	0.19		0.19
196	Vacant		100	1N 10 21 AB 04200	R1	0.11		0.11		0.11
199	Vacant		100	1N 10 21 AB 04400	R1	0.23		0.23		0.23
216	Vacant	Stream	100	1N 10 22 BA 02500	R1	0.3	0.04	0.26		0.26
217	Vacant		100	1N 10 21 AB 03500	R1	0.11		0.11		0.11
228	Vacant		100	1N 10 22 BA 01200	R1	0.21	0.00	0.21		0.21
249	Vacant		100	1N 10 21 AB 05100	R1	0.34		0.34		0.34
273	Vacant		100	1N 10 21 AB 05800	R1	0.11		0.11		0.11
275	Vacant		100	1N 10 21 AB 05700	R1	0.11		0.11		0.11
293	Vacant		100	1N 10 21 AB 05201	R1	0.23		0.23		0.23
312	Vacant		100	1N 10 21 AB 06400	R1	0.25		0.25		0.25
322	Vacant	Stream	100	1N 10 21 AB 07200	R1	0.18	0.05	0.13		0.13
345	Vacant		100	1N 10 21 AA 06600	R1	0.11		0.11		0.11
364	Vacant		100	1N 10 21 AB 07400	R1	0.17		0.17		0.17
442	Vacant		100	1N 10 21 BD 01501	R1	0.25		0.25		0.25
453	Vacant		100	1N 10 21 AD 05600	R1	0.11		0.11		0.11
474	Vacant		100	1N 10 21 AC 02700	R1	0.11		0.11		0.11
503	Vacant		100	1N 10 21 AC 02900	R1	0.11		0.11		0.11
523	Vacant		100	1N 10 21 BD 02701	R1	0.12		0.12		0.12
597	Vacant		100	1N 10 21 AC 03701	R1	0.23		0.23		0.23
651	Vacant		100	1N 10 21 BD 07000	R1	0.11		0.11		0.11
687	Vacant		010	1N 10 21 BC 01002	R1	0.11		0.11		0.11
692	Vacant		100	1N 10 21 BC 01000	R1	0.23		0.23		0.23
716	Vacant		100	1N 10 21 BC 00200	R1	0.21		0.21		0.21
725	Vacant		100	1N 10 21 BC 01100	R1	0.11		0.11		0.11
755	Vacant		100	1N 10 21 BC 00700	R1	0.31		0.31		0.31
772	Vacant		100	1N 10 21 BC 01300	R1	0.11		0.11		0.11
820	Vacant	Yard?	100	1N 10 21 BC 02900	R1	0.21		0.21		0.21
822	Vacant		100	1N 10 21 BC 02300	R1	0.25		0.25		0.25
7704	Vacant	Stream	400	1N 10 16 DC 00100	R1	5.65	2.28	3.37	2.70	2.02
7706	Vacant	Stream/slope	600	1N 10 21 BC 00100	R1	17.8	3.20	14.60	11.68	8.76
7707	Vacant	Stream	401	1N 10 21 BC 00300	R1	8.75	0.97	7.78	6.22	4.67
7708	Vacant	Slope	400	1N 10 21 BD 01900	R1	2.25	1.00	1.25	1.00	0.75
54	Vacant	Stream		No taxlot key	R1	7.684	1.69	6.00	4.80	3.60
418	Vacant	Stream/slope		1N 10 20 A0 00900	R1	0.429	0.25	0.18		0.18
426	Vacant	Slope		1N 10 20 A0 00901	R1	0.627	0.13	0.50		0.50
439	Vacant	Slope		1N 10 20 A0 01000	R1	1.075	0.02	1.06	0.85	0.63
7718	Vacant			1N 10 20 A0 01400	R1	2.133	1.19	0.94		0.94
7723	Vacant	Stream	400	1N 10 22 CA 00300	R1	0.326	0.08	0.25		0.25
470	Partially Vacant			1N 10 20 A0 01000	WD1	3.002	0.01	3.00	2.40	1.80
7710	Redevelopable	Old Mill	201	1N 10 21 D0 00201	WD1	9.62	0.50	9.12	7.29	5.47
482	Redevelopable		200	1N 10 21 D0 00100	WD2	2.57	0.96	1.61	1.29	0.96

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7709	Redevelopable		201	1N 10 21 D0 00200	WD2	24.89		24.89	19.91	14.93
7711	Redevelopable	Old Mill	200	1N 10 21 D0 00500	WD2	4.92	0.29	4.64	3.71	2.78
	Redevelopable			1N 10 21 D0 00400	WD2	7.25		7.25	5.80	4.35

	Acres	Parcels		Acres	Parcels
Commercial	19.51	16	Vacant	45.24	62
Industrial	0.58	1	Partially vacant	22.22	23
Residential	50.06	69	Redevelopable	28.62	6
Waterfront 1	7.27	2		96.08	91
Waterfront 2	18.68	3			
	96.10	91			

(Attachment I)

PROP CLASS	MAP ID	SITUS	LAND CODE		AV		ZONE
			SIZE	AREA	TOTAL		
640	1N 10 0 00 03700		15.32	5613	3443	RO	
640	1N 10 0 00 03700		15.32	5600	4718	RO	
640	1N 10 0 00 03700		11.18	5613	3443	RO	
640	1N 10 0 00 03700		11.18	5600	4718	RO	
600	1N 10 0 00 04200		114.5	5600	136042	RO	
600	1N 10 0 00 04200		114.5	5613	29955	RO	
600	1N 10 0 00 04200		520	5600	136042	RO	
600	1N 10 0 00 04200		520	5613	29955	RO	
600	1N 10 0 00 04400		70	5613	18313	RO	
201	1N 10 0 00 06700 A1	1209 BAY LN GARIBALDI		5613	53270	EC1	
400	1N 10 16 DC 00100		5.65	5613	100990	R1	
100	1N 10 16 DC 00200		0.17	5613	41640	R1	
100	1N 10 16 DC 00300		0.17	5613	41640	R1	
101	1N 10 16 DC 00400	302 HOLLY AVE GARIBALDI	0.17	5613	157900	R1	
200	1N 10 20 A0 01200		0.5	5613	4830	C1	
101	1N 10 20 A0 01300	14095 HWY 101 N COUNTY	0.34	5613	78350	R1	
401	1N 10 20 A0 01301	14097 HWY 101 N COUNTY	4.6	5613	338110	R1	
201	1N 10 20 A0 01600	14170 HWY 101 N COUNTY	0.95	5613	273160	C1	
400	1N 10 21 AA 00100		4.21	5613	87800	R1	
101	1N 10 21 AA 00101	115 DRIFTWOOD AVE GARIBALDI	0.24	5613	85430	C1	
010	1N 10 21 AA 00103		0.37	5613	0	R1	
100	1N 10 21 AA 00200		5.8	5613	103620	R1	
109	1N 10 21 AA 00300	801 FIRST ST GARIBALDI	0.42	5613	71340	R1	
010	1N 10 21 AA 00400	601 FIRST ST GARIBALDI	0.23	5613	5000	R1	
010	1N 10 21 AA 00402		0.11	5613	2500	R1	
201	1N 10 21 AA 00403	601 FIRST ST GARIBALDI	1.38	5613	76610	R1	
109	1N 10 21 AA 00404	601 FIRST ST GARIBALDI	1.38	5613	58160	R1	
100	1N 10 21 AA 00405		0.44	5613	15970	R1	
101	1N 10 21 AA 00600	705 THIRD ST GARIBALDI	0.22	5613	68950	R1	
101	1N 10 21 AA 00700	305 GINGER AVE GARIBALDI	0.11	5613	81430	R1	
101	1N 10 21 AA 00800	307 GINGER AVE GARIBALDI	0.19	5613	126260	R1	
101	1N 10 21 AA 01200	306 FIR AVE GARIBALDI	0.34	5613	121360	R1	
101	1N 10 21 AA 01300	304 FIR AVE GARIBALDI	0.11	5613	47330	R1	
101	1N 10 21 AA 01400	302 FIR AVE GARIBALDI	0.13	5613	76320	R1	
101	1N 10 21 AA 01500	303 FIR AVE GARIBALDI	0.11	5613	85970	R1	
101	1N 10 21 AA 01600	605 THIRD ST GARIBALDI	0.11	5613	84750	R1	
101	1N 10 21 AA 01700	305 FIR AVE GARIBALDI	0.11	5613	71390	R1	
101	1N 10 21 AA 01800	307 FIR AVE GARIBALDI	0.11	5613	76280	R1	
101	1N 10 21 AA 01900	309 FIR AVE GARIBALDI	0.21	5613	60590	R1	
101	1N 10 21 AA 02000	310 EVERGREEN AVE GARIBALDI	0.21	5613	134170	R1	
101	1N 10 21 AA 02100	308 EVERGREEN AVE GARIBALDI	0.11	5613	66490	R1	
101	1N 10 21 AA 02200	306 EVERGREEN AVE GARIBALDI	0.11	5613	76310	R1	
101	1N 10 21 AA 02300	304 EVERGREEN AVE GARIBALDI	0.11	5613	73160	R1	
101	1N 10 21 AA 02400	302 EVERGREEN AVE GARIBALDI	0.11	5613	90540	R1	
101	1N 10 21 AA 02500	210 EVERGREEN AVE GARIBALDI	0.3	5613	89420	R1	
109	1N 10 21 AA 02600	601 FIRST ST GARIBALDI	0.11	5613	23930	R1	
109	1N 10 21 AA 02700	601 FIRST ST GARIBALDI	0.17	5613	25230	R1	
109	1N 10 21 AA 02800	601 FIRST ST GARIBALDI	0.14	5613	24100	R1	
109	1N 10 21 AA 02900	601 FIRST ST GARIBALDI	0.14	5613	24100	R1	
109	1N 10 21 AA 03000	601 FIRST ST GARIBALDI	0.14	5613	24570	R1	
109	1N 10 21 AA 03100	601 FIRST ST GARIBALDI	0.14	5613	24990	R1	
109	1N 10 21 AA 03200	601 FIRST ST GARIBALDI	0.14	5613	25790	R1	
109	1N 10 21 AA 03300	601 FIRST ST GARIBALDI	0.14	5613	21430	R1	
109	1N 10 21 AA 03400	601 FIRST ST GARIBALDI	0.14	5613	21430	R1	
109	1N 10 21 AA 03500	601 FIRST ST GARIBALDI	0.37	5613	36950	R1	
109	1N 10 21 AA 03600	601 FIRST ST GARIBALDI	0.16	5613	22640	R1	
100	1N 10 21 AA 03700		0.24	5613	18360	R1	
109	1N 10 21 AA 03800	601 FIRST ST GARIBALDI	0.14	5613	21430	R1	

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109	1N 10 21 AA 03900	601 FIRST ST GARIBALDI	0.13 5613	20300 R1
109	1N 10 21 AA 04000	601 FIRST ST GARIBALDI	0.12 5613	22960 R1
109	1N 10 21 AA 04100	601 FIRST ST GARIBALDI	0.12 5613	20300 R1
109	1N 10 21 AA 04200	601 FIRST ST GARIBALDI	0.12 5613	20300 R1
109	1N 10 21 AA 04300	601 FIRST ST GARIBALDI	0.13 5613	25930 R1
109	1N 10 21 AA 04400	601 FIRST ST GARIBALDI	0.19 5613	25230 R1
109	1N 10 21 AA 04500	601 FIRST ST GARIBALDI	0.23 5613	29440 R1
109	1N 10 21 AA 04600	9625 SECOND ST GARIBALDI	0.19 5613	24830 R1
100	1N 10 21 AA 04700	601 FIRST ST GARIBALDI	0.14 5613	21430 R1
109	1N 10 21 AA 04800	601 FIRST ST GARIBALDI	0.12 5613	20300 R1
101	1N 10 21 AA 04900		0.11 5613	20300 R1
010	1N 10 21 AA 05000		0.09 5613	10400 R1
109	1N 10 21 AA 05300	704 FIRST ST GARIBALDI	0.42 5613	135670 R1
101	1N 10 21 AA 05500	104 EVERGREEN AVE GARIBALDI	0.25 5613	70170 R1
101	1N 10 21 AA 05600	106 EVERGREEN AVE GARIBALDI	0.18 5613	53310 R1
109	1N 10 21 AA 05700	601 FIRST ST GARIBALDI	0.16 5613	36200 R1
109	1N 10 21 AA 05800	702 EVERGREEN AVE GARIBALDI	0.16 5613	25230 R1
100	1N 10 21 AA 05900		0.22 5613	17240 R1
201	1N 10 21 AA 06000		0 5613	91490 C1
109	1N 10 21 AA 06002	111 DRIFTWOOD AVE GARIBALDI	0.18 5613	64690 C1
101	1N 10 21 AA 06100	107 EVERGREEN AVE GARIBALDI	0.29 5613	75810 R1
109	1N 10 21 AA 06300	109 EVERGREEN AVE GARIBALDI	0.23 5613	61090 R1
109	1N 10 21 AA 06400	111 EVERGREEN AVE GARIBALDI	0.11 5613	62040 R1
101	1N 10 21 AA 06500		0.11 5613	49930 R1
100	1N 10 21 AA 06600	114 DRIFTWOOD AVE GARIBALDI	0.11 5613	23560 R1
101	1N 10 21 AA 06700	112 DRIFTWOOD AVE GARIBALDI	0.11 5613	76420 R1
101	1N 10 21 AA 06800	110 DRIFTWOOD AVE GARIBALDI	0.17 5613	80270 R1
109	1N 10 21 AA 06801	108 DRIFTWOOD AVE GARIBALDI	0.17 5613	38520 R1
109	1N 10 21 AA 06900	503 FIRST ST GARIBALDI	0.29 5613	140120 R1
101	1N 10 21 AA 07000	507 SECOND ST GARIBALDI	0.17 5613	60410 R1
101	1N 10 21 AA 07100	203 EVERGREEN AVE GARIBALDI	0.17 5613	86350 R1
100	1N 10 21 AA 07200		0.23 5613	13150 R1
100	1N 10 21 AA 07300		0.11 5613	10600 R1
101	1N 10 21 AA 07400	508 THIRD ST GARIBALDI	0.23 5613	108220 R1
101	1N 10 21 AA 07600	224 DRIFTWOOD AVE GARIBALDI	0.08 5613	51460 R1
101	1N 10 21 AA 07700	222 DRIFTWOOD AVE GARIBALDI	0.08 5613	47260 R1
101	1N 10 21 AA 07800	220 DRIFTWOOD AVE GARIBALDI	0.08 5613	46540 R1
101	1N 10 21 AA 07900	218 DRIFTWOOD AVE GARIBALDI	0.11 5613	63830 R1
101	1N 10 21 AA 08000	216 DRIFTWOOD AVE GARIBALDI	0.23 5613	58880 R1
010	1N 10 21 AA 08100		0.23 5613	5000 R1
010	1N 10 21 AA 08101		0.11 5613	2500 R1
010	1N 10 21 AA 08200		0.23 5613	5000 R1
101	1N 10 21 AA 08300	507 THIRD ST GARIBALDI	0.11 5613	58550 R1
101	1N 10 21 AA 08400	505 THIRD ST GARIBALDI	0.11 5613	66720 R1
101	1N 10 21 AA 08500	305 EVERGREEN AVE GARIBALDI	0.11 5613	61590 R1
101	1N 10 21 AA 08600	307 EVERGREEN AVE GARIBALDI	0.11 5613	79510 R1
101	1N 10 21 AA 08700	309 EVERGREEN AVE GARIBALDI	0.21 5613	93000 R1
101	1N 10 21 AA 08800	310 DRIFTWOOD AVE GARIBALDI	0.19 5613	81280 R1
109	1N 10 21 AA 08900	308 DRIFTWOOD AVE GARIBALDI	0.13 5613	44220 R1
101	1N 10 21 AA 09000	306 DRIFTWOOD AVE GARIBALDI	0.11 5613	60690 R1
101	1N 10 21 AA 09100	304 DRIFTWOOD AVE GARIBALDI	0.11 5613	42320 R1
101	1N 10 21 AA 09200	501 THIRD ST GARIBALDI	0.11 5613	69980 R1
101	1N 10 21 AA 09300	407 THIRD ST GARIBALDI	0.11 5613	63780 R1
101	1N 10 21 AA 09400	303 DRIFTWOOD AVE GARIBALDI	0.11 5613	57480 R1
101	1N 10 21 AA 09500	306 CYPRESS AVE GARIBALDI	0.18 5613	69647 R1
010	1N 10 21 AA 09600		0.06 5613	6430 R1
100	1N 10 21 AA 09700		0.21 5613	29380 R1
101	1N 10 21 AA 09800	404 FOURTH ST GARIBALDI	0.11 5613	112290 R1
101	1N 10 21 AA 09900	308 CYPRESS AVE GARIBALDI	0.15 5613	20820 R1
109	1N 10 21 AA 09901	310 CYPRESS AVE GARIBALDI	0.16 5613	35290 R1
101	1N 10 21 AA 10000	304 CYPRESS AVE GARIBALDI	0.11 5613	75020 R1

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101	1N 10 21 AA 10100	401 THIRD ST GARIBALDI	0.11 5613	67900 R1
101	1N 10 21 AA 10200	205 DRIFTWOOD AVE GARIBALDI	0.23 5613	40920 R1
109	1N 10 21 AA 10300	205 DRIFTWOOD AVE GARIBALDI	0.11 5613	39520 R1
109	1N 10 21 AA 10400	207 DRIFTWOOD AVE GARIBALDI	0.11 5613	35180 R1
100	1N 10 21 AA 10500		0.11 5613	25070 R1
100	1N 10 21 AA 10600	215 DRIFTWOOD AVE GARIBALDI	0.11 5613	25070 R1
101	1N 10 21 AA 10800	217 DRIFTWOOD AVE GARIBALDI	0.23 5613	129850 R1
101	1N 10 21 AA 10900	406 THIRD ST GARIBALDI	0.11 5613	59430 R1
101	1N 10 21 AA 11000	400 THIRD ST GARIBALDI	0.11 5613	65670 R1
101	1N 10 21 AA 11100	216 CYPRESS AVE GARIBALDI	0.11 5613	57470 R1
101	1N 10 21 AA 11300	212 CYPRESS AVE GARIBALDI	0.22 5613	168610 R1
101	1N 10 21 AA 11400	210 CYPRESS AVE GARIBALDI	0.11 5613	57360 R1
101	1N 10 21 AA 11500	208 CYPRESS AVE GARIBALDI	0.11 5613	49070 R1
101	1N 10 21 AA 11600	206 CYPRESS AVE GARIBALDI	0.11 5613	69220 R1
101	1N 10 21 AA 11700	204 CYPRESS AVE GARIBALDI	0.23 5613	143750 R1
101	1N 10 21 AA 11900	107 DRIFTWOOD AVE GARIBALDI	0.23 5613	80050 R1
101	1N 10 21 AA 12000	114 CYPRESS AVE GARIBALDI	0.14 5613	50430 R1
109	1N 10 21 AA 12100	112 CYPRESS AVE GARIBALDI	0.11 5613	37920 R1
101	1N 10 21 AA 12300	106 CYPRESS AVE GARIBALDI	0.17 5613	75390 R1
101	1N 10 21 AA 12400	407 FIRST ST GARIBALDI	0.23 5613	84000 R1
101	1N 10 21 AA 12500	102 CYPRESS AVE GARIBALDI	0.17 5613	83190 R1
101	1N 10 21 AA 12600	102 DRIFTWOOD AVE GARIBALDI	0.43 5613	34200 C1
101	1N 10 21 AA 12700	107 E CYPRESS AVE GARIBALDI	0.18 5613	59670 C1
100	1N 10 21 AA 12701		0.15 5613	6510 C1
101	1N 10 21 AA 12800	109 CYPRESS AVE GARIBALDI	0.13 5613	104230 C1
109	1N 10 21 AA 12900	201 GARIBALDI AVE GARIBALDI	0.26 5613	50350 C1
201	1N 10 21 AA 13000	114 DRIFTWOOD AVE GARIBALDI	0 5613	82850 C1
201	1N 10 21 AA 13100	118 DRIFTWOOD AVE GARIBALDI	0.16 5613	44790 C1
201	1N 10 21 AA 13200	203 GARIBALDI AVE GARIBALDI	0.35 5613	175580 C1
201	1N 10 21 AA 13502	112 CYPRESS LN GARIBALDI	0.39 5613	130630 C1
200	1N 10 21 AA 13503		0 5613	1110 C1
100	1N 10 21 AA 13600	110 EVERGREEN AVE GARIBALDI	0.1 5613	15630 R1
109	1N 10 21 AA 13700	112 EVERGREEN AVE GARIBALDI	0.1 5613	31410 R1
100	1N 10 21 AA 13800	114 EVERGREEN AVE GARIBALDI	0.1 5613	14970 R1
109	1N 10 21 AA 13900	602 COURT ST GARIBALDI	0.08 5613	22350 R1
100	1N 10 21 AA 14000		0.08 5613	15770 R1
109	1N 10 21 AA 14100	606 BIAC AVE GARIBALDI	0.08 5613	24240 R1
109	1N 10 21 AA 14200	608 COURT ST GARIBALDI	0.08 5613	44240 R1
109	1N 10 21 AA 14300	610 COURT ST GARIBALDI	0.12 5613	59770 R1
109	1N 10 21 AA 14400	109 BIAC AVE GARIBALDI	0.17 5613	23590 R1
109	1N 10 21 AA 14500	107 BIAC AVE GARIBALDI	0.21 5613	27960 R1
109	1N 10 21 AA 14600	605 COURT ST GARIBALDI	0.08 5613	21360 R1
109	1N 10 21 AA 14700	603 COURT ST GARIBALDI	0.09 5613	20650 R1
109	1N 10 21 AA 14800	601 COURT ST GARIBALDI	0.09 5613	14970 R1
109	1N 10 21 AA 14900	602 SEACLIFF CT GARIBALDI	0.09 5613	21600 R1
100	1N 10 21 AA 15000	604 SEACLIFF CT GARIBALDI	0.09 5613	14240 R1
109	1N 10 21 AA 15100	606 SEACLIFF CT GARIBALDI	0.09 5613	47660 R1
101	1N 10 21 AB 00300	607 HOLLY AVE GARIBALDI	0.23 5613	219100 R1
101	1N 10 21 AB 00301	601 HOLLY AVE GARIBALDI	0.17 5613	142750 R1
100	1N 10 21 AB 00302		0.14 5613	47520 R1
101	1N 10 21 AB 00303	617 HOLLY AVE GARIBALDI	0.23 5613	210250 R1
101	1N 10 21 AB 00304	605 HOLLY AVE GARIBALDI	0.23 5613	174930 R1
101	1N 10 21 AB 00400	614 GINGER AVE GARIBALDI	0.23 5613	610810 R1
101	1N 10 21 AB 00500	612 GINGER AVE GARIBALDI	0.21 5613	239930 R1
101	1N 10 21 AB 00600	610 GINGER AVE GARIBALDI	0.21 5613	220220 R1
101	1N 10 21 AB 00700	606 GINGER AVE GARIBALDI	0.21 5613	152360 R1
101	1N 10 21 AB 00800	602 GINGER AVE GARIBALDI	0.26 5613	132370 R1
400	1N 10 21 AB 00900		2.11 5613	31800 R1
010	1N 10 21 AB 01000		0.23 5613	5000 R1
100	1N 10 21 AB 01001		0.11 5613	39490 R1
101	1N 10 21 AB 01002	704 FIR AVE GARIBALDI	0.11 5613	140330 R1

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101	1N 10 21 AB 01100	707 GINGER AVE GARIBALDI	0.23 5613	150150 R1
100	1N 10 21 AB 01101		0.39 5613	59360 R1
010	1N 10 21 AB 01200		0.11 5613	2500 R1
010	1N 10 21 AB 01201	714 FIR AVE GARIBALDI	0.23 5613	5000 R1
010	1N 10 21 AB 01202		0.11 5613	1000 R1
101	1N 10 21 AB 01300	714 FIR WAY GARIBALDI	0.11 5613	15670 R1
101	1N 10 21 AB 01400	708 FIR AVE GARIBALDI	0.46 5613	185950 R1
400	1N 10 21 AB 01500		1.77 5613	67250 R1
101	1N 10 21 AB 01501	602 FIR AVE GARIBALDI	0.11 5613	111470 R1
101	1N 10 21 AB 01502		0.23 5613	242770 R1
400	1N 10 21 AB 01600		0.83 5613	58510 R1
100	1N 10 21 AB 01700		0.23 5613	43780 R1
100	1N 10 21 AB 01800		0.23 5613	43780 R1
400	1N 10 21 AB 01900		0.64 5613	23750 R1
101	1N 10 21 AB 02000	400 EVERGREEN AVE GARIBALDI	0.09 5613	66280 R1
101	1N 10 21 AB 02100	402 EVERGREEN AVE GARIBALDI	0.09 5613	94200 R1
101	1N 10 21 AB 02200	404 EVERGREEN AVE GARIBALDI	0.11 5613	45920 R1
109	1N 10 21 AB 02300	406 EVERGREEN AVE GARIBALDI	0.11 5613	29740 R1
101	1N 10 21 AB 02400	504 EVERGREEN AVE GARIBALDI	0.11 5613	70990 R1
109	1N 10 21 AB 02401	408 EVERGREEN AVE GARIBALDI	0.11 5613	31130 R1
100	1N 10 21 AB 02500		0.11 5613	25070 R1
100	1N 10 21 AB 02600		0.11 5613	25070 R1
101	1N 10 21 AB 02700	605 FIR AVE GARIBALDI	0.11 5613	129310 R1
101	1N 10 21 AB 02701	607 FIR AVE GARIBALDI	0.11 5613	137510 R1
100	1N 10 21 AB 02900		0.11 5613	39490 R1
101	1N 10 21 AB 03000	619 FIR AVE GARIBALDI	0.23 5613	138900 R1
101	1N 10 21 AB 03100		0.11 5613	45750 R1
101	1N 10 21 AB 03101	620 EVERGREEN AVE GARIBALDI	0.11 5613	99500 R1
101	1N 10 21 AB 03200	614 EVERGREEN AVE GARIBALDI	0.11 5613	79690 R1
109	1N 10 21 AB 03300	610 EVERGREEN AVE GARIBALDI	0.51 5613	93760 R1
101	1N 10 21 AB 03400	606 EVERGREEN AVE GARIBALDI	0.23 5613	136690 R1
100	1N 10 21 AB 03500		0.11 5613	25070 R1
101	1N 10 21 AB 03600	602 EVERGREEN AVE GARIBALDI	0.11 5613	65670 R1
101	1N 10 21 AB 03700		0.07 5613	57210 R1
101	1N 10 21 AB 03800	705 FIR AVE GARIBALDI	0.16 5613	141620 R1
101	1N 10 21 AB 03900		0.23 5613	111440 R1
100	1N 10 21 AB 04000		0.25 5613	46440 R1
400	1N 10 21 AB 04100		0.69 5613	25440 R1
100	1N 10 21 AB 04200		0.11 5613	23210 R1
100	1N 10 21 AB 04300		0.14 5613	23760 R1
100	1N 10 21 AB 04400	710 EVERGREEN AVE GARIBALDI	0.23 5613	46440 R1
101	1N 10 21 AB 04500	704 EVERGREEN AVE GARIBALDI	0.12 5613	93190 R1
101	1N 10 21 AB 04600	702 EVERGREEN AVE GARIBALDI	0.11 5613	107720 R1
101	1N 10 21 AB 04700	703 EVERGREEN AVE GARIBALDI	0.18 5613	137270 R1
101	1N 10 21 AB 04800	707 EVERGREEN AVE GARIBALDI	0.16 5613	78530 R1
101	1N 10 21 AB 04900	709 EVERGREEN AVE GARIBALDI	0.37 5613	133080 R1
100	1N 10 21 AB 05100		0.34 5613	57210 R1
101	1N 10 21 AB 05200	714 DRIFTWOOD AVE GARIBALDI	0.11 5613	141300 R1
100	1N 10 21 AB 05201		0.23 5613	51820 R1
101	1N 10 21 AB 05300	710 DRIFTWOOD AVE GARIBALDI	0.23 5613	175560 R1
101	1N 10 21 AB 05400	706 DRIFTWOOD AVE GARIBALDI	0.23 5613	103560 R1
101	1N 10 21 AB 05500	501 SEVENTH ST GARIBALDI	0.23 5613	128410 R1
101	1N 10 21 AB 05600	507 SIXTH ST GARIBALDI	0.11 5613	60000 R1
109	1N 10 21 AB 05601	603 EVERGREEN AVE GARIBALDI	0.11 5613	93544 R1
100	1N 10 21 AB 05700	605 EVERGREEN AVE GARIBALDI	0.11 5613	25070 R1
100	1N 10 21 AB 05800		0.11 5613	25070 R1
101	1N 10 21 AB 05900	609 EVERGREEN AVE GARIBALDI	0.14 5613	154830 R1
109	1N 10 21 AB 05901	615 EVERGREEN AVE GARIBALDI	0.11 5613	52280 R1
101	1N 10 21 AB 06000		0.11 5613	210670 R1
101	1N 10 21 AB 06100	502 SEVENTH ST GARIBALDI	0.46 5613	244280 R1
101	1N 10 21 AB 06200	614 DRIFTWOOD AVE GARIBALDI	0.11 5613	68370 R1

100	1N 10 21 AB 06300	612 DRIFTWOOD AVE GARIBALDI	0.11 5613	23560 R1
100	1N 10 21 AB 06400	610 DRIFTWOOD AVE GARIBALDI	0.25 5613	41720 R1
109	1N 10 21 AB 06500	606 DRIFTWOOD AVE GARIBALDI	0.11 5613	40760 R1
101	1N 10 21 AB 06600	604 DRIFTWOOD AVE GARIBALDI	0.11 5613	54980 R1
101	1N 10 21 AB 06700	602 DRIFTWOOD AVE GARIBALDI	0.11 5613	60770 R1
109	1N 10 21 AB 06800	403 EVERGREEN AVE GARIBALDI	0.18 5613	33250 R1
101	1N 10 21 AB 06900	405 EVERGREEN AVE GARIBALDI	0.11 5613	85770 R1
101	1N 10 21 AB 07000	409 EVERGREEN AVE GARIBALDI	0.17 5613	34700 R1
101	1N 10 21 AB 07001	506 SIXTH ST GARIBALDI	0.17 5613	86520 R1
101	1N 10 21 AB 07100	502 SIXTH ST GARIBALDI	0.17 5613	71710 R1
109	1N 10 21 AB 07101	510 DRIFTWOOD AVE GARIBALDI	0.17 5613	42790 R1
100	1N 10 21 AB 07200		0.18 5613	28300 R1
101	1N 10 21 AB 07201	506 DRIFTWOOD AVE GARIBALDI	0.11 5613	82640 R1
101	1N 10 21 AB 07300	405 FOURTH ST GARIBALDI	0.18 5613	61410 R1
100	1N 10 21 AB 07400		0.17 5613	25840 R1
101	1N 10 21 AB 07600	511 DRIFTWOOD AVE GARIBALDI	0.29 5613	93240 R1
101	1N 10 21 AB 07700	504 CYPRESS AVE GARIBALDI	0.11 5613	76680 R1
109	1N 10 21 AB 07800	502 CYPRESS AVE GARIBALDI	0.17 5613	38700 R1
101	1N 10 21 AB 08000	406 CYPRESS AVE GARIBALDI	0.22 5613	78910 R1
101	1N 10 21 AB 08200	402 CYPRESS AVE GARIBALDI	0.14 5613	61970 R1
101	1N 10 21 AB 08400	609 DRIFTWOOD AVE GARIBALDI	0.21 5613	89150 R1
101	1N 10 21 AB 08500	611 DRIFTWOOD AVE GARIBALDI	0.16 5613	113320 R1
101	1N 10 21 AB 08600	613 DRIFTWOOD AVE GARIBALDI	0.14 5613	112270 R1
101	1N 10 21 AB 08601	615 DRIFTWOOD AVE GARIBALDI	0.16 5613	241530 R1
101	1N 10 21 AC 00300	301 THIRD ST GARIBALDI	0.09 5613	70110 R1
109	1N 10 21 AC 00400	302 FOURTH ST GARIBALDI	0.18 5613	73620 R1
101	1N 10 21 AC 00500	306 FOURTH ST GARIBALDI	0.14 5613	96980 R1
101	1N 10 21 AC 00600	305 CYPRESS AVE GARIBALDI	0.14 5613	146270 R1
101	1N 10 21 AC 00700	307 FOURTH ST GARIBALDI	0.14 5613	92650 R1
101	1N 10 21 AC 00800	305 FOURTH ST GARIBALDI	0.14 5613	61480 R1
101	1N 10 21 AC 00901		0.18 5613	187850 R1
101	1N 10 21 AC 01100	302 FIFTH ST GARIBALDI	0.18 5613	208790 R1
101	1N 10 21 AC 01200	306 FIFTH ST GARIBALDI	0.09 5613	57070 R1
109	1N 10 21 AC 01400	405 CYPRESS AVE GARIBALDI	0.18 5613	47690 R1
101	1N 10 21 AC 01500	307 FIFTH ST GARIBALDI	0.11 5613	77850 R1
101	1N 10 21 AC 01600	503 CYPRESS AVE GARIBALDI	0.11 5613	48990 R1
101	1N 10 21 AC 01700	505 CYPRESS AVE GARIBALDI	0.11 5613	79600 R1
101	1N 10 21 AC 01800	509 CYPRESS AVE GARIBALDI	0.11 5613	99890 R1
101	1N 10 21 AC 01900	302 SIXTH ST GARIBALDI	0.11 5613	62070 R1
101	1N 10 21 AC 02000	506 BIRCH AVE GARIBALDI	0.11 5613	49590 R1
101	1N 10 21 AC 02100	504 BIRCH AVE GARIBALDI	0.11 5613	86300 R1
101	1N 10 21 AC 02200	502 BIRCH AVE GARIBALDI	0.11 5613	102750 R1
100	1N 10 21 AC 02300		0.11 5613	39490 R1
100	1N 10 21 AC 02400		0.11 5613	39490 R1
100	1N 10 21 AC 02500		0.11 5613	39490 R1
101	1N 10 21 AC 02600	607 CYPRESS AVE GARIBALDI	0.11 5613	70650 R1
100	1N 10 21 AC 02700		0.11 5613	23560 R1
101	1N 10 21 AC 02701	608 BIRCH AVE GARIBALDI	0.11 5613	70550 R1
101	1N 10 21 AC 02800	303 SIXTH ST GARIBALDI	0.23 5613	111070 R1
100	1N 10 21 AC 02900		0.11 5613	30450 R1
101	1N 10 21 AC 03100	301 SEVENTH ST GARIBALDI	0.17 5613	94080 R1
101	1N 10 21 AC 03200	303 SEVENTH ST GARIBALDI	0.17 5613	85470 R1
109	1N 10 21 AC 03300	703 CYPRESS AVE GARIBALDI	0.13 5613	88540 R1
101	1N 10 21 AC 03400	306 EIGHTH ST GARIBALDI	0.13 5613	73990 R1
101	1N 10 21 AC 03500	304 EIGHTH ST GARIBALDI	0.34 5613	114700 R1
101	1N 10 21 AC 03600	206 EIGHTH ST GARIBALDI	0.46 5613	52320 R1
101	1N 10 21 AC 03700	204 EIGHTH ST GARIBALDI	0.83 5613	140593 R1
100	1N 10 21 AC 03701		0.23 5613	30700 R1
101	1N 10 21 AC 03800	603 BIRCH AVE GARIBALDI	0.13 5613	88600 R1
101	1N 10 21 AC 03801	209 SIXTH ST GARIBALDI	0.09 5613	97220 R1
101	1N 10 21 AC 03900	605 BIRCH AVE GARIBALDI	0.11 5613	74990 R1

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101	1N 10 21 AC 04000	607 BIRCH ST GARIBALDI	0.11 5613	48120 R1
101	1N 10 21 AC 04100	606 ACACIA AVE GARIBALDI	0.23 5613	100550 R1
101	1N 10 21 AC 04200	604 ACACIA AVE GARIBALDI	0.11 5613	82420 R1
101	1N 10 21 AC 04201	203 SIXTH ST GARIBALDI	0.12 5613	52360 R1
101	1N 10 21 AC 04300	501 BIRCH AVE GARIBALDI	0.11 5613	63840 R1
101	1N 10 21 AC 04400	503 BIRCH AVE GARIBALDI	0.11 5613	108380 R1
101	1N 10 21 AC 04500	505 BIRCH AVE GARIBALDI	0.11 5613	119850 R1
101	1N 10 21 AC 04600	507 BIRCH AVE GARIBALDI	0.11 5613	88220 R1
101	1N 10 21 AC 04700	204 SIXTH ST GARIBALDI	0.11 5613	96140 R1
101	1N 10 21 AC 04800	510 ACACIA AVE GARIBALDI	0.11 5613	81920 R1
101	1N 10 21 AC 04900	201 FIFTH ST GARIBALDI	0.23 5613	103320 R1
101	1N 10 21 AC 05000	210 FIFTH ST GARIBALDI	0.09 5613	50180 R1
101	1N 10 21 AC 05100	208 FIFTH ST GARIBALDI	0.09 5613	60600 R1
101	1N 10 21 AC 05200	206 FIFTH ST GARIBALDI	0.09 5613	60500 R1
101	1N 10 21 AC 05300	204 FIFTH ST GARIBALDI	0.09 5613	51690 R1
101	1N 10 21 AC 05400	202 FIFTH ST GARIBALDI	0.09 5613	51100 R1
101	1N 10 21 AC 05500	402 FOURTH ST GARIBALDI	0.17 5613	63570 R1
101	1N 10 21 AC 05600	205 FOURTH ST GARIBALDI	0.11 5613	62530 R1
101	1N 10 21 AC 05700	401 BIRCH AVE GARIBALDI	0.15 5613	35660 R1
100	1N 10 21 AC 05800		0.12 5613	4400 R1
101	1N 10 21 AC 06000	203 THIRD ST GARIBALDI	0.07 5613	39710 R1
101	1N 10 21 AC 06100	202 FOURTH ST GARIBALDI	0.16 5613	160120 R1
101	1N 10 21 AC 06300	201 THIRD ST GARIBALDI	0.21 5613	90770 R1
101	1N 10 21 AC 06500	203 THIRD ST GARIBALDI	0.07 5613	48800 R1
101	1N 10 21 AC 06600	205 THIRD ST GARIBALDI	0.16 5613	127220 R1
101	1N 10 21 AC 06701	207 THIRD ST GARIBALDI	0.13 5613	83280 R1
101	1N 10 21 AC 06800	305 ACACIA AVE GARIBALDI	0.24 5613	104680 C1
101	1N 10 21 AC 06900		0.06 5613	23740 C1
101	1N 10 21 AC 07100	107 THIRD ST GARIBALDI	0.07 5613	48000 C1
101	1N 10 21 AC 07200	105 THIRD ST GARIBALDI	0.07 5613	50940 C1
201	1N 10 21 AC 07300	302 GARIBALDI AVE GARIBALDI	0 5613	90430 C1
201	1N 10 21 AC 07400	306 GARIBALDI AVE GARIBALDI	0.06 5613	59250 C1
201	1N 10 21 AC 07500		0 5613	33160 C1
201	1N 10 21 AC 07600	312 GARIBALDI AVE GARIBALDI	0.27 5613	287990 C1
200	1N 10 21 AC 07800	108 FOURTH ST GARIBALDI	0.11 5613	20670 C1
101	1N 10 21 AC 08400	107 FOURTH ST GARIBALDI	0.2 5613	155710 C1
109	1N 10 21 AC 08401	403 ACACIA AVE GARIBALDI	0.11 5613	31540 C1
101	1N 10 21 AC 08402	109 FOURTH ST GARIBALDI	0.14 5613	142700 C1
201	1N 10 21 AC 08600		0.08 5613	72970 C1
201	1N 10 21 AC 08700	404 GARIBALDI AVE GARIBALDI	0 5613	65450 C1
101	1N 10 21 AC 08800	406 GARIBALDI AVE GARIBALDI	0.13 5613	105220 C1
101	1N 10 21 AC 08900	408 GARIBALDI AVE GARIBALDI	0.07 5613	51660 C1
201	1N 10 21 AC 09000	410 GARIBALDI AVE GARIBALDI	0.09 5613	83870 C1
101	1N 10 21 AC 09100	106 FIFTH ST GARIBALDI	0.06 5613	47740 C1
101	1N 10 21 AC 09200	108 FIFTH ST GARIBALDI	0.29 5613	69510 C1
201	1N 10 21 AC 09300	502 GARIBALDI AVE GARIBALDI	0.69 5613	1360550 C1
201	1N 10 21 AC 09800	510 GARIBALDI AVE GARIBALDI	0 5613	139470 C1
201	1N 10 21 AC 10000	511 ACACIA AVE GARIBALDI	0 5613	193260 C1
101	1N 10 21 AC 10700	108 SEVENTH ST GARIBALDI	0.27 5613	132920 C1
109	1N 10 21 AC 10900	110 SEVENTH ST GARIBALDI	0.44 5613	126760 C1
109	1N 10 21 AC 11200	605 ACACIA AVE GARIBALDI	0.11 5613	35180 C1
109	1N 10 21 AC 11300	107 SEVENTH ST GARIBALDI	0.18 5613	83024 C1
101	1N 10 21 AC 11400	105 SEVENTH ST GARIBALDI	0.11 5613	92230 C1
200	1N 10 21 AC 11500		0.11 5613	42010 C1
201	1N 10 21 AC 11600	702 GARIBALDI AVE GARIBALDI	0 5613	88130 C1
200	1N 10 21 AC 11601		0 5613	30900 C1
201	1N 10 21 AC 11700	708 GARIBALDI AVE GARIBALDI	0 5613	271240 C1
101	1N 10 21 AC 11800	106 EIGHTH ST GARIBALDI	0.16 5613	71350 C1
109	1N 10 21 AC 11900	108 EIGHTH ST GARIBALDI	0.13 5613	30020 C1
201	1N 10 21 AC 12000	705 GARIBALDI AVE GARIBALDI	0.31 5613	379410 C1
201	1N 10 21 AC 12100	701 GARIBALDI AVE GARIBALDI	0.27 5613	264640 C1

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201	1N 10 21 AC 12200	607 GARIBALDI AVE GARIBALDI	0.13	5613	112350	C1
201	1N 10 21 AC 12300	603 GARIBALDI AVE GARIBALDI	0	5613	125050	C1
201	1N 10 21 AC 12700	511 GARIBALDI AVE GARIBALDI	0	5613	418620	C1
201	1N 10 21 AC 12700 A1	511 GARIBALDI AVE GARIBALDI		5613	62550	C1
201	1N 10 21 AC 12900	415 GARIBALDI AVE GARIBALDI	0.05	5613	122270	C1
200	1N 10 21 AC 13000		0	5613	32480	C1
200	1N 10 21 AC 13100	411 GARIBALDI AVE GARIBALDI	0.07	5613	36840	C1
201	1N 10 21 AC 13200	409 GARIBALDI AVE GARIBALDI	0.18	5613	153720	C1
201	1N 10 21 AC 13500	401 GARIBALDI AVE GARIBALDI	0	5613	68570	C1
200	1N 10 21 AC 13600	311 GARIBALDI AVE GARIBALDI	0	5613	74490	C1
200	1N 10 21 AC 13700	307 GARIBALDI AVE GARIBALDI	0	5613	23750	C1
201	1N 10 21 AC 13900	301 GARIBALDI AVE GARIBALDI	0.08	5613	73740	C1
200	1N 10 21 AC 14100 S1		0.44	5613	32140	WD2
000	1N 10 21 AC 14101	202 MOORING BASIN RD GARIBALDI	7	5613	210130	I1
303	1N 10 21 AC 14101 A1	202 MOORING BASIN RD GARIBALDI	0	5613	3521660	I1
000	1N 10 21 AC 14103		0	5613	121010	WD2
000	1N 10 21 AC 14103 A1	302 S SEVENTH ST GARIBALDI		5613	503420	WD2
000	1N 10 21 AC 14107		0	5613	83390	WD1
000	1N 10 21 AC 14107 A1			5613	218780	WD1
000	1N 10 21 AC 14110		0	5613	12050	WD1
000	1N 10 21 AC 14110 A1	611 COMMERCIAL AVE GARIBALDI		5613	48570	WD1
000	1N 10 21 AC 14111		0	5613	33780	WD1
201	1N 10 21 AC 14111 A1	609 COMMERCIAL AVE GARIBALDI		5613	48460	WD1
000	1N 10 21 AC 14112		0.1	5613	43880	WD1
301	1N 10 21 AC 14112 A1			5613	13660	WD1
000	1N 10 21 AC 14113		0	5613	83550	WD1
000	1N 10 21 AC 14113 A1	607 COMMERCIAL AVE GARIBALDI		5613	34630	WD1
000	1N 10 21 AC 14115		0	5613	66910	WD1
000	1N 10 21 AC 14115 A1	601 COMMERCIAL AVE GARIBALDI		5613	11080	WD1
301	1N 10 21 AC 14116 A1	602 COMMERCIAL AVE GARIBALDI	0	5613	30120	WD1
000	1N 10 21 AC 14116 S1		0	5613	43200	WD1
000	1N 10 21 AC 14118		0	5613	43090	WD1
301	1N 10 21 AC 14118 A1	606 COMMERCIAL AVE GARIBALDI		5613	45780	WD1
000	1N 10 21 AC 14119		0	5613	88020	WD1
301	1N 10 21 AC 14119 A1	608 COMMERCIAL AVE GARIBALDI		5613	224054	WD1
000	1N 10 21 AC 14120		0	5613	54830	WD1
000	1N 10 21 AC 14120 A1	306 MOORING BASIN RD GARIBALDI		5613	54690	WD1
000	1N 10 21 AC 14121		0	5613	13660	WD1
000	1N 10 21 AC 14121 A1	304 MOORING BASIN RD GARIBALDI		5613	12130	WD1
000	1N 10 21 AC 14122		0	5613	48570	WD1
000	1N 10 21 AC 14122 A1	302 MOORING BASIN RD GARIBALDI		5613	86230	WD1
000	1N 10 21 AC 14123	605 S BIAK GARIBALDI	0	5613	57060	WD1
000	1N 10 21 AC 14123 A1	605 S BIAK GARIBALDI		5613	139760	WD1
000	1N 10 21 AC 14124	500 S BIAK ST GARIBALDI	0.33	5613	46150	WD1
200	1N 10 21 AC 14124 A1	500 S BIAK GARIBALDI	0.33	5613	42190	WD1
000	1N 10 21 AC 14125		0	5613	138730	WD1
000	1N 10 21 AC 14125 A1	209 S SIXTH GARIBALDI		5613	33460	WD1
201	1N 10 21 AC 14126	606 COURT ST GARIBALDI	2.69	5613	228710	WD1
000	1N 10 21 AC 14126 A1	201 MOORING BASIN RD GARIBALDI		5613	73830	WD1
300	1N 10 21 AC 14127 S1		0.62	5613	66920	I1
000	1N 10 21 AC 14131		0	5613	35140	WD1
201	1N 10 21 AC 14131 A1	611 COMMERCIAL AVE GARIBALDI		5613	72020	WD1
101	1N 10 21 AD 00100	109 GARIBALDI AVE GARIBALDI	0.14	5613	105280	C1

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101	1N 10 21 AD 00200	107 GARIBALDI AVE GARIBALDI	0.12 5613	72480 C1
101	1N 10 21 AD 00400	308 FIRST ST GARIBALDI	0.12 5613	81500 C1
101	1N 10 21 AD 00500	306 FIRST ST GARIBALDI	0.12 5613	77140 C1
101	1N 10 21 AD 00600	304 FIRST ST GARIBALDI	0.12 5613	92300 C1
101	1N 10 21 AD 00700	302 FIRST ST GARIBALDI	0.12 5613	69330 C1
101	1N 10 21 AD 00800	105 GARIBALDI AVE GARIBALDI	0.12 5613	64640 C1
101	1N 10 21 AD 00900	101 GARIBALDI AVE GARIBALDI	0.11 5613	63410 C1
101	1N 10 21 AD 01000	103 CYPRESS AVE GARIBALDI	0.12 5613	112130 R1
101	1N 10 21 AD 01100	307 FIRST ST GARIBALDI	0.13 5613	76390 R1
101	1N 10 21 AD 01200	305 FIRST ST GARIBALDI	0.12 5613	77780 R1
101	1N 10 21 AD 01300	303 FIRST ST GARIBALDI	0.18 5613	58150 R1
101	1N 10 21 AD 01400	301 FIRST ST GARIBALDI	0.18 5613	88740 R1
101	1N 10 21 AD 01500	209 FIRST ST GARIBALDI	0.18 5613	76910 R1
101	1N 10 21 AD 01600	207 FIRST ST GARIBALDI	0.3 5613	109830 C1
101	1N 10 21 AD 01800	203 FIRST ST GARIBALDI	0.24 5613	131560 C1
101	1N 10 21 AD 01900	102 GARIBALDI AVE GARIBALDI	0.13 5613	81030 C1
101	1N 10 21 AD 02100	108 GARIBALDI AVE GARIBALDI	0.19 5613	68510 C1
101	1N 10 21 AD 02200	110 GARIBALDI AVE GARIBALDI	0.04 5613	12750 C1
101	1N 10 21 AD 02300	106 GARIBALDI AVE GARIBALDI	0.51 5613	63460 C1
109	1N 10 21 AD 02400	107 CYPRESS AVE GARIBALDI	0.12 5613	30600 R1
101	1N 10 21 AD 02401		0.43 5613	128310 R1
101	1N 10 21 AD 02500	111 CYPRESS AVE GARIBALDI	0.21 5613	62290 R1
101	1N 10 21 AD 02700	308 SECOND ST GARIBALDI	0.26 5613	85140 R1
101	1N 10 21 AD 02800	304 SECOND ST GARIBALDI	0.13 5613	52690 R1
101	1N 10 21 AD 02900	302 SECOND ST GARIBALDI	0.2 5613	55390 R1
101	1N 10 21 AD 03000	208 SECOND ST GARIBALDI	0.2 5613	81240 R1
010	1N 10 21 AD 03101		0.03 5613	1000 R1
101	1N 10 21 AD 03200	206 SECOND ST GARIBALDI	0.13 5613	73890 R1
200	1N 10 21 AD 03400	202 GARIBALDI AVE GARIBALDI	0.08 5613	25800 C1
200	1N 10 21 AD 03500		0 5613	12890 C1
201	1N 10 21 AD 03600	206 GARIBALDI AVE GARIBALDI	0 5613	101990 C1
101	1N 10 21 AD 03900	203 ACACIA AVE GARIBALDI	0.07 5613	44100 C1
101	1N 10 21 AD 04000	107 SECOND ST GARIBALDI	0.12 5613	59200 C1
101	1N 10 21 AD 04200	203 SECOND ST GARIBALDI	0.12 5613	73070 R1
101	1N 10 21 AD 04300	205 SECOND ST GARIBALDI	0.12 5613	64740 R1
101	1N 10 21 AD 04400	207 SECOND ST GARIBALDI	0.12 5613	54740 R1
101	1N 10 21 AD 04700	204 BIRCH AVE GARIBALDI	0.11 5613	88950 R1
101	1N 10 21 AD 04900	305 SECOND ST GARIBALDI	0.25 5613	132430 R1
101	1N 10 21 AD 05000	307 SECOND ST GARIBALDI	0.13 5613	88390 R1
101	1N 10 21 AD 05100	205 CYPRESS AVE GARIBALDI	0.1 5613	74770 R1
101	1N 10 21 AD 05200	207 CYPRESS AVE GARIBALDI	0.21 5613	120140 R1
101	1N 10 21 AD 05400	213 CYPRESS AVE GARIBALDI	0.11 5613	59510 R1
101	1N 10 21 AD 05500	215 CYPRESS AVE GARIBALDI	0.11 5613	59630 R1
100	1N 10 21 AD 05600	306 THIRD ST GARIBALDI	0.11 5613	23560 R1
101	1N 10 21 AD 05700	308 THIRD ST GARIBALDI	0.11 5613	146330 R1
101	1N 10 21 AD 05800	304 THIRD ST GARIBALDI	0.11 5613	92320 R1
101	1N 10 21 AD 05900	214 BIRCH AVE GARIBALDI	0.11 5613	55180 R1
101	1N 10 21 AD 06000	212 BIRCH AVE GARIBALDI	0.11 5613	53520 R1
101	1N 10 21 AD 06100	210 BIRCH AVE GARIBALDI	0.11 5613	90180 R1
101	1N 10 21 AD 06200	208 BIRCH AVE GARIBALDI	0.22 5613	137620 R1
101	1N 10 21 AD 06400	206 BIRCH AVE GARIBALDI	0.22 5613	89530 R1
101	1N 10 21 AD 06500	205 BIRCH AVE GARIBALDI	0.11 5613	36460 R1
109	1N 10 21 AD 06600	207 BIRCH AVE GARIBALDI	0.11 5613	80410 R1
101	1N 10 21 AD 06700	209 BIRCH AVE GARIBALDI	0.11 5613	55000 R1
101	1N 10 21 AD 06800	211 BIRCH AVE GARIBALDI	0.11 5613	86260 R1
101	1N 10 21 AD 06900	213 BIRCH AVE GARIBALDI	0.11 5613	74270 R1
101	1N 10 21 AD 07000	208 THIRD ST GARIBALDI	0.11 5613	98210 R1
101	1N 10 21 AD 07100	206 THIRD ST GARIBALDI	0.11 5613	83380 R1
109	1N 10 21 AD 07200	204 THIRD ST GARIBALDI	0.11 5613	82240 R1
101	1N 10 21 AD 07300	202 THIRD ST GARIBALDI	0.11 5613	65740 R1
101	1N 10 21 AD 07400	214 ACACIA AVE GARIBALDI	0.11 5613	51060 R1

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101	1N 10 21 AD 07500	212 ACACIA AVE GARIBALDI	0.11 5613	62530 R1
101	1N 10 21 AD 07600	210 ACACIA AVE GARIBALDI	0.11 5613	60630 R1
101	1N 10 21 AD 07700	208 ACACIA AVE GARIBALDI	0.11 5613	69490 R1
101	1N 10 21 AD 07800	206 ACACIA AVE GARIBALDI	0.11 5613	43050 R1
101	1N 10 21 AD 07900	212 GARIBALDI AVE GARIBALDI	0.13 5613	67320 C1
101	1N 10 21 AD 08000	207 ACACIA AVE GARIBALDI	0 5613	70940 C1
101	1N 10 21 AD 08100	211 ACACIA AVE GARIBALDI	0.02 5613	22820 C1
200	1N 10 21 AD 08200		0 5613	14890 C1
109	1N 10 21 AD 08400	215 ACACIA AVE GARIBALDI	0.09 5613	28890 C1
101	1N 10 21 AD 08401	213 ACACIA AVE GARIBALDI	0.08 5613	52850 C1
101	1N 10 21 AD 08500	217 ACACIA AVE GARIBALDI	0.1 5613	24240 C1
101	1N 10 21 AD 08600	219 ACACIA AVE GARIBALDI	0.08 5613	54740 C1
200	1N 10 21 AD 08700		0.02 5613	6140 C1
201	1N 10 21 AD 08800	236 GARIBALDI AVE GARIBALDI	0 5613	113580 C1
201	1N 10 21 AD 08900	234 GARIBALDI AVE GARIBALDI	0 5613	79370 C1
201	1N 10 21 AD 09000	230 GARIBALDI AVE GARIBALDI	0.1 5613	89830 C1
200	1N 10 21 AD 09100	226 GARIBALDI AVE GARIBALDI	0 5613	32630 C1
200	1N 10 21 AD 09200		0 5613	26400 C1
101	1N 10 21 AD 09300	220 GARIBALDI AVE GARIBALDI	0.07 5613	83200 C1
200	1N 10 21 AD 09400		0 5613	21210 C1
200	1N 10 21 AD 09500		1.15 5613	85980 C1
201	1N 10 21 AD 09600	227 GARIBALDI AVE GARIBALDI	0.21 5613	480070 C1
200	1N 10 21 AD 09700		0 5613	47580 C1
201	1N 10 21 AD 09900	231 GARIBALDI AVE GARIBALDI	0.16 5613	389740 C1
201	1N 10 21 AD 10100	235 GARIBALDI AVE GARIBALDI	0 5613	60170 C1
201	1N 10 21 AD 10300	237 GARIBALDI AVE GARIBALDI	0 5613	147120 C1
600	1N 10 21 BC 00100		17.8 5613	4656 R1
100	1N 10 21 BC 00200		0.21 5613	20900 R1
101	1N 10 21 BC 00201	208 FOURTEENTH ST GARIBALDI	1.89 5613	192570 R1
401	1N 10 21 BC 00300	304 BARVIEW FOREST RD GARIBALD	8.75 5613	261370 R1
010	1N 10 21 BC 00500		0 5613	120 R1
100	1N 10 21 BC 00700		0.31 5613	24540 R1
101	1N 10 21 BC 00701	207 FOURTEENTH ST GARIBALDI	0.72 5613	185590 R1
101	1N 10 21 BC 00702	105 FOURTEENTH ST GARIBALDI	0.21 5613	230140 R1
101	1N 10 21 BC 00800	1306 ACACIA AVE GARIBALDI	0.27 5613	74223 R1
109	1N 10 21 BC 00801	1308 ACACIA AVE GARIBALDI	0.17 5613	38490 R1
100	1N 10 21 BC 00802		0.29 5613	32600 R1
010	1N 10 21 BC 00803		0.07 5613	1500 R1
109	1N 10 21 BC 00900	1310 ACACIA AVE GARIBALDI	0.11 5613	39230 R1
100	1N 10 21 BC 01000		0.23 5613	8310 R1
101	1N 10 21 BC 01001	1216 ACACIA AVE GARIBALDI	0.11 5613	82340 R1
010	1N 10 21 BC 01002		0.11 5613	2500 R1
100	1N 10 21 BC 01100		0.11 5613	2760 R1
101	1N 10 21 BC 01200	1212 ACACIA AVE GARIBALDI	0.11 5613	63140 R1
100	1N 10 21 BC 01300		0.11 5613	23560 R1
101	1N 10 21 BC 01301	1211 ACACIA AVE GARIBALDI	0.11 5613	99580 R1
101	1N 10 21 BC 01302	1216 GARIBALDI AVE GARIBALDI	0.34 5613	229240 R1
101	1N 10 21 BC 01303	1215 ACACIA AVE GARIBALDI	0.11 5613	67320 R1
101	1N 10 21 BC 01400	1304 GARIBALDI AVE GARIBALDI	0.09 5613	57520 R1
010	1N 10 21 BC 01401		0.08 5613	18000 R1
010	1N 10 21 BC 01402		0.08 5613	18000 R1
101	1N 10 21 BC 01600	104 FOURTEENTH ST GARIBALDI	0.11 5613	85980 R1
101	1N 10 21 BC 01700	1305 ACACIA AVE GARIBALDI	0.11 5613	180280 R1
101	1N 10 21 BC 01701	1307 ACACIA AVE GARIBALDI	0.11 5613	133460 R1
010	1N 10 21 BC 01800		0.11 5613	2500 R1
101	1N 10 21 BC 01900	103 FOURTEENTH ST GARIBALDI	0.39 5613	156220 R1
010	1N 10 21 BC 02000		0.02 5613	500 R1
010	1N 10 21 BC 02100		0.02 5613	500 R1
100	1N 10 21 BC 02300		0.25 5613	31530 R1
101	1N 10 21 BC 02800	1211 GARIBALDI AVE GARIBALDI	0.17 5613	86690 R1
100	1N 10 21 BC 02900	1208 BAY LN GARIBALDI	0.21 5613	29380 R1

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101	1N 10 21 BD 00100	305 EIGHTH ST GARIBALDI	0.2 5613	68840 R1
101	1N 10 21 BD 00200	303 EIGHTH ST GARIBALDI	0.2 5613	77220 R1
101	1N 10 21 BD 00300	301 EIGHTH ST GARIBALDI	0.13 5613	84100 R1
101	1N 10 21 BD 00400	806 BIRCH AVE GARIBALDI	0.15 5613	65150 R1
101	1N 10 21 BD 00500	808 BIRCH AVE GARIBALDI	0.15 5613	74430 R1
101	1N 10 21 BD 00600	810 BIRCH AVE GARIBALDI	0.18 5613	77210 R1
101	1N 10 21 BD 00800	308 NINTH ST GARIBALDI	0.21 5613	88550 R1
101	1N 10 21 BD 00900	807 CYPRESS AVE GARIBALDI	0.29 5613	95290 R1
010	1N 10 21 BD 01000	305 NINTH ST GARIBALDI	0.11 5613	2500 R1
101	1N 10 21 BD 01101	303 NINTH ST GARIBALDI	0.22 5613	159350 R1
101	1N 10 21 BD 01400	906 BIRCH AVE GARIBALDI	0.29 5613	92950 R1
101	1N 10 21 BD 01500	910 BIRCH AVE GARIBALDI	0.11 5613	75490 R1
100	1N 10 21 BD 01501		0.25 5613	45940 R1
101	1N 10 21 BD 01800		0.19 5613	147180 R1
400	1N 10 21 BD 01900	1002 BIRCH AVE GARIBALDI	2.25 5613	35340 R1
401	1N 10 21 BD 02200	1112 ACACIA AVE GARIBALDI	0.76 5613	223683 R1
100	1N 10 21 BD 02400		0.17 5613	27230 R1
101	1N 10 21 BD 02500	1108 ACACIA AVE GARIBALDI	0 5613	169060 R1
101	1N 10 21 BD 02600	1104 ACACIA AVE GARIBALDI	0.39 5613	105700 R1
101	1N 10 21 BD 02700	208 ELEVENTH ST GARIBALDI	0.23 5613	186770 R1
100	1N 10 21 BD 02701		0.12 5613	19410 R1
109	1N 10 21 BD 03000	1006 ACACIA AVE GARIBALDI	0.23 5613	49900 R1
109	1N 10 21 BD 03001	201 TENTH ST GARIBALDI	0.11 5613	48670 R1
101	1N 10 21 BD 03002	203 TENTH ST GARIBALDI	0.11 5613	56290 R1
101	1N 10 21 BD 03100	205 TENTH ST GARIBALDI	0.11 5613	83530 R1
109	1N 10 21 BD 03200	206 TENTH ST GARIBALDI	0.3 5613	55000 R1
109	1N 10 21 BD 03400	204 TENTH ST GARIBALDI	0.14 5613	48690 R1
101	1N 10 21 BD 03500	202 TENTH ST GARIBALDI	0.13 5613	88970 R1
101	1N 10 21 BD 03600	904 ACACIA AVE GARIBALDI	0.11 5613	71110 R1
109	1N 10 21 BD 03601	902 ACACIA AVE GARIBALDI	0.11 5613	91890 R1
101	1N 10 21 BD 03900	903 BIRCH GARIBALDI	0.23 5613	104960 R1
101	1N 10 21 BD 04100	807 BIRCH AVE GARIBALDI	0.26 5613	195150 R1
101	1N 10 21 BD 04200	805 BIRCH AVE GARIBALDI	0.23 5613	91370 R1
101	1N 10 21 BD 04300	205 EIGHTH ST GARIBALDI	0.26 5613	70270 R1
101	1N 10 21 BD 04400	203 EIGHTH ST GARIBALDI	0.13 5613	56630 R1
101	1N 10 21 BD 04500	201 EIGHTH ST GARIBALDI	0.13 5613	73860 R1
101	1N 10 21 BD 04600	806 ACACIA AVE GARIBALDI	0.29 5613	99620 R1
109	1N 10 21 BD 04700	810 ACACIA AVE GARIBALDI	0.16 5613	51870 R1
101	1N 10 21 BD 04800	109 EIGHTH ST GARIBALDI	0.13 5613	65930 R1
109	1N 10 21 BD 04900	807 ACACIA AVE GARIBALDI	0.19 5613	44670 R1
201	1N 10 21 BD 05000	804 GARIBALDI AVE GARIBALDI	0.65 5613	263080 C1
101	1N 10 21 BD 05500	101 NINTH ST GARIBALDI	0.26 5613	108190 C1
101	1N 10 21 BD 05700	105 NINTH ST GARIBALDI	0.23 5613	99520 R1
101	1N 10 21 BD 05800	901 ACACIA AVE GARIBALDI	0.2 5613	93350 R1
101	1N 10 21 BD 06000	903 ACACIA AVE GARIBALDI	0.07 5613	44810 R1
101	1N 10 21 BD 06100	118 TENTH ST GARIBALDI	0.07 5613	48540 R1
101	1N 10 21 BD 06200	116 TENTH ST GARIBALDI	0.11 5613	65000 R1
101	1N 10 21 BD 06300	114 TENTH ST GARIBALDI	0.1 5613	75110 R1
101	1N 10 21 BD 06400	112 TENTH ST GARIBALDI	0.1 5613	51080 R1
101	1N 10 21 BD 06500	110 TENTH ST GARIBALDI	0.1 5613	58100 C1
101	1N 10 21 BD 06600	108 TENTH ST GARIBALDI	0.1 5613	75020 C1
201	1N 10 21 BD 06700	906 GARIBALDI AVE GARIBALDI	0 5613	81070 C1
101	1N 10 21 BD 06900	115 TENTH ST GARIBALDI	0.23 5613	87280 R1
100	1N 10 21 BD 07000	113 TENTH ST GARIBALDI	0.11 5613	23560 R1
101	1N 10 21 BD 07100	109 TENTH ST GARIBALDI	0.11 5613	52770 R1
101	1N 10 21 BD 07200	107 TENTH ST GARIBALDI	0.13 5613	58320 R1
101	1N 10 21 BD 07300	105 TENTH ST GARIBALDI	0.11 5613	57340 R1
109	1N 10 21 BD 07400	103 TENTH ST GARIBALDI	0.11 5613	74740 R1
201	1N 10 21 BD 07500	1004 GARIBALDI AVE GARIBALDI	0 5613	95650 C1
101	1N 10 21 BD 07600	1006 GARIBALDI AVE GARIBALDI	0.14 5613	106670 C1
201	1N 10 21 BD 07700	102 ELEVENTH ST GARIBALDI	0.09 5613	84830 C1

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101	1N 10 21 BD 07800	104 ELEVENTH ST GARIBALDI	0.06 5613	51290 C1
101	1N 10 21 BD 07900	106 ELEVENTH ST GARIBALDI	0.12 5613	67130 R1
101	1N 10 21 BD 08000	110 ELEVENTH ST GARIBALDI	0.11 5613	60830 R1
101	1N 10 21 BD 08100	112 ELEVENTH ST GARIBALDI	0.1 5613	57080 R1
101	1N 10 21 BD 08200	114 ELEVENTH ST GARIBALDI	0.11 5613	54440 R1
109	1N 10 21 BD 08300	116 ELEVENTH ST GARIBALDI	0.15 5613	61180 R1
109	1N 10 21 BD 08500	120 ELEVENTH ST GARIBALDI	0.19 5613	63760 R1
109	1N 10 21 BD 08700	1107 ACACIA AVE GARIBALDI	0.27 5613	52690 R1
101	1N 10 21 BD 08800	115 ELEVENTH ST GARIBALDI	0.21 5613	90490 R1
101	1N 10 21 BD 08900	113 ELEVENTH ST GARIBALDI	0.35 5613	115250 R1
101	1N 10 21 BD 08902	1109 A ACACIA GARIBALDI	0.3 5613	133824 R1
101	1N 10 21 BD 08902	1109 B ACACIA GARIBALDI	0.3 5613	133824 R1
101	1N 10 21 BD 09000	109 ELEVENTH ST GARIBALDI	0.11 5613	147980 R1
109	1N 10 21 BD 09001	107 ELEVENTH ST GARIBALDI	0.13 5613	56420 R1
101	1N 10 21 BD 09200	1104 GARIBALDI AVE GARIBALDI	0.25 5613	127570 R1
101	1N 10 21 BD 09400	1108 GARIBALDI AVE GARIBALDI	0.52 5613	163100 R1
101	1N 10 21 BD 09600	1206 GARIBALDI AVE GARIBALDI	0.28 5613	118140 R1
101	1N 10 21 BD 09700	1208 GARIBALDI AVE GARIBALDI	0.24 5613	84140 R1
101	1N 10 21 BD 09800	1201 GARIBALDI AVE GARIBALDI	0.14 5613	99730 R1
101	1N 10 21 BD 09900		0.15 5613	62260 R1
101	1N 10 21 BD 10100	1209 GARIBALDI AVE GARIBALDI	0.13 5613	101650 R1
101	1N 10 21 BD 10200	1208 BAYFRONT GARIBALDI	0.13 5613	81510 R1
100	1N 10 21 BD 10300	1206 BAY LN GARIBALDI	0.17 5613	26960 R1
101	1N 10 21 BD 10400	1204 BAY LN GARIBALDI	0.17 5613	62060 R1
109	1N 10 21 BD 10401	1202 BAY LN GARIBALDI	0.07 5613	28340 R1
101	1N 10 21 BD 10500	1111 GARIBALDI AVE GARIBALDI	0.11 5613	79160 R1
101	1N 10 21 BD 10600	1110 BAY LN GARIBALDI	0.16 5613	218710 R1
101	1N 10 21 BD 10700	1108 BAY LN GARIBALDI	0.12 5613	76310 C1
101	1N 10 21 BD 10800		0.06 5613	44130 C1
101	1N 10 21 BD 10900	1109 GARIBALDI AVE GARIBALDI	0.12 5613	33330 C1
201	1N 10 21 BD 11000		0 5613	53550 C1
201	1N 10 21 BD 11100	1009 GARIBALDI AVE GARIBALDI	0.51 5613	330670 C1
200	1N 10 21 BD 11400	905 GARIBALDI AVE GARIBALDI	0.13 5613	47250 C1
201	1N 10 21 BD 11500	903 GARIBALDI AVE GARIBALDI	0.15 5613	129800 C1
201	1N 10 21 BD 11600	901 GARIBALDI AVE GARIBALDI	0.18 5613	112120 C1
201	1N 10 21 BD 11700	807 GARIBALDI AVE GARIBALDI	0.14 5613	58100 C1
201	1N 10 21 BD 11900	805 GARIBALDI AVE GARIBALDI	0.42 5613	228100 C1
101	1N 10 21 BD 12100	103 NINTH ST GARIBALDI	0.22 5613	66610 C1
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201	1N 10 21 D0 00200	210 S THIRD ST GARIBALDI	24.89 5613	1159860 WD2
201	1N 10 21 D0 00201	210 THIRD ST GARIBALDI	9.62 5613	873050 WD1
200	1N 10 21 D0 00500		4.92 5613	77180 WD2
200	1N 10 22 00 00500		10 5613	118920 I1
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209	1N 10 22 A0 00200	14775 HWY 101 N GARIBALDI	26.07 5613	91730 C1
010	1N 10 22 A0 00500		0.8 5613	0 EN
201	1N 10 22 BA 00100	707 GARIBALDI AVE GARIBALDI	8.84 5613	320310 C1
401	1N 10 22 BA 00200	103 HALVERSON LN GARIBALDI	1.51 5613	89550 C1
200	1N 10 22 BA 00300		0.42 5613	42850 C1
100	1N 10 22 BA 00400		1.25 5613	20320 I1
010	1N 10 22 BA 00490		0.35 5613	6000 C1
101	1N 10 22 BA 00601	509 GARIBALDI AVE GARIBALDI	0.23 5613	121960 C1
109	1N 10 22 BA 00602	507 GARIBALDI AVE GARIBALDI	0.24 5613	39200 C1
201	1N 10 22 BA 00700	503 GARIBALDI AVE GARIBALDI	0 5613	259440 C1
010	1N 10 22 BA 00701		0.05 5613	1000 C1
109	1N 10 22 BA 00702	113 MARTIN SMITH DR GARIBALDI	0.3 5613	45870 R1
109	1N 10 22 BA 00703	111 MARTIN SMITH DR GARIBALDI	0.25 5613	43420 R1
109	1N 10 22 BA 00704	109 MARTIN SMITH DR GARIBALDI	0.2 5613	69730 R1
101	1N 10 22 BA 00705	115 MARTIN SMITH DR GARIBALDI	0.45 5613	121310 R1
109	1N 10 22 BA 00706	107 MARTIN SMITH DR GARIBALDI	0.25 5613	71874 R1

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201	1N 10 22 BA 00800		0 5613	28760 I1
300	1N 10 22 BA 00900	506 GARIBALDI AVE GARIBALDI	0.55 5613	25130 I1
101	1N 10 22 BA 01000	506 GARIBALDI AVE GARIBALDI	0.9 5613	65730 I1
200	1N 10 22 BA 01100	102 ARIZONA WAY GARIBALDI	0.45 5613	45870 C1
100	1N 10 22 BA 01200		0.21 5613	28090 R1
109	1N 10 22 BA 01300	110 ARIZONA WAY GARIBALDI	0.18 5613	35580 R1
109	1N 10 22 BA 01400	112 ARIZONA WAY GARIBALDI	0.17 5613	39060 R1
109	1N 10 22 BA 01500	114 ARIZONA WAY GARIBALDI	0.15 5613	44290 R1
109	1N 10 22 BA 01600	116 ARIZONA WAY GARIBALDI	0.18 5613	49220 R1
100	1N 10 22 BA 01700		0.26 5613	31530 R1
101	1N 10 22 BA 01800	117 ARIZONA WAY GARIBALDI	0.07 5613	22340 R1
109	1N 10 22 BA 01900	117 ARIZONA WAY GARIBALDI	0.13 5613	37550 R1
109	1N 10 22 BA 02000	115 ARIZONA WAY GARIBALDI	0.13 5613	78010 R1
109	1N 10 22 BA 02100	113 ARIZONA WAY GARIBALDI	0.14 5613	54530 R1
101	1N 10 22 BA 02300	111 ARIZONA WAY GARIBALDI	0.36 5613	104450 R1
100	1N 10 22 BA 02400		0.26 5613	30360 R1
100	1N 10 22 BA 02500		0.2 5613	28090 R1
109	1N 10 22 BA 02600	107 ARIZONA WAY GARIBALDI	0.2 5613	39020 R1
109	1N 10 22 BA 02700	103 ARIZONA WAY GARIBALDI	0.25 5613	55520 R1
409	1N 10 22 BB 00100	501 GARIBALDI AVE GARIBALDI	2.93 5613	122500 C1
400	1N 10 22 BB 00200	108 NELSON LN GARIBALDI	2.2 5613	70730 C1
401	1N 10 22 BB 00400	107 NELSON LN GARIBALDI	0.79 5613	179640 R1
101	1N 10 22 BB 00500	105 NELSON LN GARIBALDI	0.23 5613	92430 C1
101	1N 10 22 BB 00600	106 NELSON LN GARIBALDI	0.3 5613	92390 C1
400	1N 10 22 BB 00700		3.41 5613	81210 R1
101	1N 10 22 BB 00701	411 GARIBALDI AVE GARIBALDI	0.87 5613	213340 C1
201	1N 10 22 BB 00702	409 GARIBALDI AVE GARIBALDI	0.83 5613	335900 C1
101	1N 10 22 BB 00703	104 FRANKLIN ST GARIBALDI	0.26 5613	209500 R1
101	1N 10 22 BB 00704	102 FRANKLIN ST GARIBALDI	0.33 5613	153690 R1
101	1N 10 22 BB 00705	103 FRANKLIN ST GARIBALDI	0.44 5613	168250 R1
401	1N 10 22 BB 00706	101 FRANKLIN ST GARIBALDI	0.55 5613	169520 R1
010	1N 10 22 BB 00707		0.04 5613	2000 R1
100	1N 10 22 BB 00708		0.54 5613	62290 R1
400	1N 10 22 BB 01000		7 5613	14336 R1
101	1N 10 22 BB 01100	117 EAST DRIFTWOOD GARIBALDI	0.63 5613	175380 R1
109	1N 10 22 BB 01200	119 DRIFTWOOD AVE GARIBALDI	0.4 5613	70230 C1
200	1N 10 22 BB 01400	205 E GARIBALDI AVE GARIBALDI	0 5613	26790 C1
200	1N 10 22 BB 01600		0.02 5613	1330 C1
101	1N 10 22 BB 01700	106 KEENON DR GARIBALDI	0.49 5613	102200 C1
101	1N 10 22 BB 01701	107 KEENON DR GARIBALDI	0.13 5613	56130 R1
101	1N 10 22 BB 01702	103 KEENON DR GARIBALDI	0.27 5613	76860 C1
101	1N 10 22 BB 01703	105 KEENON DR GARIBALDI	0.14 5613	60700 R1
101	1N 10 22 BB 01800	109 KEENON DR GARIBALDI	0.16 5613	76110 R1
400	1N 10 22 CA 00200	13785 HWY 101 N GARIBALDI	0.64 5613	45170 RO
401	1N 10 22 CA 00300	13765 HWY 101 N GARIBALDI	0.32 5613	56490 RO
400	1N 10 22 CA 00400	13745 HWY 101 N GARIBALDI	0.36 5613	15700 RO
400	1N 10 22 CA 00500	13725 HWY 101 N GARIBALDI	0.5 5613	15700 RO
400	1N 10 22 CA 00600	13505 HWY 101 N GARIBALDI	0.46 5613	15700 RO
101	1N 10 22 CA 00700	13300 HWY 101 N GARIBALDI	0.49 5613	213710 RO

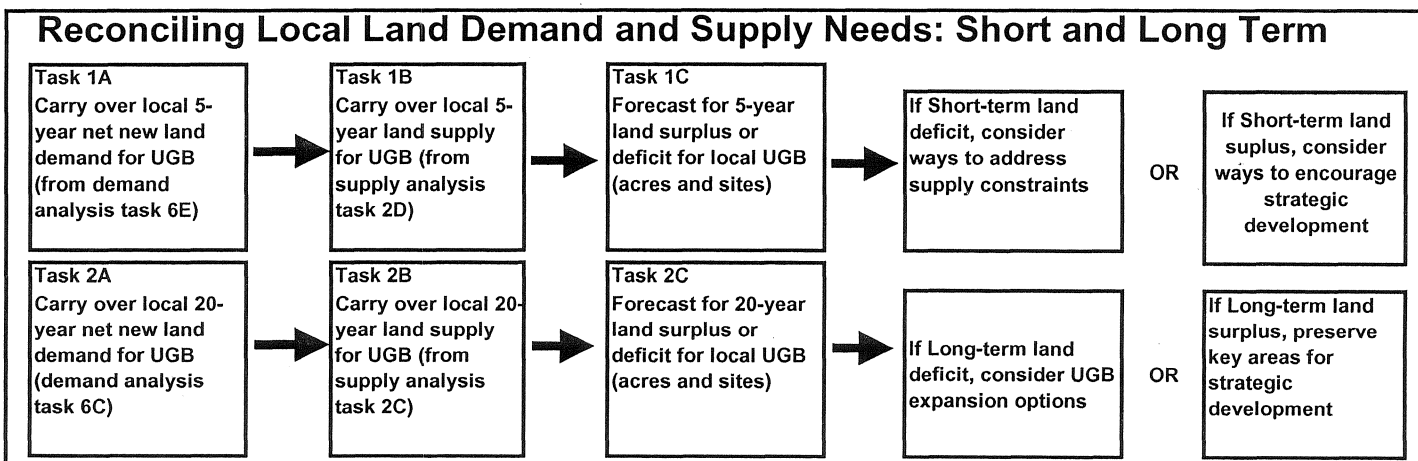
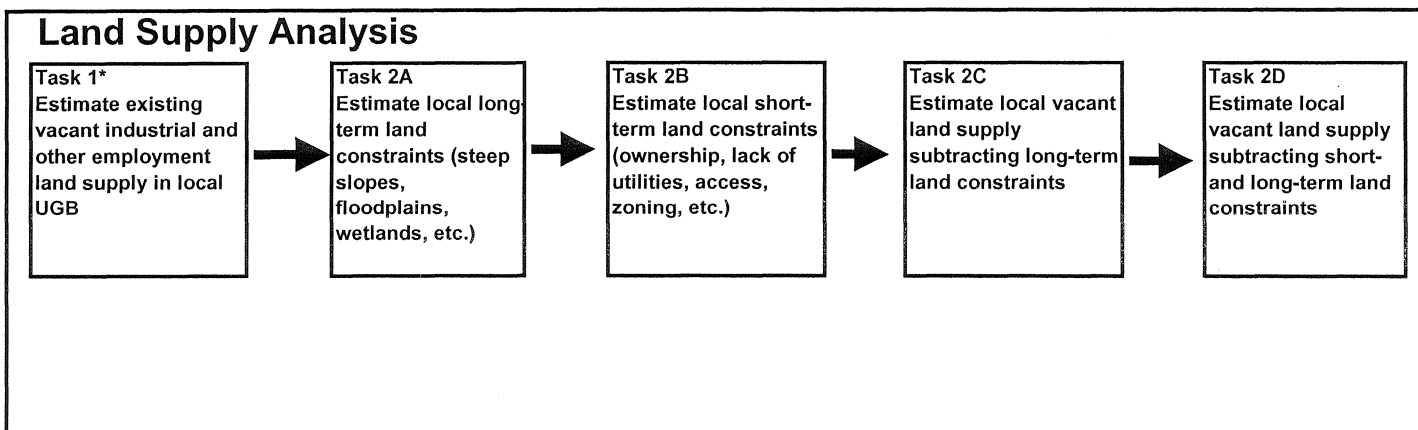
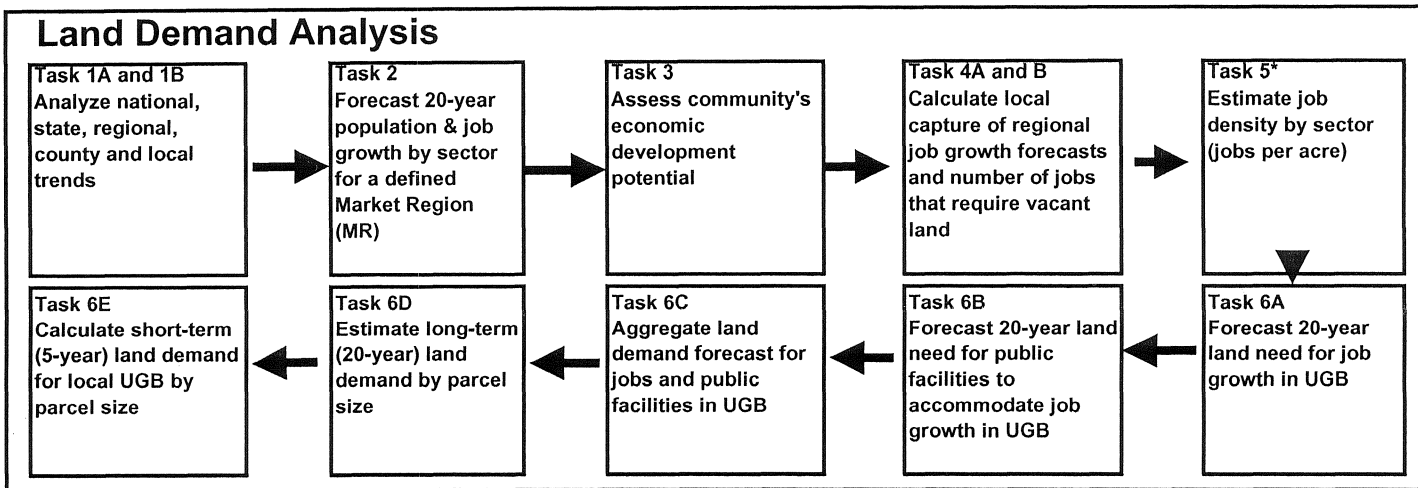
City of Garibaldi
Waterfront Buildable Lands Inventory

APPENDIX E (Attachment J)

NUMBER	MAP ID	LAND SIZE	ZONE	
4, 6, 18, 9, 20, 1	1N 10 21 AC 14100 S1	3.53	WD2	Port of Garibaldi
2, 5	1N 10 21 AC 14101	7.80	I1	Port of Garibaldi
7	1N 10 21 AC 14103	2.02	WD2	Port of Garibaldi
19	1N 10 21 AC 14107	0.14	WD1	Port of Garibaldi
31	1N 10 21 AC 14110	0.33	WD1	Port of Garibaldi
32	1N 10 21 AC 14111	0.08	WD1	Port of Garibaldi
33	1N 10 21 AC 14112	0.10	WD1	Port of Garibaldi
34	1N 10 21 AC 14113	0.63	WD1	Port of Garibaldi
36	1N 10 21 AC 14115	0.29	WD1	Port of Garibaldi
27	1N 10 21 AC 14116 S1	0.30	WD1	Port of Garibaldi
25	1N 10 21 AC 14118	0.19	WD1	Port of Garibaldi
24	1N 10 21 AC 14119	0.29	WD1	Port of Garibaldi
23	1N 10 21 AC 14120	0.07	WD1	Port of Garibaldi
22	1N 10 21 AC 14121	0.04	WD1	Port of Garibaldi
17	1N 10 21 AC 14122	0.78	WD1	Port of Garibaldi
16	1N 10 21 AC 14123	0.27	WD1	Port of Garibaldi
15	1N 10 21 AC 14124	0.33	WD1	Port of Garibaldi
14	1N 10 21 AC 14125	2.36	WD1	Port of Garibaldi
12	1N 10 21 AC 14126	2.74	WD1	Port of Garibaldi
11	1N 10 21 AC 14127 S1	1.72	I1	Port of Garibaldi
30	1N 10 21 AC 14131	0.12	WD1	Port of Garibaldi
40	1N 10 21 D0 00100	2.60	WD2	Old Mill
39, 45, 43	1N 10 21 D0 00200	24.89	WD2	Old Mill
38	1N 10 21 D0 00201	9.62	WD1	Old Mill
44	1N 10 21 D0 00500	4.92	WD2	Old Mill
3	11021AC14102	0.94	I1	Port of Garibaldi
8	11021AC14105	3.57	WD1	Port of Garibaldi
10	11021AC14106	0.06	WD1	Port of Garibaldi
29	11021AC14109	0.05	WD1	Port of Garibaldi
35	11021AC14114	0.08	WD1	Port of Garibaldi
26	11021AC14117	0.30	WD1	Port of Garibaldi
13	11021AC14128	0.33	WD1	Port of Garibaldi
21	11021AC99980	10.78	R1	Port of Garibaldi
37	11021D000300	1.69	WD1	Old Mill/Lion's Club
42	11021D000400	7.45	WD1	Old Mill
28	11021AC14081	0.25	WD1	Port of Garibaldi

	ACRES	PARCELS		ACRES	PARCELS
Waterfront	91.66	44	Old Mill	51.17	8
I1	10.46	4	WD1	18.76	3
R1	10.78	1	WD2	32.41	5
WD1	32.46	27			
WD2	37.96	12	Port of Garibaldi	48.29	36
			I1	10.46	4
			R1	10.78	1
			WD1	21.50	24
			WD2	5.55	7

Basic Worksheet Method for Conducting Goal 9 Analysis



* Steps recommended to be addressed by State to expedite Goal 9 compliance at local jurisdictions.

Appendix B Basic Worksheet Method for Estimating Local Land Demand (Attachment K)										
Objective	Description			Market Region	Local Area County or UGB	Local Share of Market Region (%)	Units	Oregon Employment Dept., Dept. of Commerce, County Business Patterns, Regional governments		
Task 1: A and B	Analyze national, state, regional, county and local trends	Identify past trends in population and employment (at place of work) in the Market Region (MR) and affected jurisdictions	population							
			999	1980	21,164	1.1 / 4.7	people	Source: U.S. Census		
			886	1990	21,570	1.0 / 4.1	people			
			904	2000	24,300	0.9 / 3.7	people			
			961	2005	25,401	0.9 / 3.8	people			
			1,143	2015	27,897	1.0 / 4.1	people			
			1,360	2025	30,094	1.1 / 4.5	people			
			employment (at place of work)							
			1980				jobs	Source: Oregon Employment Department		
			1990		6,120		jobs			
2000		7,940		jobs						
base year		8,040		jobs						
2015		8,730		jobs						
2025		8,870		jobs						
Task 2	Forecast 20-year population & job growth by sector for a defined Market Region (MR)	Historic and projected job growth by sector (at place of work, covered employment) in County	Step 1: Base year job count (specify year)	Step 2: Forecast 10-year job count (specify year)	Step 3: Forecasted change in jobs (step 2-step 1)	Step 4: Forecasted annual change in jobs (Step 3 divided by 10 years)	Step 5: Total 20-year job forecast for Market Region (Step 4 x 20 years)	Units	Oregon Employment Dept., Dept. of Commerce, County Business Patterns, Regional governments	
			Construction & Mining	610	690	80	8	160	jobs	Oregon Employment Department
			Manufacturing	1,410	1,540	130	13	260	jobs	
			Transportation, Com. & Utilities	340	390	50	5	100	jobs	
			Wholesale Trade						jobs	
			Subtotal Industrial Jobs	2,360	2,620	260	26	520	jobs	
			Retail Trade	1,000	1,120	120	12	240	jobs	
			Finance, Insurance Real Estate (FIRE)	440	480	40	4	80	jobs	
			Services	2,620	3,210	590	59	1,180	jobs	
			Subtotal Commercial/Service Jobs	4,060	4,810	750	75	1,500	jobs	
			Institutional/Government	1,780	1,810	30	3	60	jobs	
			Other/Uncovered Employment (3-5% of jobs)	246	277	31	3	62	jobs	
			Total Jobs	8,446	9,517	1,071	107	2,142	jobs	
Task 3	Assess community's economic development potential	Document local UGB competitive market advantages and disadvantages	County	UGB					Interviews with business and industry managers and economic practitioners preferred	
			Location relative to markets	2	1.5	ordinal score	Subjective score (1=poor, 2 = fair, 3=good, 4 = excellent); Source: Marketek.			
			Availability of key transportation facilities	2.5	2	ordinal score	Transportation facilities in Tillamook City.			
			Key public facilities (water, sewer, etc.)	3	3	ordinal score				
			Labor Market (cost and access)	2.5	2	ordinal score				
			Materials and energy (availability and cost)	3	3	ordinal score				
			Necessary support services	2.5	2	ordinal score				
			Pollution control issues	2	3	ordinal score	Methane gas			
			Education and technical training	3	2	ordinal score				
			Other (such as land availability)	3	2	ordinal score				
Total	23.5	20.5								
Task 4A	Estimate total job growth in local jurisdiction based on capture rate within the County	Historic and projected job growth by sector (at place of work, covered employment) in County and Local Area (UGB)	Step 1: 20-year Job Forecast for County (carry over from Task 2, Step 5)	Step 2: Enter local area job growth capture rate (%)	Step 3: Local jurisdiction 20-year job forecast (Step 1 x Step 2)	Units	Oregon Employment Dept., Dept. of Commerce, County Business Patterns, Regional governments			
			Industrial Sector	520	3%	15.6	jobs	Source: Marketek		
			Commercial/Service Sector	1500	5%	75	jobs	Notes: based on jobs in Garibaldi (262) and		
			Institutional/Government Sector	60	0.025%	1.5	jobs	distribution as we know it; employed residents (377)		
			Other/Uncovered Employment	62	0.03%	1.9	jobs	and their occupations, with existing proportion of		
			Total Jobs	2,142		94.0	jobs	Garibaldi to Tillamook County jobs (3.2%).		
Task 4B	Adjust local jurisdiction job growth for infill and redevelopment	Allocate the 20-year local jurisdiction job forecast to redevelopment of underutilized sites versus vacant sites	Step 1: Local jurisdiction 20-year job forecast (carry over from Task 4A)	Step 2: Forecasted allocation to redevelopment (%)	Step 3: Forecasted allocation to vacant sites (%)	Step 4: Projected 20-year jobs that require land (step 1 * step 3)	Units	Oregon Employment Dept., Dept. of Commerce, County Business Patterns, Regional governments		
			Industrial Sector	15.6	90	10	1.6	jobs		
			Commercial/Service Sector	75	50	50	37.5	jobs		
			Institutional/Government Sector	1.5	0	100	1.5	jobs		
			Other/Uncovered Employment	1.9	0	100	1.9	jobs		
Total	94	51.5	42.5	42.5	jobs					

Appendix B Basic Worksheet Method for Estimating Local Land Demand (Attachment K)

Objective		Description											
Task 5	Estimate job density by sector (jobs per acre)	Forecast average jobs per acre by net land area for employment sectors in UGB		Local interviews, Urban Land Institute, Portland Regional Industrial Land Study									
		Industrial Sector	8	jobs per acre	allowance (typically 8-12 jobs/ac)								
		Commercial/Service Sector	14	jobs per acre	allowance (typically 14-20 jobs/ac)								
		Institutional/Government Sector	6	jobs per acre	allowance (typically 6-10 jobs/ac)								
		Other/Uncovered Employment	6	jobs per acre	allowance (typically 6-10 jobs/ac)								
		Total/Average (optional)		jobs per acre									
Task 6A	Forecast 20-year land need for job growth in UGB (net acres)	Forecast 20-year land requirements by land use type (net acres) in UGB		Derived from Tasks 4 and 5									
		Industrial Sector	0.20	acres	Line 46 (Step 4) / Line 52								
		Commercial/Service Sector	2.68	acres	Line 47 (Step 4) / Line 53								
		Institutional/Government Sector	0.25	acres	Line 48 (Step 4) / Line 54								
		Other/Uncovered Employment	0.32	acres	Line 49 (Step 4) / Line 55								
		Total	3.45	acres									
Task 6B	Forecast total 20-year land need for public facilities in UGB	Forecast 20-year land requirements for public facilities (based on 25% of net land area)		Derived from Task 6A									
		Industrial Sector	0.05	acres	Line 58 x 25%								
		Commercial/Service Sector	0.67	acres	Line 59 x 25%								
		Institutional/Government Sector	0.06	acres	Line 60 x 25%								
		Other/Uncovered Employment	0.08	acres	Line 61 x 25%								
		Total	0.86	acres									
Task 6C	Aggregate total 20-year land demand forecast for jobs and public facilities in UGB	Forecast 20-year land requirements by land use type (gross buildable acres) in UGB		Derived from Task 6B									
		Industrial Sector	0.25	acres	Line 58 + Line 64								
		Commercial/Service Sector	3.35	acres	Line 59 + Line 65								
		Institutional/Government Sector	0.31	acres	Line 60 + Line 66								
		Other/Uncovered Employment	0.40	acres	Line 61 + Line 67								
		Total	4.31	acres									
Task 6D	Estimate long-term (20-year) land demand by parcel size	Allocate 20-year land requirements by land use type and parcel size (gross buildable acres and sites)*		Total Sites		Large Sites		Standard Sites		Small Sites		Derived from Tasks 6A and local estimates	
				Tax Lots (optional)	Acres	Tax Lots (optional)	Acres	Tax Lots (optional)	Acres	Tax Lots (optional)	Acres		
		Industrial Sector			0.25								
		Commercial/Service Sector			3.35								
		Institutional/Government Sector			0.31								
		Other/Uncovered Employment /Special Uses			0.40						allowance for special uses		
		Total			4.31								
Task 6E**	Calculate short-term (5-year) land demand for local UGB by parcel size	Forecast 5-year land requirements by land use type and parcel size (gross buildable acres)**		Total Sites		Large Sites		Standard Sites		Small Sites		Derived from Task 6B	
				Tax Lots (optional)	Acres	Tax Lots (optional)	Acres	Tax Lots (optional)	Acres	Tax Lots (optional)	Acres		
		Industrial Sector			0.08								Line 77 divided by 3
		Commercial/Service Sector			1.12								Line 78 divided by 3
		Institutional/Government Sector			0.10								Line 79 divided by 3
		Other/Uncovered Employment			0.13						allowance for special uses		
		Total			1.44								

* Note: Jurisdictions may vary definition of "large", "standard" and "small" parcels depending on local economic development objectives. Typical "large parcels" are at least 10-100 acres in size, standard sites are typically between 1 and 5 acres, and small sites are less than 1 acre.

**Note: It is recommended that the 20-year demand forecast be divided by 3 to allow for a slight market factor that provides a competitive land supply which allows market choice to account for varying tenant site requirements.

Appendix B (Attachment K)

Basic Worksheet Method for Estimating Local Land Supply

		Description	Total Sites		Large Sites		Standard Sites		Small Sites		Units	Source/Notes
			Tax Lots (optional)	Acres	Tax Lots (optional)	Acres	Tax Lots (optional)	Acres	Tax Lots (optional)	Acres		
Task 1	Estimate existing vacant industrial and other employment land supply in local UGB	Vacant land area by land use zone designation and parcel size (gross acres)										<i>Local Comprehensive Plans, Geographic Information Systems, Interviews</i>
1		Industrial (Including WD1)		38.19							buildable acres	Source: Cogan Owens Cogan
2		Commercial (Including WD2)		7.85							buildable acres	Notes: Industrial includes I1 and WD1 zones
3		Institutional/Government									buildable acres	
5		Farm Use									buildable acres	Commercial includes I1 and WD2 zones.
6		Other (e.g., exception land)									buildable acres	
7		Total		46.04							buildable acres	

Appendix B (Attachment K)		Basic Worksheet Method for Reconciling Local Land Demand and Supply (Need)											
		Description	Total Sites		Large Sites		Standard Sites		Small Sites		Units	Source/Notes	
Task 1A	Carry over local 5-year net new land demand for UGB	Forecast 5-year net land requirements by land use type and parcel size (gross buildable acres & sites)*	Tax Lots (optional)	Acres	Tax Lots (optional)	Acres	Tax Lots (optional)	Acres	Tax Lots (optional)	Acres			
1		Industrial		0.08							acres & sites	Demand Task 6E, line 84	
2		Commercial		1.12							acres & sites	Demand Task 6E, line 85	
3		Institutional/Government		0.10							acres & sites	Demand Task 6E, line 86	
5		Other		0.13							acres & sites	Demand Task 6E, line 87	
6		Total		1.44							acres & sites		
Task 1B	Carry over local 5-year land supply for UGB	Vacant land area within local urban growth boundary by land use zone designation (gross buildable acres & sites)*	Tax Lots (optional)	Acres	Tax Lots (optional)	Acres	Tax Lots (optional)	Acres	Tax Lots (optional)	Acres			
7		Industrial		38.19							acres & sites	Supply Task 2D, line 26	
8		Commercial		7.85							acres & sites	Supply Task 2D, line 27	
9		Institutional/Government									acres & sites	Supply Task 2D, line 28	
10		Other									acres & sites	Supply Task 2D, line 29	
11		Total		46.04							acres & sites		
Task 1C	Forecast for 5-year land surplus or deficit for local UGB	Net additional vacant land area within local urban growth boundary required by land use zone designation (gross buildable acres and sites)	Tax Lots (optional)	Acres	Tax Lots (optional)	Acres	Tax Lots (optional)	Acres	Tax Lots (optional)	Acres			
12		Industrial		38.11							acres & sites	Line 7 minus line 1	
13		Commercial		6.73							acres & sites	Line 8 minus line 2	
14		Institutional/Government		-0.10							acres & sites	Line 9 minus line 3	
15		Other		-0.13							acres & sites	Line 10 minus line 4	
16		Total		44.60							acres & sites		
Task 2A	Carry over local 20-year net new land demand for UGB	Forecast 20-year net land requirements by land use type (gross buildable acres & sites)	Tax Lots (optional)	Acres	Tax Lots (optional)	Acres	Tax Lots (optional)	Acres	Tax Lots (optional)	Acres			
17		Industrial		0.25							acres & sites	Demand Task 6C, line 70	
18		Commercial		3.35							acres & sites	Demand Task 6C, line 71	
19		Institutional/Government		0.31							acres & sites	Demand Task 6C, line 72	
20		Other		0.40							acres & sites	Demand Task 6C, line 73	
21		Total		4.31							acres & sites		
Task 2B	Carry over local 20-year land supply for UGB	Vacant land area within local urban growth boundary by land use zone designation (gross buildable acres & sites)	Tax Lots (optional)	Acres	Tax Lots (optional)	Acres	Tax Lots (optional)	Acres	Tax Lots (optional)	Acres			
22		Industrial		38.19							acres & sites	Supply Task 2C, line 20	
23		Commercial		7.85							acres & sites	Supply Task 2C, line 21	
24		Institutional/Government									acres & sites	Supply Task 2C, line 22	
25		Other									acres & sites	Supply Task 2C, line 23	
26		Total		46.04							acres & sites		
Task 2C	Forecast for 20-year land surplus or deficit for local UGB	Net additional vacant land area within local urban growth boundary required by land use zone designation (gross buildable acres & sites)	Tax Lots (optional)	Acres	Tax Lots (optional)	Acres	Tax Lots (optional)	Acres	Tax Lots (optional)	Acres			
27		Industrial		37.94							acres & sites	Line 22 minus line 17	
28		Commercial		4.50							acres & sites	Line 22 minus line 17	
29		Institutional/Government		-0.31							acres & sites	Line 22 minus line 17	
30		Other		-0.40							acres & sites	Line 22 minus line 17	
31		Total		41.73							acres & sites		

* methodology assumes the analyst has developed tabular totals separately for both acres and sites. Sites may be classified by parcel size, including "large" and "standard" size sites. Large sites are typically 10-100 acres, and standard sites are typically 1-5 acres.
source: worksheet by Otak, Inc.

APPENDIX C. ECONOMIC DEVELOPMENT STRATEGY (ATTACHMENT L)

With limited population growth forecast in the immediate future, Garibaldi's commercial demand will be tied to an expanding visitor market and the opportunities presented by the redevelopment of key opportunity sites within the community—most notably the Port property and the Old Mill Marina adjacent to the harbor.

Both the community visioning that occurred through the Comprehensive Plan Update Project and recent plans and developments in the Garibaldi area speak to the pivotal role that the visitor industry will play in Garibaldi's economic future. Implementation of commercial development strategies in the Port of Garibaldi Five Year Plan, the Old Mill redevelopment project and the recently completed Garibaldi Connections Project by the 1000 Friends of Oregon are critical to attracting and sustaining the visitor market. With the investment planned or occurring through these and other key community initiatives, Garibaldi is poised to fulfill the market vision of being the 'last authentic fishing village' on the Oregon coast.

Garibaldi has numerous assets to attract and serve the visitor market. From ecotourism, recreational fishing, outdoor recreation, local/coastal history and numerous quality special events, meeting space at the Old Mill, and over 100 hotel/RV spots, Garibaldi has a lot to offer. The economic impact of visitors can be significant. Visitor spending in Tillamook County has grown dramatically through the last decade from \$101 million in 1995 to \$151 million in 2004. Fifty-six percent of visitor spending is tied to retail sales and dining out. (Source: Dean Runyan Associates)

To capture more of that visitor spending, Garibaldi will need to be well organized and focused on the merchandise and business types with the greatest chance for success. Visitor surveys prepared and synthesized by Marketek over the last decade identified the 'most asked for' products and services by visitors to small towns:

- Restaurants and unique eating places
- Variety of cuisine and prices
- Unique, one of a kind goods such as arts, crafts, gifts, jewelry galleries
- Antiques/reproductions/gifts
- Convenience goods—gas, grocery, drugstore items, etc
- Recreational/sporting goods and services
- Apparel & accessories – unique
- More convenience items—sporting goods and accessories for fishermen, hunters, hikers, campers, bikers, motor cyclists and nature enthusiasts
- RV supplies
- Seasonal family fun items: kites, beach/river toys (buckets and shovels)
- Books, curios, particularly related to the local area (coastal)

Small rural communities like Garibaldi have to work harder to create a cohesive and sustainable commercial business base. Among the critical success factors are attracting and retaining businesses that:

- Serve both visitors and area residents to create a year-round business season

- Aggressively market to these target customer groups
- Offer multiple, complementary product lines of good quality
- Start small and grow to fill niches
- Have focus, imagination and strive to meet the needs of the customer
- Seek to generate a high dollar volume/square foot
- Find a space that suits their needs--small, boutique spaces are sufficient for many
- Have a clear market/product identity
- Emphasize quality and value
- Are in the RIGHT location

As recommended by the Garibaldi Connections Project and by urban design professionals, establishing 'pulse points' and creating a sense of place will be important for Garibaldi's economic development and in particular to creating a higher density commercial/mixed-use environment. Small towns can organize and be more competitive for fast-track permitting and offer personalized service through the development process.

Brand Goal: Friendly fishing village on bay

Business and Target Market Development Strategies

To successfully compete for new commercial business, Garibaldi's civic and business leaders must be well versed in market facts and trends, have a clear vision for the future and a commitment to a plan of action and understand Garibaldi's competitive posture from the perspective of the business investor. Appendix C.1 summarizes the competitive factors that business prospects analyze as they enter new markets such as Garibaldi. Other key success factors include the following:

Business clustering and critical mass: For Garibaldi's commercial nodes to succeed as a visitor or local destination, it is important that retail stores be clustered together to encourage pedestrian flow and increased sales. Successful clustering means having the appropriate mix and uninterrupted group of businesses that draw customers to and through the shopping district. When retail businesses are clustered together, the resulting critical mass encourages and enhances customer traffic as customers go to multiple businesses spending more money and creating a 'multiplier' effect for the downtown district as a whole. Restaurants can be located throughout the district with office and service businesses in upper stories or on side blocks away from the prime shopping.

Well maintained product: Aside from seeking to develop an overall appealing commercial environment, Garibaldi's development or revitalization program must encourage the maintenance and attractive appearance of vacant properties. The best market opportunities will lead no where if the appropriate business space is not 'ready for occupancy.'

Ongoing marketing and promotion: A well-organized and executed marketing program is essential to reconnect with local shoppers and to draw in even more visitors. Garibaldi needs an ongoing program of public relations, special events, retail promotions and other business-building actions that are focused on the local shopper, area workers and visitors.

A well coordinated, funded and comprehensive visitor marketing program: If the community’s goal is to become a recognized tourist destination on the Oregon Coast, it will need to have a strong organization structure, a clear message about the quality ‘product’ it is selling and an effective game plan to play in this highly competitive industry. The marketing of communities has never been more important and so competitive.

Strategies and Recommendations

Garibaldi’s Commercial Business Development Program

Primary Program Goals:

- Increase local spending by local and visitor target markets
- Retain, strengthen and expand the existing commercial business base in Garibaldi
- Recruit or encourage businesses that will complement and improve the existing commercial mix and will enhance Garibaldi’s attractiveness to its target markets.

Program Elements:

- Customer Attraction and Expansion
- Business Retention and Expansion
- Business Attraction
- Product Development

Core Strategies:

- Encourage residents, businesses and civic organizations to shop locally.
- Create comprehensive visitor attraction and development program
- Encourage, support, and assist existing businesses.
- Incubate, support, and grow new businesses.
- Target new firms to add to the business mix and strengthen the overall economic base.
- Create vacant property improvement program

Goal #1	Get more people to ‘Shop Garibaldi’ and increase local spending by trade area shopper and visitor target markets.
Program Element & Strategy	Customer Attraction and Expansion: Encourage residents, businesses and civic organizations to shop locally.
Importance	Garibaldi experiences significant retail leakage or out-shopping to Tillamook and beyond. To get more business, existing stores, services

	and restaurants must ask for it and serve the area residents first.
Actions	<p>Garibaldi can adapt ideas listed below that other small towns have put to work.</p> <ol style="list-style-type: none"> 1. Develop a Shop Local Campaign: <i>1st Choice. Make Garibaldi Your First Choice!</i> Educate the local and business consumer about the importance of shopping locally. Track, publicize and celebrate the increase in sales. 2. Extend the Shop Local initiative to a Business Helping Business program. Owners can offer discounts or rewards for local purchases. Gain and publicize the promise to Buy Locally: <i>We're Committed to Each Other!</i> Track the spending and promote the results. 3. Conduct business and employee Customer Service Training to enhance customer relations with local and visitor markets. 4. Create a business promotion in conjunction with the Crab Races or other special events 5. Organize regular co-op business advertising especially linked to special events that draw large visitor crowds and holiday promotions. 6. Introduce a new resident marketing campaign to make newcomers feel welcome. Develop an 'information and business promotion packet and host a semi-annual Welcome Reception in downtown. 7. Develop an e-commerce website for locals and visitors alike: www.shopGaribaldi.com (businesses must stock their virtual store with a minimum of five unique items to be featured)
Marketing Tools	<ul style="list-style-type: none"> • Press releases • Advertising • Buttons • Flyers • Web page(s) • Rack cards • Newsletter

Goal #2	Get more shoppers, especially visitors to Garibaldi and increase spending to support additional commercial business.
Program Element & Strategy	Customer Attraction and Expansion: Create comprehensive visitor attraction and development program.
Importance	To strengthen and grow its commercial base, Garibaldi must attract new markets, including customers/visitors from up and down the coast and the Portland area. The mining of new markets is vital to real and sustainable economic growth in downtown and the community as a whole. Research demonstrates that tourist dollars turn over at least 4 – 8 times before leaving town. Garibaldi has significant visitor assets and the chance to

	attract not only eco tourists, but small meetings, seasonal/retiree home buyers and general travelers.
Actions	<ol style="list-style-type: none"> 1. Dust off the Oregon Downtown Development Association report from 1999 and identify 5 actions that are ready to be implemented today. 2. Make a commitment to implement the Garibaldi Connections recommendations to create a more appealing 'destination community.' 3. Agree on branding/image hook to use in all of your marketing: <i>Oregon's Friendly Authentic Fishing Village</i> has been suggested by some. 4. Organize a collaborative Tourism Team to produce and implement a 'doable' visitor marketing plan. Partners should include: City of Garibaldi, Chamber of Commerce, port of Garibaldi, Old Mill Investment, LLC, Tillamook Estuaries Partnership, Lions Club, Coast Guard, school and other groups. To help get everyone on the same page, use the Community Tourism Assessment Handbook by the Western Rural Development Center to guide discussion and strategic planning. http://www.montana.edu/wwwrwdc/ Also, take the Community Visitor Quiz (Appendix B) to assess how Garibaldi stacks up. 5. Make a serious commitment to visitor marketing through a dedicated staff position, target marketing campaigns and measurable outcomes to track progress. Use the city's hotel/motel tax toward this end. 6. Create an ongoing schedule of regular tourism hospitality training semi-annually for all workers in the lodging, gas, food service industries. 7. Create a series of visitor promotions that have buy-in from a critical mass of businesses. EX: These might be agreement to stay open later hours during the three biggest events of the year; development of a coupon or discount book for the largest special events or related activities. If Garibaldi truly is 'undiscovered' as is often said, then invest in a billboard on Highway 101 that depicts the scenic charm of the fishing village.
Marketing Tools	<ul style="list-style-type: none"> • Consistent messaging • Business directory or rack card • Coupon or discount booklets • Image building campaign buttons, signage • Ad campaign(s)
Goal #3	Help existing businesses grow and succeed.
Program Element & Strategy	Business Retention and Expansion: Encourage, support, and assist existing businesses. Help local start-up businesses as well.

Importance	Existing businesses have already taken the risk and made the investment in doing business in Garibaldi. Up to 80% of economic and job growth comes from existing business. Serving existing businesses can become a competitive asset. . Businesses generally favor assistance and training with an emphasis on marketing and advertising. Garibaldi's commercial niche will continue to be independent businesses, but they need a quality and supportive environment in which to flourish.
Actions	<ol style="list-style-type: none"> 1. Institute a quarterly Business Recognition Program to celebrate local businesses for their exceptional service, business improvements, community service, new initiatives, etc. 2. Promote open communication between business and local government. Quarterly, city/county and business leaders should meet for an informal 'Eggs and Issues' breakfast to discuss challenges and opportunities affecting the community. 3. Organize a formal business assistance/advisory program where a local Business Assistance Team is in regular contact with commercial businesses and helps identify and respond to critical issues in timely manner. Tap the many business development resources that exist in Tillamook County (See Appendix C.) 4. Conduct ongoing seminars and guest speaker series on topics of interest to Garibaldi businesses, (Marketing to visitors, finance, merchandising, etc.) 1. 5. To help incubate and support new entrepreneurs, create a business mentorship program for start-up companies to be matched with established business owners (from throughout the County) for guidance and coaching.
Marketing Tools	<ul style="list-style-type: none"> • Promotional literature • Press release • Flyers/brochures

Goal #4	Expand the retail base by attracting established businesses.
Program Element & Strategy	Business Attraction: Target new firms to add to the business mix and strengthen the overall economic base.
Importance	Business recruitment is the third leg on the business development stool, after retention and incubation. It is hoped that Garibaldi will be an increasingly desirable location for business relocations through redevelopment and successful visitor marketing. Being prepared for business prospects when they come looking or are sought out will create a positive and professional image of the community.
Current Situation	<ul style="list-style-type: none"> • No single individual or entity is currently 'in charge' of coordinating the commercial business development process for Garibaldi. • The retail market analysis also provides a strong foundation for

	business targeting.
Actions	<ol style="list-style-type: none"> 1. Identify top merchandise/business targets to promote. 2. Develop market fact sheets/recruitment packet with highlights of the market analysis and shopper survey. 3. Organize/train local sales team and develop specific prospecting plans for priority business opportunities. 4. Determine 'lead handling' roles and responsibilities. Who is in charge of coordinating commercial business development for Garibaldi? 5. Make announcements/presentations at key stakeholder groups around the County such as Rotary, Chamber, civic groups, regional development organizations to share Garibaldi's business development goals and targets and to encourage participation and 'lead generation.' 6. Identify and package business recruitment incentives that might range from creative financing of building improvements, reduced rent, cash award for job creation, grand opening public relations blitz, among others. 7. Conduct direct mail campaign to target business markets on the coast and beyond. 8. Establish a prospect tracking system to monitor leads.
Marketing Tools	<ul style="list-style-type: none"> • Market Fact sheet • Recruitment-Marketing Package • Image, positioning, value proposition statement • Business testimonials • Master design sheets/collateral materials • Maps • Direct mail letters/postcards

Goal #5	Inventory all available properties for lease or sale, developed or raw land.
Program Element & Strategy	Product Development
Importance	<p>To be competitive for business attraction, retention and expansion, any community must have adequate physical locations to accommodate these businesses. Individual businesses and site location consultants conducting a site search desire a variety of sizes and optional locations for consideration. A ready property is in <i>move in</i> condition or has a property owner willing to accommodate the needs of a business.</p> <p>Many of Garibaldi's commercial targets will require ready-to-go quality buildings. That means that the buildings are in shape for immediate occupancy or tenant improvements customized to the needs of the</p>

	<p>business operations. In all cases, land or building options must be ready-to-go, as businesses consider any lag in time to occupy their facilities an additional cost – as the saying goes... “Time is money”.</p> <p>It will be important to have buildings for lease and for sale since business owners have varying needs and interests.</p>
Actions	<ol style="list-style-type: none"> 1. Prepare and keep updated a current inventory of available buildings and land with complete data, including price, features, utilities, infrastructure, maps, photos or contact information. If selected properties are known to soon be vacant, include those in the review. This is a basic requirement to begin to actively market Garibaldi properties and opportunities 2. Determine which properties are ready for occupancy and which need renovation or complete site prep and development. Evaluate the condition, property owner attitude, price competitiveness and other factors to assess true market readiness. 3. Select and target the top five properties for tenants and property improvements. Work with property owners on an action plan for improvement and/or to sell the property. Identify incentives for rapid change.

APPENDIX C.1

COMPETITIVE FACTORS/ASSETS FOR COMMERCIAL DEVELOPMENT

Amenities to draw customers and/or business prospects to neighborhood or community shopping center are listed below. These are particularly critical for older commercial districts seeking to compete with new shopping malls, lifestyle centers and big box retailers.

Access & Linkages

- Good visibility
- Walkability-pedestrian friendly
- Transportation/transit access
- Good signage
- Parking availability

Uses & Activities

- Overall active use—'street life' daytime and evening
- Destination attraction(s) in close proximity
- Mix of stores/services—active business clusters
- Frequency of events (few or no vacancies)
- Local entrepreneurship
- Quality goods and services
- Good/higher real estate values

Image (clean, safe, green, attractive, places to sit, ambiance)

- Welcoming physical appearance—friendly, green, attractive streetscape
- Safe
- Clean, well maintained
- Benches, garbage cans, bike racks
- Unique atmosphere
- Sense of pride and ownership evidenced by quality environment

Factors Affecting Retail Location

- Compatible land use patterns
- Quality 'built environment'
- Property values (realistic)
- Rent levels (realistic)
- Organized promotions
- Good management of shopping center or downtown
- Business compatibility

Source: Marketek, Inc.

APPENDIX C.2 COMMUNITY TOURISM QUIZ

Here is a quick quiz to see how your community's tourism activities compare with some of the best.

Rate yourself using the following guidelines:

1 = No

3 = Somewhat

5 = Yes

1. **Vision:** We have a vision for the role of tourism that has been created with broad community input? ____
2. **Tourism Development Plan:** Has your community adopted or revised an existing tourism plan during the past five years? ____
3. **Destination Audit:** Our tourism plan is based on a thorough inventory and objective assessment of our tourism assets and liabilities? ____
4. **Seasonality:** Does your tourism plan prioritize high yield / value, repeat, longer stay, and shoulder or off-peak season business? ____
5. **Responsibilities:** Our plan outlines the responsibilities for various organizations and individuals so that we can achieve our tourism goals? ____
6. **Visitor Satisfaction:** We constantly monitor and respond to the level of visitor satisfaction? ____
7. **Visitor Profile:** We know exactly who our present and potential group and individual visitor markets are? ____
8. **Visitor Readiness:** We conduct a periodic check of our community through the eyes of a tourist to test the adequacy of parking, signage, information availability, amenities, tidiness, etc? ____
9. **Market Development:** We have specific strategies to grow new markets e.g. wine & food, culture, health, sport, adventure, nature tourism, etc? ____
10. **Consistency:** Is there consistency and continuity in the funding and management of tourism development programs? ____

TOTAL SCORE _____

4-50 Super Host

Your community is probably well on its way to developing a sustainable tourism income. You seem to have a well-crafted strategy. Your competitors increasingly find it challenging to compete with you. Your challenge is to stay ahead of them.

35-43 Welcome Host

You're doing a good job. You may have established a strong base, but may not have developed the other components needed for sustained success. You are vulnerable to those destinations that are Super Hosts.

25-35 Happy Host

This may be a happy community, but tourism is possibly flying below the radar in your community and marketing is not gaining much traction. Tourism may not be allocated the resources or attention needed for you to consistently win business over the Super Hosts. A Visitor Readiness Blueprint or a Community Tourism Blueprint may provide the insight and directions to generate more benefits for your community.

< 25 The Underachiever

Your community at this stage does not seem to consider tourism as an economic development priority and is possibly missing opportunities. It is never too late to start programs to capture more benefits from tourism. A Visitor Readiness Blueprint or a Community Tourism Blueprint may provide the insight and directions to commence the process.

Source: www.DestinationBranding.com

**APPENDIX C.3
Tillamook County
Small Business and Entrepreneurial Resources**

<i>Organization</i>	<i>Purpose</i>	<i>Entrepreneurial/Related Resources</i>
Economic Development Council of Tillamook County	Facilitate a healthy business community and adequate infrastructure to increase economic viability for Tillamook County citizens.	Networking, market data, location assistance, flexible revolving loan and grant fund
Tillamook Bay Community College Small Business Development Center	Provides a variety of services to the business community, including business counseling, training, and referrals. Offers classes that provide basic background information for individuals starting a business.	One-on-one business counseling, technical assistance, workshops, seminars, resource library, customized training, SOHO loans (small loans, minimal paperwork); 176 clients counseled in 2004; \$1 million in loans outstanding
Tillamook Bay Community College	Provides access to quality education in response to the needs of our community, including business.	Apprenticeship programs; business training.
Oregon Employment Department	Promote employment of Oregonians through developing a diversified, multi-skilled workforce, promoting quality child care, and providing support during periods of unemployment.	Networking between businesses and resource providers; Business Resource Expo (with local partners)
Port of Tillamook Bay	Economic development; provide flexible opportunities for companies to locate at their 1600 acre fully serviced industrial park	Reasonable, small size lease space, (\$75-\$200 small space available), negotiable terms, 3%/ year increase, access to loan funds, (debt service + 1%), flexible loan funds, rent exchange for improvements, reasonable utilities, property tax exemptions through Enterprise Zone. Current occupancy: 75 tenants, 350 jobs
Oregon Economic & Community Development Department	Job creation; enhanced economic opportunities	Business recruitment; business finance gap funding/loans; business retention assistance

Extension Service	Research-based information and assistance on agriculture, forestry, family and community development. Link to OSU research.	Support for youth entrepreneurs through 4-H Youth Development Program; problem-solving for local issues related to agriculture; library resources on business management
Columbia-Pacific Economic Development District (Col-Pac)	Promote and sustain healthy communities in the district through diversification and expansion of the economic base. Maintains a business expansion loan fund, manages the region's industrial lands database, and provides technical assistance on industry and business development.	Revolving loan fund for businesses who may not qualify for conventional loans (Prime + 2%); \$500,000 new capitalization
Management Training Corp (MTC Works)	Employment and training project providing jobseeker assessments and training.	Offers creative approaches to employment and skill development for dislocated workers, youth, adults and special populations.
Northwest Oregon Economic Alliance Counties: Clatsop, Columbia, Tillamook	Manages the Regional and Rural Investment lottery funds for Clatsop, Columbia and Tillamook counties. NOEA primarily focuses on retention/creation of jobs and leveraging additional business investment in the region.	Business and economic development grants with job creation criteria: \$5,000 grant for every one job created

City of Garibaldi
Parks Buildable Lands Inventory

APPENDIX D (ATTACHMENT M)

CODE	TAXID	PARK_STATUS	PARK_LABEL
63	1N 10 16 DC 00200	POP	10
64	1N 10 16 DC 00300	POP	11
78	1N 10 21 AA 00400	POP	12
85	1N 10 21 AA 00500	OPS	13
109	1N 10 22 BA 00490	POP	33
113	1N 10 21 AB 01202	POP	1
114	1N 10 21 AB 01200	POP	2
135	1N 10 22 BA 01690	POP	32
136	1N 10 21 AB 01201	POP	3
142	1N 10 21 AB 01001	POP	4
145	1N10W21AB01501	POP	5
155	1N 10 22 BB 00707	POP	28
165	1N 10 21 AB 04000	POP	6
167	1N 10 21 AA 00103	POP	15
179	1N 10 21 AB 02600	POP	7
180	1N 10 21 AB 02500	POP	8
185	1N 10 22 BA 02500	POP	31
190	1N 10 21 AA 00402	POP	14
258	1N 10 21 AA 15000	POP	16
296	1N 10 21 AA 07300	POP	17
299	1N 10 21 AA 07200	POP	18
320	1N 10 21 AA 13800	POP	25
323	1N 10 21 AA 13600	POP	22
338	1N 10 21 AA 08101	POP	19
339	1N 10 21 AA 08100	POP	20
343	1N 10 21 AA 08200	POP	21
350	1N 10 21 AB 08700	PARK	9
351	1N 10 22 00 00590	POP	30
367	1N 10 21 AA 09700	POP	23
369	1N 10 22 BB 01600	POP	27
381	1N 10 21 AA 12001	POP	24
400	1N 10 22 BB 01400	POP	26
422	1N 10 21 BD 01000	POP	34
445	1N 10 21 BD 00700	POP	35
462	1N 10 21 AA 13503	POP	29
482	1N 10 21 D0 00100	OPS	56
536	1N 10 21 AC 05800	POP	47
555	1N 10 21 AD 02300	OPS	49
558	1N 10 21 AD 03101	POP	48
610	1N 10 21 AD 02100	OPS	50
661	1N 10 21 AD 09400	POP	53
663	1N 10 21 AD 09500	OPS	55
665	1N 10 21 AD 09200	POP	52
668	1N 10 21 AD 09100	POP	51
704	1N 10 21 BC 00802	POP	38
722	1N 10 20 A0 01600	POP	36
734	1N 10 20 A0 01500	POP	37
738	1N 10 21 AC 13700	POP	54
752	1N 10 21 BC 00803	POP	39
759	1N 10 21 BD 11400	POP	46
768	1N 10 21 BD 11300	POP	45
780	1N 10 21 BC 01800	POP	42
782	1N 10 21 D0 00300	PARK	57
799	1N 10 21 BC 01402	POP	44
800	1N 10 21 BC 01401	POP	43
805	1N 10 21 BC 02000	POP	40
810	1N 10 21 BC 02100	POP	41
842	1n 10 21 DO 00400	OPS	58
7715	1N 10 22 CA 00400	POP	59