

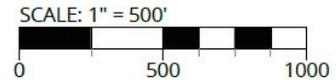
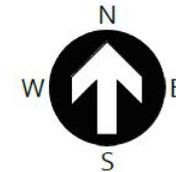


SITE NOTES

SITE MAP HAS BEEN PREPARED USING DATA FROM EXISTING TAX MAPS AND RLIS GIS DATA. THIS MAP HAS BEEN PREPARED FOR ILLUSTRATIVE PURPOSES ONLY. ALL BOUNDARY AND DIMENSIONAL INFORMATION SHOULD BE VERIFIED BY A PROFESSIONAL LAND SURVEYOR.

THE NET ACREAGE FOR EACH PARCEL HAS BEEN CALCULATED BY REMOVING PUBLIC RIGHT-OF-WAY, JURISDICTIONAL WETLANDS AND THEIR ASSOCIATED PROTECTION ZONES, AND WATERWAYS AND THEIR ASSOCIATED RIPARIAN PROTECTION ZONES.

**From Resolution No. 1910
SHIBP Parcelization Plan
Adopted January 2021**



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SHIBP Parcelization Plan
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Parcel 28 is currently in use by the City for a recreational facility. Redevelopment of the site as an RV park is being considered. The site has frontage on Old Portland Road and Kaster Road. Access will need to be provided from Kaster Road. The proposed future roundabout at the intersection of Old Portland Road and Kaster Road may require a right-of-way dedication. The Milton Creek protection zone requires a 50-foot buffer. Wetland and riparian protection zones may be less depending on pre-existing impacts to the buffers. A 20-foot wide pedestrian easement is proposed through the site for a proposed trail. Easement is not actual alignment. Parcels may be combined with abutting parcels to accommodate larger users where applicable.

Zoning: Light Industrial (LI)

Division Status: Parcel 28 is already a legally separate lot.

Use and Design Considerations:

1. Zoning, status of existing building, and EOA considerations
2. Property line / parcel creation
3. Trail / Woodland Reserve
4. Riparian buffer
5. Kaster spur
6. Roundabout
7. PGE parcel and related transmission lines
8. Floodplain, including ESA considerations
9. TMDL



MELVIN

AVE

DUBOIS

LANE

PLYMOUTH

STREET

STREET

STREET

STREET

STREET

STREET

UMATILLA

STREET

ROAD

EAST

STREET

KASTER

ROAD

MILTON WAY

AVENUE

PORTLAND

HAMLIN

STREET

AVENUE

RENTON

STREET

7TH

AVENUE

6TH

AVENUE

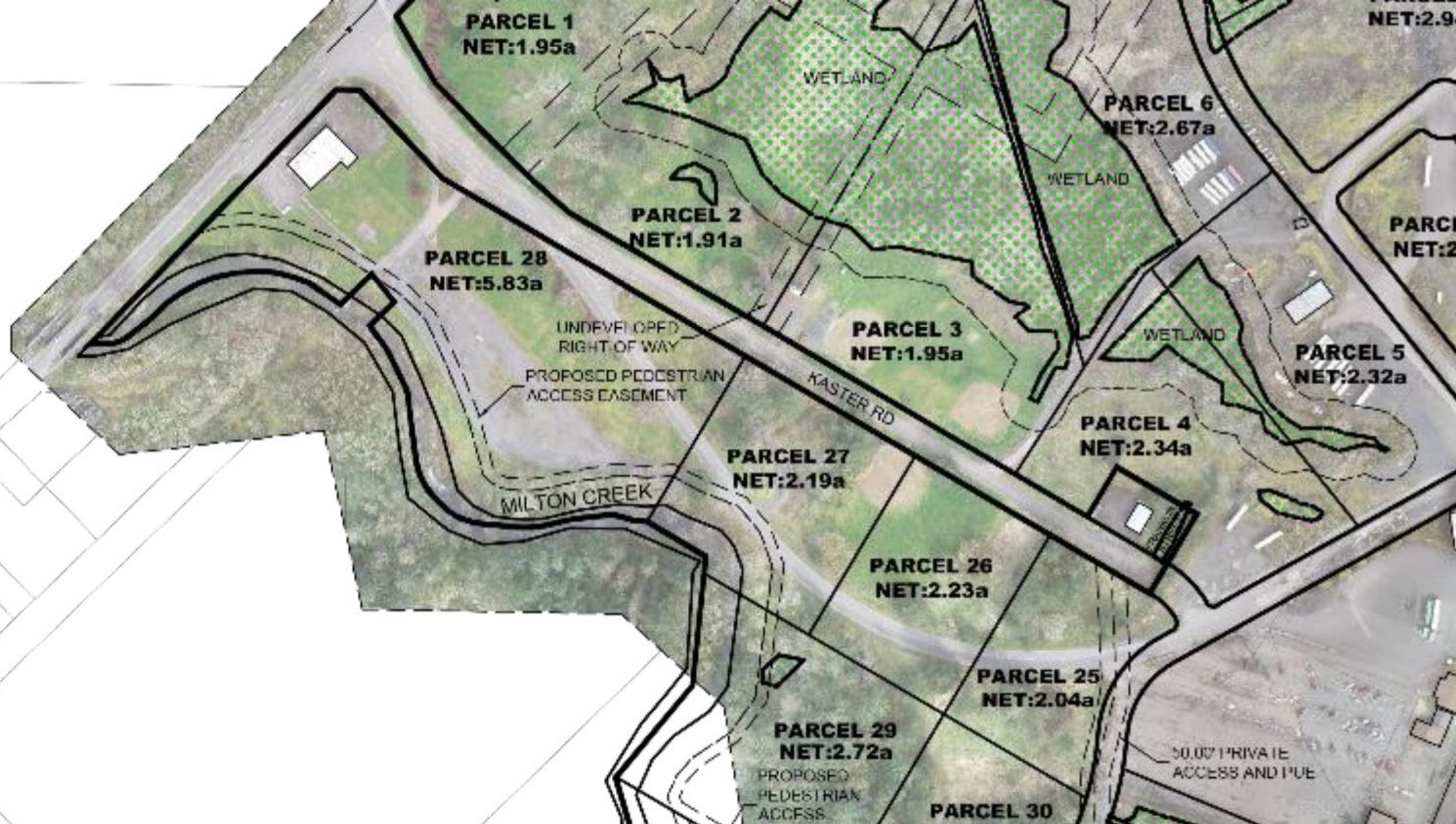
MORRIS

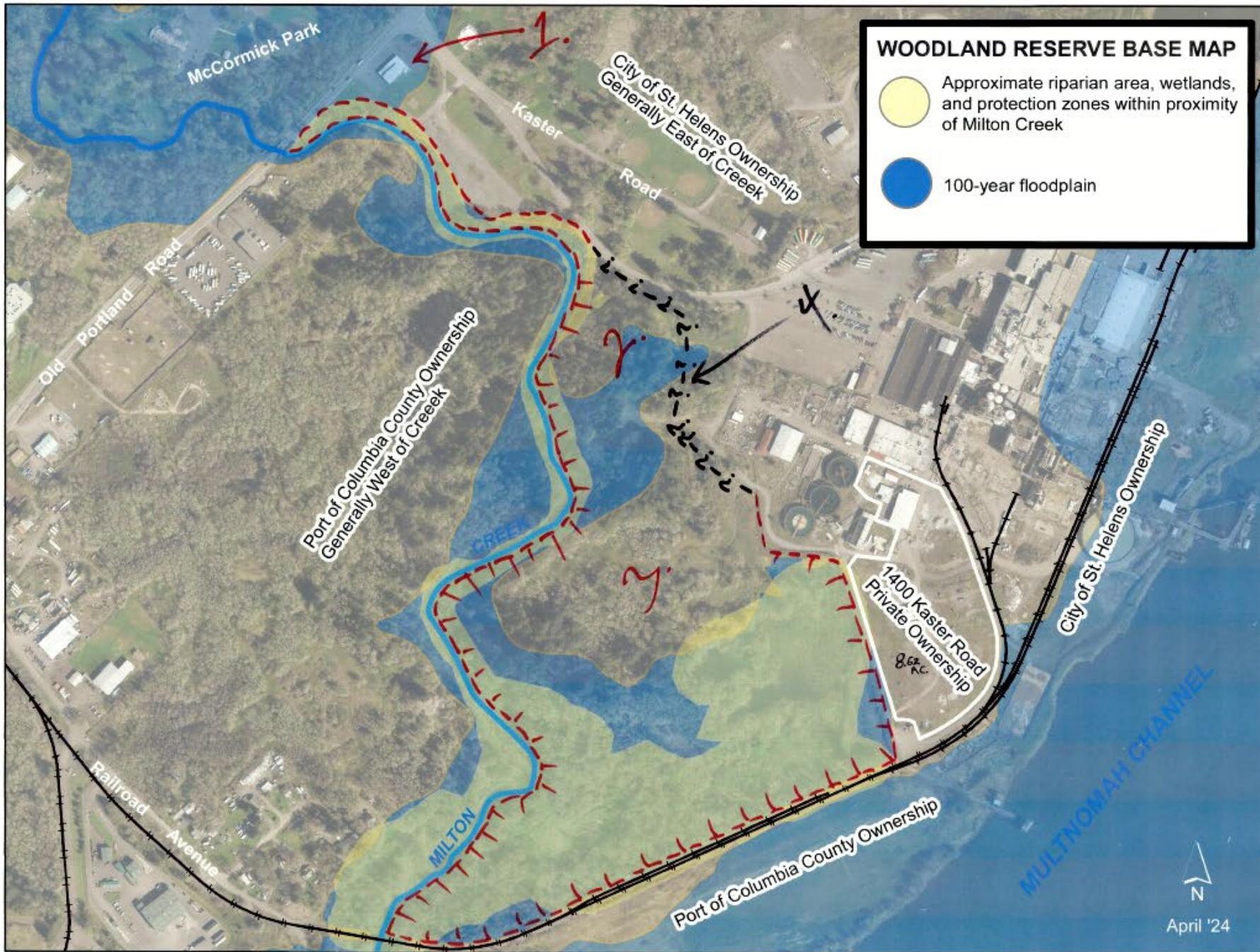
RAILROAD

STREET

ROAD

STREET





1. POTENTIAL AREA W/ DEVELOPMENT / USE OF BLDG TO SUPPORT WOODLAND RESERVE (BUT OUT SIDE OF RESERVE)

2. AGE PARCEL / DEV. OTHER PARCELS?

3. OTHER PARCELS?

4. FINE TUNE BOUNDARY

MAR. 21, 2025 NOTES

Recommended Intersection

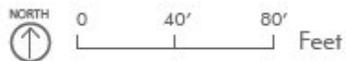
At the intersection of Old Portland Rd. and Kaster Rd. Option B (roundabout) is the preferred design, allowing for through-movement in all directions without queuing at a signal.

The roundabout serves as both a traffic calming function and as a gateway treatment while providing capacity comparable to a signalized intersection with separate left-turn lanes on all approaches.

Truck movements through the Old Portland Road/Kaster Road intersection have been a key topic of discussion, and the roundabout has been designed to accommodate these vehicles through sufficient size and a mountable apron. The design will accommodate the type and size of trucks that typically access the industrial facilities to the south (e.g., those with a wheelbase of 64 feet).

The radius of the roundabout, and size of the travel lanes and aprons allows for a roundabout center that is non-mountable. However, this design could be modified through a more detailed design process in the future.

(continued on page 126)



INTERSECTION: OLD PORTLAND ROAD & KASTER ROAD



Proposed new transmission line in cyan.

1

2

Port Ave

Kervins Custom Ironworks

Drake's Towing & Recovery

Milton Creek

Kaster Rd

Kaster Rd

HUDSON GARBAGE SERVICE

30

30



1810

KASTER

FIR

MILTON
WAY

1861

1869

ROAD

1200