

COMPREHENSIVE PLAN
CITY OF MALIN

April 1980

Prepared for the City of Malin by Lynn D. Steiger and Associates, Inc., working with the City Council and Planning Commission.

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CITY OF MALIN

BOX 61
MALIN, OREGON 97632
723-2021

April 1980

Malin Residents and
Other Interested Readers

The Malin Comprehensive Plan has been some two years in the making and reflects a great deal of time and effort put forth by people in the community in addition to our Council and Planning Commission members. We hope that it will serve as a useful guide for both private and public investments and improvements in the years to come. We've attempted to provide for growth of various types, i.e., residential, commercial and industrial in a variety of locations, recognizing access and service needs and limitations, and the compatibility of such uses with existing surrounding area development.

The Plan removes the least amount of land from timber production that we felt necessary to be converted to development and recognizes the capabilities and limitations of water, sewage disposal and street systems. Supporting documents of the Plan include Zoning and Subdivision Ordinances, "Technical Data," and the Capital Improvement Program. These implementation provisions will provide the City with those guidelines necessary to insure orderly and planned growth in our community.

Technical assistance was provided by Lynn D. Steiger and Associates, Inc. Staff members working on the project included Steiger, Cathe Blevins Wilson, Leonard Press, Larry Lankford, Jean Evans and Chris Simmons.

Thank you for your interest and help in this endeavor.

Sincerely, "

Warren Marsh, Mayor

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INTRODUCTION

This introductory material has been included to provide citizens and local, State and Federal governmental officials a brief explanation of the Plan in order that the information can be more easily understood and utilized.

The Concept. This Comprehensive Plan is a public document prepared by the City, assisted by the Planning Commission and community residents. It provides long-range guidelines for decision-making with regard to land use suitability, development proposal evaluation, public utility, facility and street improvement planning and other considerations related to community growth.

The Plan should be used by all public bodies as the basis upon which to make community development decisions, and by businesses or private individuals to make investment or construction decisions wherein it is desirable to have some assurance that community growth will take place as projected.

The Purpose. The three basic purposes of this Plan are (1) to encourage desirable growth, (2) to accommodate anticipated development, and (3) to make provisions for those uses which may be needed by a community, but which may have such undesirable characteristics as noise, smoke, or odor.

The Plan can be used to encourage desirable growth in that it identifies those uses which are wanted, and provides areas for their development. Anticipated development, as projected in the Plan can be accommodated by constructing those road and utility improvements which will be needed in order for development to be realized. The Plan has also attempted to provide for the location of those uses which may have undesirable characteristics, but are needed to maintain or improve the economy and employment opportunities.

Flexibility. This Plan is flexible in that provisions are made for reviewing and changing or updating it as conditions in the area change. Such conditions may be economical, physical, social, legal, or environmental.

Existing Uses and Aggregate Lots. Any legal use existing at the time this Plan is adopted can be continued and allowed to expand according to Zoning Ordinance provisions, providing such use is not determined to be a nuisance. If a lot or the aggregate of contiguous lots held in a single ownership at the time of passage of the Plan, has an area or dimension which does not meet minimum requirements of the Plan classification in which the property is located, the

holdings may be occupied by any use permitted in that classification, provided that if there is an area deficiency, residential uses shall be limited to a single unit or the minimum standards of the particular classification.

Legality. The State enabling legislation stipulates that all cities and counties must have plans which (1) assure coordination and consistency (factual basis), in community development decisions, and (2) provide the basis for regulations, e.g. zoning and subdivision ordinances, which express public policy. The term coordination above refers (1) to planning interaction with other agencies at various levels of government, and (2) to transportation improvements, which are among the most important means of plan implementation. The law also requires plan review and revision as changing needs and desires arise. In December, 1974, the State Land Conservation and Development Commission (L.C.D.C.) adopted fourteen land use planning goals. The State goals do not actually have a direct affect on local standards, but do spell out what must be taken into account in preparing a plan. Cities and counties are still responsible for preparation of their own respective plans. Counties are required to coordinate all of the plans prepared within their boundaries.

Zoning. In addition to public utility, facility and transportation improvements, zoning is among the most important means of plan implementation. Zoning maps and land use plans are somewhat similar in that both delineate areas suitable for various uses, and attempt to assure use compatibility. Plans are general and flexible, and provide long-range guidelines for orderly development. Zoning is more specific, short-range and regulatory.

Since the Baker vs. Milwaukie (Oregon Supreme) Court case determined that the Comprehensive Plan has precedence over zoning, any conflicts that exist between this Plan and the Zoning Ordinance will have to be resolved. It is planned to revise the existing Zoning Ordinance to bring it into compliance with the new Plan and State regulations.

Format. This document has six basic sections: the Plan map and classification descriptions, goals and policies, findings, land needs analysis, community survey results and an adopting resolution including provisions for plan review/revision, and Urban Growth Boundary management.

Technical Data. A supplementary document has been prepared and reproduced under separate cover to include that land use, transportation, population, economic, housing and other related information as required by LCDC. That material provided the bases of most of the findings in the Plan.

CLASSIFICATION DESCRIPTIONS AND PLAN MAP

The City of Malin has four Plan classifications: Residential, Commercial, Industrial and Public.

The term "suitable" in the classification definitions following, taken into account existing uses, and those environmental, service and similar conditions in each locations, which make that area more or less "suited" for various uses. The term "desirable" refers to area social, economical and political characteristics which must be taken into account in establishing the need or demand for various uses on alternative sites. This plan combines these suitability and desirability considerations in an attempt to provide a single development guideline.

All unincorporated lands within the City's Urban Growth Boundary must be agreed upon by the County. The inclusion and classifications of such areas in this plan primarily serve as a recommendation to the County.

The following summaries describe these plan classifications found within the Urban Growth Boundary of Malin.

City Plan Map Classification

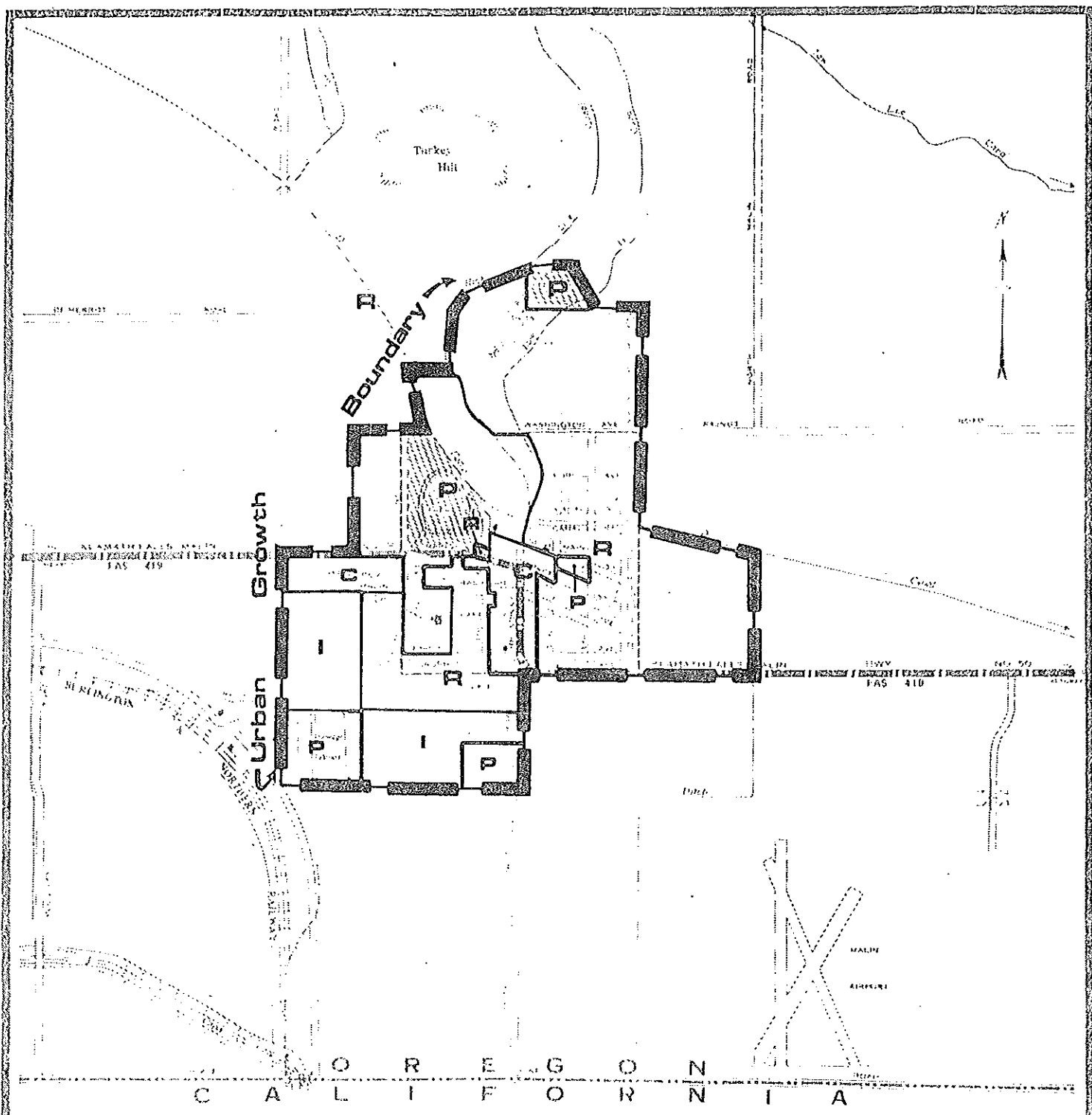
Residential. To provide areas suitable and desirable for single and possibly multi-family residential uses. The primary purpose of this classification is to encourage residential development near City services, commercial and educational support facilities, and employment opportunities. The area designated residential as shown on the Plan map encompasses the existing residentially-developed portion of town and the surrounding area, extending outside of the City primarily to the north where recent subdivision activity has occurred and southeast of town to include that developed area along the Klamath Falls-Malin Highway. The residential area comprises approximately 189 acres or 44% of the total area within the Urban Growth Boundary.

Commercial. To provide areas suitable and desirable for those retail, service, tourist, and other similar commercial activities which are needed in the community. The primary purpose of this classification is to encourage a relatively concentrated commercial center to maintain or improve commercial returns by maximizing customer interactions between business and minimizing costs of providing the relatively high level of City services commercial establishments require. The area designated commercial, encompasses

virtually all of the existing commercial establishments and provides for additional large parcel commercial uses along the south side of the highway coming into town. The total area comprises approximately 29 acres or 6.7% of the total area found within the Urban Growth Boundary.

Industrial. To provide areas suitable and desirable for those industrial activities needed to maintain or improve area economy and employment. The principal purpose of this classification is to encourage new industrial development or expansion of existing industries to locate away from the residential area in order to minimize the conflicts between housing and industrial activities while maintaining proximity to utility and transportation facilities and City services. The area designated industrial lies southwest of town in the vicinity of already existing industrial development, the sewage treatment plant and the livestock feed yard, and comprises approximately 52 acres or 12.1% of the total area found within the Urban Growth Boundary.

Public. To indicate areas desired to be used for existing or anticipated public uses such as schools and parks and other local public, State or Federal activities or facilities. The primary purpose of this classification is to prevent incompatible uses from encroaching upon the existing public facilities and those areas where future expansion of the facilities would be most desirable. Areas designated public include the existing school grounds and the City park, (with a possible expansion area), the sewage treatment plant, and cemetery. Such areas comprise approximately 159 acres or 37.1% of the total area within the Urban Growth Boundary.



- R** RESIDENTIAL
- C** COMMERCIAL
- I** INDUSTRIAL
- P** PUBLIC

LAND USE PLAN

MALIN OREGON



0 500
scale in feet

7/79

Prepared by LYNN O STEVENSON ASSOCIATES, Inc.

GOALS AND POLICIES

I. Citizen Involvement

Goal: To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

Policies:

1. That the Malin Citizen Involvement Program will be the guiding document regarding future citizen participation in Plan and Ordinance preparation and revision.
2. That the Planning Commission shall be designated as the Committee for Citizen Involvement (CCI), and shall be responsible for encouraging, organizing and guiding the Citizen Involvement Program.
3. That "Town Hall Meetings" shall be the primary vehicle through which the Citizen Involvement Program will be implemented.
4. That public education on planning issues shall be encouraged by:
 - CCI sponsored discussions, seminars and presentations.
 - An information source at City Hall.
 - Local media coverage.
5. That direct citizen participation be encouraged by determining policy direction input by a simple majority vote of citizens at town meetings.
6. That the City Counsel be responsible for:
 - responding to recommendations and reports they receive from the public.
 - providing written record of the rationale for making their decisions.
7. That the Planning Commission shall be responsible for submitting items of general interest to the public for review and recommendations; and holding public hearings when major programs or policy decisions must be determined.
8. The Citizen Involvement Program will be reviewed and evaluated as necessary.

Recommendations:

1. That any vacancies on the Planning Commission be advertised widely to provide for widespread participation.
2. That planning meetings be well-advertised utilizing the newspaper, local radio, and local posters throughout the town.
3. That the background data and plan be available for citizen review both at the City Hall and at the library.
4. That Plan summaries be widely distributed after adoption.
5. That informational materials be prepared for distribution to schools, civic groups and other organizations and individual citizens to explain the Plans and planning processes.

II. Land Use Planning Process

Goal: To establish a continuing comprehensive planning program for the City of Malin.

Policies:

1. That all City actions related to land use will be consistent with the Plan.
2. That land use decisions will take into account all applicable plan background material, inventory maps and other factual information.
3. That detailed plans or specific programs to implement the Plan goals and policies will be developed along with implementing ordinances.
4. That planning decisions will be coordinated with affected local, State or Federal agencies.
5. That the Comprehensive Plan will be kept current through yearly review and major updating every five years.
6. That major Plan changes such as revisions and reprinting will follow a process similar to Plan preparation and may be initiated by the Council, Planning Commission or citizen petition.

7. That minor Plan changes such as boundary corrections or adjustments will be made by the governing body at a public hearing.
8. That future land uses will be located so as to minimize development costs and be compatible with adjacent uses.
9. That the small-town character of the community will be protected and enhanced.
10. That the Plan will provide for a properly-located and well-designed arrangement of commercial uses, compatible with surrounding land uses.
11. That the impact of commercial uses on adjacent residential areas will be minimized.
12. That industrial uses will be compatible with surrounding land uses without limiting the utility of industrial areas.
13. That private property investments will be protected from incompatible development or development that might likely have an adverse affect on property taxes.
14. That the investment in public facilities and services will be protected from development which might exhaust their capacity and require additional capital improvements.
15. That a public or town hall meeting will be held every three years to consider whether Plan revisions are warranted.
16. That an official copy of the Plan and related documents will be kept on file by the City Recorder and a second copy will be available for review.
17. That persons affected by Plan changes will be notified of hearing time, date and place.
18. That the City Recorder will maintain a listing of the local, State and Federal agencies likely to be affected by local planning decisions, and will be responsible for notifying these agencies when necessary.

III. Agricultural Land

Goal: To preserve and maintain productive agricultural land.

Policies:

1. That intensive agricultural uses will not be encouraged inside the City limits.
2. That land zoned for agricultural uses may be converted to urban uses only after the following have been considered:
 - a. Whether there is need for more urban land.
 - b. Whether the conversion is consistent with Plan goals and policies.
 - c. Whether alternative suitable locations are available.
 - d. Whether the land is currently being used for farm uses and/or is productive relative to other nearby farmlands.
 - e. Whether the resulting urban uses will create undue interference with accepted farming practices in the area.
3. That extension of services into areas zoned for agriculture should be avoided whenever possible.
4. That agricultural zoned lands should be separated from adjacent urban land by buffer or transitional areas of large lot development, or physical separations such as ditches or roads, or by public uses.

IV. Forestry: This goal is not applicable in Malin.

V. Open Spaces, Scenic and Historic Areas and Natural Resources

Goal: To conserve open space and protect cultural, historical, and scenic resources.

Policies:

1. That open space lands will be conserved by:
 - Providing adequate lot areas in new developments to enhance the community's small town character.
2. - Limiting development on lands that have significant natural values, or are subject to natural disasters and hazards.

- Discouraging development of agricultural land in the surrounding area.
2. That scenic resources, such as Turkey Hill will be limited for development to the extent practical.
 3. That historical and cultural resources will be protected by:
 - Encouraging preservation/restoration of historic sites and structures by working with the County Historical Society and the State Historical Office.
 - Identifying any such sites or structures.
 - Protecting and inventorying archaeological resources from being disturbed by development.
 4. That natural resources will be protected by:
 - Considering the conservation of natural resources when determining the rate, location and type of growth in the City.
 - Protecting groundwater and surface water resources.
 - Encouraging protection of unique ecological areas.
 5. That conflicts between alternative uses will be resolved by evaluating each of the uses against the accumulative, applicable goals and policies of this Plan.

VI. Air, Water and Land Resource Quality

Goal: To preserve or improve the quality of air, water and land resources.

Policies:

1. That development proposals will be evaluated in terms of their impact on air, water and land resource quality.
2. That City will comply with State and Federal air and water quality and noise level standards.
3. That air pollution management practices will be supported.
4. That noise-sensitive areas such as residences will be separated or buffered from noise sources such as the airport, railroad, etc.

5. That provisions will be made to insure reliable and sanitary solid-waste disposal.
6. That water and groundwater resources will be protected by prohibiting undesirable discharges.

VII. Areas Subject to Natural Disasters and Hazards

Goal: To protect life and property from natural disasters and hazards.

Policies:

1. That the development limitation of areas subject to natural disasters and hazards will be imposed at such time as any hazards are identified.
2. That development in areas identified in the future as being subject to natural disasters and hazards will be limited to compatible uses.

VIII. Recreation Needs

Goal: To satisfy the recreation needs of the community.

Policy:

1. That recreational activities for people of all age groups, minorities and handicapped will be provided as appropriate.
2. That the City will coordinate development of recreation with other local, State and Federal agencies.

IX. Economy

Goal: To diversify and improve the economy of the City.

Policies:

1. That development of new business and industry in the community will be encouraged, so long as:
 - a. Such development does not threaten the air, water and land resources quality of the community.
 - b. Undesirable impacts on public facility capacities can be minimized.
2. That employment opportunities for current City residents should be improved.

3. That improvements in the downtown area will be supported by:
 - encouraging rehabilitation of existing buildings
 - encouraging use of vacant buildings
 - encouraging the improvement of existing commercial services
 - encouraging the expansion/diversification of commercial services.
4. That industry which would utilize agricultural/forestry waste products will be encouraged.
5. That development of jobs which might help to off-set the seasonal employment in the potato sheds will be encouraged.

X. Housing

Goal: To provide adequate and affordable housing for the citizens of the community.

Policies:

1. That development of more rental housing in the community will be encouraged.
2. That development of moderate-priced housing in the community will be encouraged.
3. That public and private assistance in providing needed rental housing will be encouraged.
4. That development of multi-family housing that is compatible with existing residential areas will be encouraged.
5. That rehabilitation of substandard housing (rather than demolition) will be encouraged whenever feasible.
6. That policies which unreasonably increase the cost of the housing will be avoided.
7. That enough land will be provided for housing so that the supply is not restricted by the availability of sites.

XI. Public Facilities and Services

Goal:. To provide an orderly and economic arrangement of public facilities and services.

Policies:

1. That development will be encouraged in areas where services are adequate to accommodate additional people.
2. That all future growth will take into consideration the limitations of City facilities and services.
3. That the City will work with the County to encourage the development of and access to new schools consistent with present and future needs.
4. That development/staffing of medical facilities will be encouraged.
6. That new City services will not be extended outside of the City limits.
7. That new development shall pay its own way.

XII. Transportation

Goal: To develop and maintain a safe, convenient and economic transportation system.

Policies:

1. That a street network to meet the needs of existing and anticipated movement of goods and people will be provided.
2. That consideration will be given to improving the convenience and safety of pedestrian and bicycle transportation.
3. That the City will continue to address items 1-9 of State Planning Goal XII as such provisions are applicable to planning decisions.

XIII. Energy Conservation

Goal: To conserve energy.

Policies:

1. That residential development will be encouraged to be located in close proximity to town in order to provide for the shopping, employment, recreation, education and other needs of such residents at least expenditure of energy.

2. That energy conservation programs will be encouraged.
3. That utilization of renewable energy resources will be supported.
4. That energy-saving design of housing and neighborhoods will be encouraged when considering new subdivisions.
5. That home insulation efforts will be encouraged.

Urbanization

Goal: To provide an orderly and efficient transition from rural to urban land use.

Policies:

1. That establishment and change of the urban growth boundary will be based upon the following:
 - a. Demonstrated need to accommodate long-range urban population growth requirements.
 - b. Need for housing, employment opportunities and/or commerce.
 - c. Orderly and economic provision of public facilities and services.
 - d. Maximum efficiency of land uses within the existing urban area.
 - e. Retention of productive agricultural land.
 - f. Compatibility of the proposed urban uses with adjacent uses.
 - g. Environmental, energy, economical and social consequences.
2. That vacant land within the City will be encouraged to be used before additional land is annexed.
3. That moderate population growth will be accommodated.

FINDINGS

I. CITIZEN INVOLVEMENT

1. That the City of Malin's Citizen Involvement Program was adopted by the City Council on February 27, 1976. (See Technical Data, Appendix A.)
2. That the Malin Planning Commission is the designated Committee for Citizen Involvement.
3. That "Town Hall Meetings" and a community survey are the primary vehicles through which the Malin Citizen Involvement program has been implemented.
4. That citizen participation has been provided for by:
 - town hall meetings, workshops, and public hearings.
 - policy direction being provided by citizens at town hall meetings.
 - the Planning Commission requesting input, review and recommendations on specific questions or areas of concern.
5. That mechanisms have been developed for review and evaluation of the Citizen Involvement Program.
6. That a majority of citizens in Malin are satisfied with existing opportunities for citizen involvement. (See questionnaire, Section III, questions 1-3.)
7. That the Citizen Involvement Program was utilized in the Plan and Ordinance preparation process.

II. LAND USE PLANNING PROCESS

1. That a base map for the City has been prepared.
2. That inventory information has been assembled for each of the applicable State goals and included in the Technical Data document.
3. That the subdivision ordinance has been revised and that application forms/checklists have been prepared to implement the ordinance.
4. That problems and issues have been identified in the community survey.

5. That in addition to information specifically regarding the City, additional related (secondary), data can be found in the respective elements of the County Plan.

III. AGRICULTURAL LAND

1. That much of the soil in and around the City of Malin is moderately good agricultural soil, (i.e., SCS Soil Capability Classes III and IV).
2. Although these soils are Capability Class III and IV, other factors exist, such as hardpan, wetness, poor drainage and excess alkali, which may limit the soil's productivity for agricultural uses.
3. Much of the land in the area surrounding Malin is in agricultural use (86%).

(Findings 1-3: See Technical Data)

4. A majority of the citizens feel that agricultural lands should be preserved.
5. A majority of citizens object to agricultural land uses within the City limits. (See Community Attitude Survey, questions 5-7)

IV. FOREST LAND - Not applicable - there are no forest lands in Malin.

V. OPEN SPACE, SCENIC AND HISTORIC AREAS AND NATURAL RESOURCES

1. Open space needs in the Malin area are currently being met by school and park facilities.
2. Many citizens feel that Turkey Hill is an outstanding scenic area/open space/wildlife habitat, and therefore it should be protected.
3. There are several known historic sites in Malin, including several buildings in the downtown area.
4. Mineral resources in the Malin area include peat, diatomite and aggregate; none of which will be significantly threatened by expansion of the City of Malin.
5. The quality of groundwater in the Malin area is generally very good, and rises close to the surface throughout much of the year.

6. An area with geothermal potential is located west of Malin. Development of Malin will not influence this resource due to its distance from the City.
7. Soils in the Malin area generally have moderate-severe development limitations for housing, roads and septic tanks.
8. There are no significant surface water resources in the Malin area.
9. Vegetation in the Malin area ranges from irrigated agricultural types to the Pine-Bitterbrush types.
10. Many wildlife species commonly occur in the Malin area.
11. Much of the marshland areas south of Malin provide important stopover resting areas for the Pacific Flyway bird migratory routes.
12. There are three significant natural areas in the Malin vicinity, none of which will be affected by the growth of the City.

VI. AIR, WATER AND LAND RESOURCE QUALITY

1. Malin generally has excellent air quality, and is currently classified as a Class II PSD area.
2. Motor vehicle traffic is not a significant source of air pollution in the Malin area.
3. The only major source of air pollution in the Malin area is agricultural tilling dust.
4. Noise has been determined by DEQ to not be a problem in Malin.
5. The County dump north of Malin is currently utilized as a solid waste transfer site, alleviating any solid waste pollution problem in the Malin area.
6. The potential water quality problems in the malin area may result from point sources such as:
 - failing septic systems east of town
 - feed lots.
7. The quality of groundwater resources in the Malin area is generally good.

VII. AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

1. The major hazard areas in the Malin area include:
 - Erosion hazards - primarily on the steeper areas of Turkey Hill.
 - Groundwater hazards: primarily high water tables and standing water.
 - Geologic hazards: primarily the remote possibility of seismic/volcanic activity.
2. Storm water runoff is not a hazard in Malin.

VIII. RECREATION NEEDS

1. The recreation needs of Malin are currently being met by the 70-acre Malin Community park.
2. Malin Community Park actually functions as a regional park facility for much of the surrounding area.
3. An overwhelming majority (90%) of citizens feel that Malin's park facilities are adequate.

IX. ECONOMY

1. Malin's economy is very dependent upon natural resources, specifically agriculture and forestry.
2. Geothermal resources may play an important part in Malin's future.
3. Malin's labor force is predominantly blue collar, i.e., craftsmen and foremen, operatives and laborers.
4. The majority of the labor force have a high school education.
6. Malin's unemployment is low in winter and higher in the summer, due to seasonal employment in the potato sheds.
7. More than half of the families in Malin earn less than \$6,000/year in 1970, which is considerably below the County-wide median income of \$8,810.
8. Half of the business establishments in Malin are in retail trade and services.

9. Almost half of Malin's work force is employed in agriculture and forestry, while another 1/5 is employed in manufacturing of wood products.
10. Two-thirds of Malin's work force is employed in the basic sector, i.e., agriculture and forestry.

X. HOUSING

1. The supply of housing in Malin is increasing slowly, at a rate below that of the County or State.
2. The vacancy rate in Malin (7%) is just high enough to provide individuals and families an adequate choice of housing.
3. There are houses and mobile homes within the unincorporated areas of the Urban Growth Boundary.
4. The condition of houses in the unincorporated area of the UGB is basically the same as within the city limits.
5. Over 3/4 of the housing in Malin is owner-occupied.
6. The large majority of housing units in Malin are single family homes. It is anticipated that a mix of 80:20, single:multi-family dwellings will satisfy future housing needs.
7. More than 3/4 of the homes in Malin are over 40 years old.
8. More than half of the housing units in Malin are in standard condition (67%), 22% are deteriorating and 1% is substandard.
9. The median value of housing in Malin is relatively low.
10. There may be as many as 1/5 of all households in Malin who pay excessive portions of their income for housing.
11. The number of new housing starts in Malin since 1970 indicates that building activity in Malin is accelerating.
12. In order to accommodate the expected growth, as many as 227 new housing units will be needed by the year 2000.

13. There is a need for more rental housing in Malin.
14. There is a need for housing rehabilitation programs.
15. There is a need for moderate priced housing.

XI. PUBLIC FACILITIES AND SERVICES

- ↓ 1. Overall, Malin's services are adequate at the present time.
2. Most public services could accommodate growth with only minor adjustments.
3. The City hall is adequate to meet present and future needs.
4. The police department is adequate at present, however, an additional officer will be needed as population increases.
5. The fire department is adequate at present, however, more equipment will be necessary as development increases.
6. Both the elementary school and high school could accommodate more students with no problem.
7. A doctor is currently needed in order to re-open Malin's medical clinic.
8. The airport needs to be paved and expanded.
9. Water supply is more than adequate for the present time, however a new well may be needed on the west side of town.
10. Water storage is adequate for present and future needs.
11. Water distribution is adequate at the present time, except for needed improvements in East Malin and the industrial area.
12. The sewage collection system is adequate for current needs.
13. East Malin needs sewer service.
14. Malin's sewage treatment system is adequate for present and future needs.

XII. TRANSPORTATION

1. Malin's street sytem is adequate at present.
2. The majority of citizens responding to the community attitude survey felt that the community's street system allowed them to drive safely and efficiently.
3. Most citizens felt that the community did not need bicycle paths or sidewalks separate from the street system.
4. There is not presently a large enough population in Malin to support a public transportation system.
5. State Transportation Goal considerations 1-9 were recognized as applicable in development of the Plan.

XIII. ENERGY CONSERVATION

1. There is some potential for use of alternative energy resouces, i.e., geothermal energy in Malin.
2. There is some potential for increased use of solar energy in Malin.
3. Home insulation would increase energy conservation in Malin due to the large number of older homes.
4. There is very little the City can do to encourage energy conservation in transportation.

XIV. URBANIZATION

1. There is currently 20 acres of vacant lots in Malin. However, many of these are not available.
2. The City needs more land to accommodate anticipated growth.
3. The citizens would like to see moderate population increases over the next 20 years.
4. The City recognized factors in development of the Urban Growth Boundary.

LAND NEEDS ANALYSIS

BUILDABLE LANDS - Urban and Urbanizable lands that are suitable, available, and necessary for residential use.

↓	1. Total area within the city limits	203
	2. Land currently built upon	174
	GROSS AVAILABLE LAND (VACANT LAND)	29
	3. Unsuitable land (drainage canal)	6
	4. Buildable land not zoned residential	-
	GROSS BUILDABLE RESIDENTIAL LAND WITHIN CITY	23
	Note: This figure includes 3 acres inside the City which are currently in agricultural use.	

The next question that has to be addressed is how much land is needed?

RESIDENTIAL LAND NEEDS	<u>Low</u>	<u>High</u>
1. Projected population (2000) Ratio Method Parabolic Regression Method (3% yearly)*	879	1,140
2. Projected Household size		2.5
3. Projected Number of Households	352	456
Less Present Stock	237	237
Plus anticipated replacements	8	8
4. New housing needs by 2000	23	227

*Without any 1970-1980 decrease anticipated.

Type of Unit	Est. %	Projected # Units		Units/Acre	Required Acres	
		<u>Low</u>	<u>High</u>		<u>Low</u>	<u>High</u>
Single Family	80	138	222	3	46	74
Multi-Family	20	35	55	6	6	9
TOTAL	100	173	277		52	83
Replacements and Vacancies		50	50			
TOTAL		223	327		52	83

PUBLIC SERVICE LAND NEEDS

Estimated - based upon current ratio of public service acres per 100 population

Current ratio is 13.06 acres per 100 (not including the park).

Extrapolating to the 2000 population, the need is 37 acres.

COMMERCIAL/INDUSTRIAL LAND NEEDS

Estimated commercial land need to provide for large-parcel uses not possible in downtown area, e.g. equipment sales and services = 10 acres.

Estimated industrial land needed for processing, packaging, etc., similar to existing operations southwest of town, plus related or compatible uses = 40 acres.

	TOTAL LAND NEEDED	TOTAL LAND PROVIDED		
		Incorporated	Unincorp.	Total
Residential	83	18	76	94
Public Service	37	0	55	55
Commercial/Industrial	50	5	95	100
	<u>170</u>	<u>23</u>	<u>226</u>	<u>249</u>

COMMITMENT/EXCEPTIONS

In order for the Urban Growth Boundary to extend beyond the City limits, it must be demonstrated that the unincorporated areas included are either already committed to urbanization, or warrant being removed from the agricultural base and earmarked for future urbanization. A summary of the conditions of each of the unincorporated Urban Growth Boundary parcel follows.

Parcel East of Town. This parcel already includes 11 dwellings on lots ranging from 1-10 acres. The entirety is cut up into similar parcels, thus committing it to urbanization. It is bounded by the City to the west, highway to the south, and ditches to the north and east--all logical UGB boundaries.

Parcels North of Town. That 25 acre parcel east of the ditch has already begun to develop and in addition to Phase

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I of the subdivision being annexed and completed, a preliminary plat has been approved for the balance of the site, bounded by the City to the south and cemetery road and the cemetery to the east and north, all logical UGB boundary considerations. The area is SCS Capability Class III soil.

The second unincorporated UGB parcel north of town lies across Low Line Canal to the west. The parcel north of town is 22 acres on the lower, flat benched portion of Turkey Hill between High Line and Low Line Canals, and because of its slightly elevated location is a desirable place for homesites. The site is low enough to be served by City water and can be sewerred. In addition to the canals (east and west), the parcel is bounded by the cemetery to the north and abuts the City to the south and southwest. The area is SCS Capability Class IV soil.

Both of these parcels are presently zoned A-F (Agriculture Forestry/20 acre minimum), assuring that such land will be continued for agricultural use until its removal from that zone can be justified.

Parcel West of Park. This 14 acre parcel was proposed for inclusion into the park but as yet has not been acquired by the State Board. It is a logical extension of the present park which bounds it to the north and east, and would make desirable transition between the City and agricultural lands to the west. The highway borders the parcel to the south.

Parcel (Residential) Southwest of Town. This parcel contains 20 acres abutting the City to the southwest, providing approximately 300 for a transition between the existing City lots and the proposed industrial areas in that vicinity. Street planning for the vicinity provides for a separation of residential and industrial traffic.

Parcels (Industrial) Southwest of Town. These two parcels provide the only industrial land proposed within the UGB. The first parcel contains approximately 23 undeveloped acres and is located between Depot Road and the highway, bounded by existing industrial uses on the south, D-20 Lateral Canal on the west and proposed commercial and residential areas on the north and east, respectively. An industrial route connecting the highway to the existing industrial area to the southwest is planned and would open this area up for development. Industrial uses here would provide a desirable transition to the intensive agricultural operations to the west. About 10% of the parcel is presently utilized for industrial uses now, and the balance for agriculture (SCS Capability Class III and IV).

The other portion of the industrial area is to the south (contains 30 acres of private land and 10 of City-owned property), and provides for the balance of a truck route connecting from the highway west of town to South Malin Road, minimizing future truck traffic through town. The southeast part of this area, is the old migrant labor camp (City-owned), and still includes several buildings remaining from that use. The western part of the parcel will likely be needed for expansion of the sewage lagoon system. The balance of the property (15 and 18 acre parcels), is presently used for pasture (SCS Capability Class IV). Boundaries include the lagoons to the west, cattle feedlot to the south, County Road to the east, and proposed residential area to the north. The planned road system for that part of town separates anticipated industrial and residential traffic.

Parcel (Commercial) West of Town. This 15 acre parcel has been included within the UGB to provide for large-lot commercial development, not provided for in the downtown retail area. The site is bounded by the highway on the north, the City on the east, the planned industrial area to the south and the canal to the west. The area is presently used for agriculture (SCS Capability Class III).