

## SECTION 9.500 LAND USE

The Land Use Element of the Plan contains information and recommendations relevant to land use needs that address the following **Statewide Planning Goals**: **Goal 2** Land Use Planning; **Goal 9** Economic Development; **Goal 5** Open Space, Scenic and Natural Resources; and **Goal 8**, Recreational Needs. **Goal 3** Agricultural Lands and **Goal 4** Forest Lands are also discussed because they are included in the City's Planning Area although they do not exist in the City of Adair Village or within the City's Urban Growth Boundary (UGB).

**Goal 2** reads in part: "to establish a land use planning process and policy framework as a basis for all decisions and actions related to the use of land and to assure an adequate factual base for such decisions and actions".

The entire Comprehensive Plan and the process by which the Plan has been prepared, addresses this goal. Specific land use proposals and policies, however, are contained in this element.

**Goal 3** reads in part: "preserve and maintain agricultural lands".

**Goal 4** reads: "To conserve forest land for forest use".

**Goal 5** reads in part. "To conserve open space and protect natural and scenic resources".

**Goal 8** reads in part: "To satisfy the recreational needs of the citizens of the state and visitors".

**Goal 9** reads in part: "To provide adequate opportunities throughout the state for a variety of economic activities." This includes providing adequate land to meet the site needs industrial and commercial uses.

### Introduction

The purpose of the Land Use element of the Plan is to delineate a land use pattern for the Adair Village urban area that will guide the future use of land. The land use plan is based upon the other elements of the Comprehensive Plan, community desires as expressed by citizen reviews, policy statements, projected land use needs to the year 2026, and existing land use patterns.

### Land Use Survey

A land use survey of the Planning Area was conducted in 1978 to provide base information for the Land Use Element of the Comprehensive Plan. This information was updated in 2000, 2001 and 2006. Existing land use was mapped on the County Tax Assessment maps at scales of from 1" equals 100 feet to 1" equals 400 feet. This information was then transposed to maps at a scale of 1" equals 400 feet, for the entire Planning Area. The following major land use categories were mapped and analyzed:

1. **Residential** land use includes all single-family, multi-family and manufactured home units.
2. **Commercial** land uses include all offices, general business, professional and service facilities, retail and wholesale stores and shops.
3. **Industrial** land uses include all manufacturing activities.
4. **Public and Semi-public** use is a broad category including schools, churches, cemeteries, parks, municipal facilities, public and private utilities, state forests and state wildlife areas.
5. **Open Space** land includes agricultural and forest lands located outside of the City in addition to areas within the City that include wooded areas and vegetative areas, drainage courses, riparian areas and wetlands, and parks and playground areas.

### **SECTION 9.510            EXISTING LAND USE**

**Table 9.500 A** summarizes the **Adair Village Planning Area** that contains 1082 acres. Of this total, 514 acres (48%) is in some form of public or semi-public ownership including; 126 acres of recreation areas, 229 acres of state forests, and 44 acres owned by the Oregon Department of Fish and Wildlife.

Some 473 acres (43%) are designated for residential use. Of this total only 95 acres (9%) have currently been developed to city urban densities, while 262 acres (24%) are designated as rural residential areas. Agricultural operations designated as Exclusive Farm Use accounted for 78 acres (7%) or of the total area. The remaining 287 acres (26%) of the area is largely in Forest Conservation and woodland areas.

The City of Adair Village occupies only 267 acres (25%) of the Planning Area. The combined Public Forests, County Forest Conservation Zone and the Oregon Game Commission properties total 338 acres (31%) percent of the total Planning Area.

**Only 60 acres (6%) within the Planning Area are potentially available for future city urban conversion.**

**TABLE 9.500 A**  
**ADAIR VILLAGE PLANNING AREA - EXISTING LAND USE 2013**

<u>Land Use</u>	<u>Acres</u>
Residential	
R-1 Single-family - City	19
R-1 Multi-family - City (duplexes + four-plex)	32
Residential Vacant	10
R-2 Single-family	32
R-3 Mixed Density Residential & Open Space	104
Rural Residential (RR-5)	62
Rural Residential (RR-10-PD)	142
Suburban Residential (Arbor Springs Estates)	72
Commercial	1
Limited Industrial	
S.A.G.E. Block Building	6
Oakcraft Cabinet Shop	2
Education	
Laborer's Training School	11
Prince of Peace Mennonite Church	2
Santiam Christian School	43
Recreation	
City of Adair Village Playground	2
City of Adair Village Park & City Hall	3
Benton County Adair Park	114
Benton County Park in City UGB	7
Other Public Lands	
McDonald State Forest	222
Paul Dunn State Forest	7
Oregon Game Commission	44
Public Facilities	
Adair Village Sewage Treatment Plant	2
Agricultural (Exclusive Farm Use)	78
Forest Conservation (FC-40)	<u>65</u>
<b>Total Planning Area</b>	<b><u>1,082</u></b>

**Table 9.500 B** shows existing land use within the City. The residential areas represent 75% of the City and the former military installations of the Air Force S.A.G.E. Base comprise 25% of the area. The latter is now largely occupied by four semi-public agencies. Also 14 acres of County Park is located within the Adair Village Urban Growth Boundary (UGB) in the former military base area.

**TABLE 9.500 B  
CITY OF ADAIR VILLAGE & UGB - EXISTING LAND USE 2013**

<b>City Land Use</b>	<b>Acres</b>
<b>Residential</b>	
<b>Adair Meadows R-1 Zone</b>	
Single-family	19
Duplexes	32
Four-plex	1
Recreation - City Playground	2
Church Vacant Property	4
Vacant	<u>5</u>
<b>Subtotal</b>	<b>63</b>
<b>2000 Northern Residential R-2 Zone</b>	
Single-family	27
Vacant	<u>5</u>
<b>Subtotal</b>	<b>32</b>
<b>2010 Southern Annexation R-3</b>	
Single-family R-3 Zone	83
Open Space & Wetlands R-3 Zone	<u>21</u>
<b>Subtotal</b>	<b>104</b>
<b>Non-Residential</b>	
Laborer's Training School E-1 Zone	11
SAGE Block Building Limited Industrial M-1 Zone	6
Prince of Peace Mennonite Church P-1 Zone	2
Santiam Christian School E-1 Zone	43
Cabinet Shop Limited Industrial M-1 Zone	2
Commercial C-1 Zone	1
Recreation - City Park P-1 Zone	<u>3</u>
<b>Subtotal</b>	<b>68</b>
<b>City Total</b>	<b>267</b>
<b>Urban Growth Boundary Land Use</b>	
City UGB Rural Residential RR-5 County Zone	18
Contains 9 Existing Houses	
City UGB Recreation - Benton County Park P-1 Zone	<u>14</u>
Located on the SAGE Military Base Property	
<b>City UGB Total</b>	<b>32</b>

**Rural Residential Land Use**

Total Residential land within the Planning Area is 473 acres 44% of the entire Planning Area. However, rural residential development outside the City is on lots that range from 1 to 30 acres in size. Within the Planning Area 276 acres 26% has been designated by the County as rural residential use. Past County controls permitted rural residential development on lots of an acre or more but present land use controls restrict rural residential development in the Adair Village Planning Area to lots of five and ten acres.

**City Residential Land Use**

There are 95 acres or 36 % of the total area of the City in the R-1 and R-2 Residential Zones. The R-1 Zone is known as Adair Meadows and has a total area of 63 acres. A playground of 2 acres, a Church vacant property of 4 acres and 5 acres of vacant buildable land leaves 52 acres in residential use in the R-1 Zone. The R-2 Residential zone has a total area of 32 acres with 5 acres of vacant buildable land leaving 27 acres of existing residential land in use.

Adair Meadows consists of two residential groupings separated by a narrow bank of open land. Each area is served by a curvilinear street system. The southern group is located on Willamette Avenue and Laurel Drive. The northern group is located on Columbia Avenue and Azalea Drive.

Residential housing types are clearly separated. The eastern half of the northern group is exclusively single-family homes; the western half is duplex housing. The entire southern group is also duplexes.

A total of 12 acres is devoted to single-family homes with an average lot size of .28 acres. The smallest lots are .17 acres and the largest is .56 acres. Most are within the .20 to .35 acre range.

A total of 28 acres is devoted to multi-family housing (duplexes) with an average lot size of .45 acres. The original lot sizes range from .27 to .50 acres, however, on the northern fringe of the southern group, the property owners have acquired adjacent vacant lots creating double lots of an acre or more.

Adair Village has a large number of a multi-family residential units in the community due to the construction type built by the military for base housing. The 2000 Community Survey identified 63 single-family housing units (35%), 115 multiple-family housing units (64%) and 2 manufactured homes (1%) for a total of 180 housing units. The ratio of single-family to multiple-family is shifting toward more single-family units due to duplex conversions in the R-1 Zone and new single-family housing construction in the R-2 Zone that has 112 single-family homes.

In 2010 the City of Adair Village annexed 128 acres of land that had been approved as an Urban Growth Boundary expansion in 2008. The annexation includes 83 acres of residential land that is Zoned R-3. It also includes 21 acres of Open Space and Park land and 24 acres of E-1 zoned land reserved for expansion of athletic fields for the Santiam Christian School.

### **Commercial Land Use**

Presently, there are two retail commercial facilities within the City servicing the Planning Area. The AV Market & Deli, a Restaurant & Pub located on 1 acre and Jamocha Jos Coffee Shop all located on the west side of Wm. R. Carr Avenue. There is also potentially a Commercial Planned Development on 1.06 acres located on the east side Wm. R. Carr Avenue that has not been developed although it now has an existing four-plex housing unit on it. The only other commercial facilities are located three miles south of the City at Lewisburg.

### **Industrial Land Use**

Currently the only industrial property within the City is a Cabinet Shop on 2 acres and the S.A.G.E. Block Building on 6 acres located in the former military base. The sites are located in the City's M-1 Limited Industrial Zone.

The County designated a 155-acre area one and a half miles north of the City as an "Industrial Planned Development Zone". This site is owned the City of Adair Village and is located adjacent to the Wilson Game Management Area. A 27-acre portion of the property was sold to existing users-Pacific Region Composting a subsidiary of Republic Services-of the property leaving the City with 128 acres. It is accessible via Camp Adair Road and the Willamette & Pacific Railroad that has a railroad siding at this location. The City supplies water to the site although municipal sewer service is not available at this time. Industrial development at this site can provide Adair Village with a nearby industrial base and income.

### **Public & Semi-public Land Use**

City public lands and facilities include the City Park and Community Building that also contains the Adair Village City Hall and the City Playground located in the Adair Meadows area. Additional park and open space has been provided in the R-2 Residential Zone to protect wetlands and preserve open space. Municipal sewer and water facilities are also provided throughout the City and are discussed in more detail in **Section 9.600, Public Facilities & Services**.

Benton County also has a County Park in the City's UGB area across Wm. R. Carr Avenue from the City Park that contains 7 acres and it maintains a large regional Adair County Park containing 114 acres that abuts the Adair Meadows area. The City is well provided with park and open space.

The **Educational Facilities District, E-1** contains most of the former military base facilities located south of Arnold Avenue. The purpose of this district is "to provide for the orderly development and use of land and buildings owned and operated by private or public educational entities for education and training purposes or support".

The Oregon & Southwest Washington Laborer's Training School previously occupied approximately 36 acres between Arnold Way, Vandenberg Avenue and Second Street and included approximately 25 buildings. The Laborer's Training School provides facilities for the Adair Rural Fire & Rescue District that utilizes Building 220 for a fire station. Permitted uses in the Educational Facilities District also include faculty, employee and student housing.

Since incorporation of the City several changes in ownership have occurred in the Educational Facilities Zone. The Oregon & Southwest Washington Laborer's Training School now has only 11.43 acres and is now for sale. The former Base Command Center, building 225, is zoned M-1 Limited Industrial and contains 5.74 acres. The Mennonite Church owns Building 245 and 1.75 acres on Arnold Avenue and the Santiam Christian School now owns 18.54 acres. All of these ownerships are considered "educational" and comply with requirements of the federal government and the Educational Facilities Zone.

### **Open Space Land Use**

Open space consists of lands used for agricultural, forest or other natural vegetative or water areas that are preserved, maintain or developed in a natural state that would:

1. Conserve and enhance natural or scenic resources:
2. Protect air or streams or water supply:
3. Provide conservation of soils and wetlands:
4. Conserve landscaped areas that reduce air pollution and enhance property values:
5. Enhance the value of adjacent parks and other open space areas: and
6. Promote orderly urban development.

**Section 9.200 Environment** contains a detailed description of the natural vegetation within the Planning Area.

**Public Open Space** lands account for large acreages in the Adair Village Planning Area. These public lands include the McDonald State Forest, the Paul Dunn State Forest, the E. E. Wilson Game Management Area, the Adair County Park, and the site of the ODFW's District Headquarters. Some 452 acres or 42% of the Planning Area is in large-acreage public lands. Besides serving forest, wildlife, recreation and conservation uses, these public lands are a resource for the community. The City should coordinate with the State Forestry and ODFW to ensure protection of these resources.

Private woodland elsewhere includes stands of Oregon Oak and Conifers on Poison Oak Hill, and scattered mixed stands in the Tampico Road and Calloway Drive area. This resource provides a desirable contrast with the largely open agricultural lands east of Highway 99 West.

**Scenic Resources** in the Adair Village Planning Area are a considerable asset. The forested ridgelines of Hospital Hill and Poison Oak Hill to the west, and Logsdan Ridge to the southeast provide an appealing contrast to the open agricultural lands. Preservation of these visual resources, which also protect soil and water resources is desirable.

The rolling agricultural lands to the northeast, east and south of Adair Village are also a scenic resource. Development opportunities in Adair Village will help divert development pressure away from these areas.

**Agricultural Lands** exist on the rolling hills south and northeast of the City. There are currently 78 acres of EFU land within the Adair Village Planning Area that comprise only 7% of the total area. Much of this land is associated with rural residential development and not large commercial-scale agricultural operations.

**Forest Lands** and natural vegetation comprise a significant portion of the Adair Village Planning Area. The portions of the Planning Area that can be considered true forest lands are the County Forrest Conservation Zone, FC-40 and the McDonald and Paul Dunn State Forest. The Planning Area contains 294 acres of designated forest lands, approximately 27% that provide protection for the headwaters of Calloway Creek. Hospital Hill with its coniferous tree cover is also a significant scenic site.

In addition to the forest lands, the E. E. Wilson Game Management Area north of Adair provides a further contrasting natural environment to the wooded ridges and agricultural hills and bottomlands. The highways in the area, particularly Highway 99 West, Tampico Road, Ryals Avenue and Arnold Avenue afford many scenic vistas of the diverse landscape in the general Adair Village area.

**City Open Space** has always been a feature of Adair Village. When Adair Meadows was originally built, the layout of the housing allowed for a natural system of open space. This open space still exists today with open space areas helping to buffer residential developments. It is desirable to maintain some of these buffers before they are lost to development. To this end, the Adair Village Homeowners Association acquired a 2.31-acre playground site that has now been deeded to the City.

The City also acquired a 2.6-acre park site and Community Building on Wm. R. Carr Avenue north of Arnold Road that is also utilized for the Adair Village City Hall. In addition to these two small parks, the City owns a 100-foot wide strip of open space between the regional Adair County Park and the Adair Meadows residential area.

## **SECTION 9.520 LAND USE TRENDS**

### **Rural Residential Trends**

Rural residential development has occurred in the area surrounding the City on lots ranging from one to seven acres with a majority of lots in the one to three acre range. Rural and suburban development has occurred in three areas. First, rural residential development north of Bowers Slough to the E. E. Wilson Game Management Area. This area is now within the City's Northern UGB area. Second, rural residential development west of the City in the Tampico Road area. And finally, suburban residential development southwest of the City in the Calloway Drive area.

Rural residential growth can result in a number of problems. Rural development is highly consumptive of land resources and septic system utilization can result in health hazards and potential water pollution problems.

In the past, rural development has occurred on lots that were not much larger than some City lots. Present County parcel standards however limit the creation of future



suburban lots, limiting building to existing vacant parcels. Future suburban or urban development in the Adair Village area would require annexation to the City of Adair Village.

County-sized rural residential lands within the Planning Area total 278 acres, consisting of 108 parcels containing 80 housing units. Some 64 acres are zoned "Rural Residential 5 acres" including 18 acres within the Adair Village UGB. Some 142 acres are zoned "Rural Residential 10 acres PD". And some 72 acres are zoned Suburban Residential in the Calloway Drive area with 51 lots of 1 to 1.5 acres.

Under the County's present land use standards, only six additional parcels can be created and only 33 additional housing units can be added within the Planning Area, provided septic tank approval can be obtained. Of the 33 potential residential units, 25 are within the Calloway Drive suburban residential development leaving only 8 potential residential units for the rest of the Adair Village Planning Area. It is apparent, therefore, that if additional development is to take place in the Adair Village area, it will have to be in areas that can be annexed to the City and provided with City services. With the availability of improved City services and the demonstrated desirability of the area for homes, it is apparent that the area could experience substantial growth in the future.

### **City Residential Trends**

All of the City's initial structures were part of the military complex built by the U.S. Air Force in 1957. In 1969 the base was declared surplus and was acquired by various individuals and organizations. Residential purchases by developers and individuals initiated the Adair Village Homeowner's Association that led to incorporation of the City in 1976. The housing area of the base was called Adair Meadows and still contained 150 housing units in the 1980 census. Little additional development occurred in the City. The 1990 Census counted 165 houses and the 2000 census counted 180 Houses. The four-plex on Wm. R. Carr Avenue was also annexed to the City in 1990.

In 1994 and 1995 a total of 23.60 acres within the Northern Urban Growth Boundary (UGB) of the City was annexed to the City for residential development. Another 4.08 acres of UGB area was annexed in 1999 for a total area of UGB annexation of 27.68 acres. This leaves only 18 acres in the UGB for future residential growth of the City.

In 2000 final development plans were approved for Creekside Planned Development and Castlelands Planned Development that was placed in the City's R-2 Residential Zone that included 89 single-family lots and 12 duplex townhouse style lots. Site development, utilities and road improvements began in late 2000 for Phase One that includes 32 single-family lots for the Creekside development and the 12 townhouse duplex lots for the Castlelands development.

In 2010 the City of Adair Village annexed 128 acres of land that had been approved as an Urban Growth Boundary expansion in 2008. The annexation includes 83 acres of residential land that is Zoned R-3. It also includes 21 acres of Open Space and Park land and 24 acres of E-1 zoned land reserved for expansion of athletic fields for the Santiam Christian School.

**Commercial Trends**

There is no trending for commercial facilities at this time. Due to the proximity to Corvallis commercial development has been limited until additional population is achieved. However, there will be an increased need for commercial service facilities in Adair Village as growth continues to occur.

**Industrial Trends**

There is no trending for industrial development at this time. The Cabinet Shop is an occupied limited industrial use. The SAGE Block Building is zoned M-1 and has great potential for industrial use but is essentially under used at this time.

Industrial development at the City's 128 acre industrial site located north of the City in the County can provide Adair Village with a nearby industrial base and income with site and facility improvements.

**Public & Semi-public Trends**

The primary trending in the public and semi-public area is directed toward improvements to the existing facilities. Improvements to the City and County parks are occurring in addition to expansion and improvements to the Santiam Christian School. The City's proposed Civic Center on William R. Carr Avenue presents a special opportunity to combine civic and commercial activities into a town center for the community.

**Open Space Trends**

Substantial open space that includes forests, agricultural fields, park lands and extensive natural vegetation continues to provide Adair Village with one of its most distinctive features.

**See Section 9.810 for more detailed historic information.**

**SECTION 9.530 LAND USE NEEDS & PLANNING**

The designation of future land uses was based upon the findings and needs identified in all the elements of the Comprehensive Plan and the citizen participation achieved through reviews during the public hearings process.

The general criteria that guided the selection of lands for each future use were:

1. The need to maintain an adequate supply of land for future urban development.
2. The existing land use patterns and growth trends of the area.
3. The natural environmental constraints including topography, geology, soils, water resources, natural vegetation, wildlife and air resources.
4. The accessibility to existing and proposed transportation systems.
5. The availability of existing and proposed community facilities, utilities and services.
6. The locational suitability for each land use classification with respect to available natural amenities.

In addition to the general criteria, the recommendations for future residential land use were guided by the need to accommodate a variety of living environments in response to meeting the future housing needs of Adair Village.

**Adair Village Land Use Districts**

To facilitate Planning and development of the City, seven land use districts were established.

**Primary Zoning Districts**

<b>Residential</b>	<b>R-1</b>	10,000 sf minimum lot size.
<b>Residential</b>	<b>R-2</b>	8,000 sf minimum lot size.
<b>Residential</b>	<b>R-3</b>	6,500 sf minimum lot size.
<b>Limited Commercial</b>	<b>C-1</b>	
<b>Limited Industrial</b>	<b>M-1</b>	
<b>Educational Facilities</b>	<b>E-1</b>	
<b>Public Use</b>	<b>P-1</b>	
<b>Conditional Zoning</b>		
<b>Planned Development</b>	<b>PD</b>	

**TABLE 9.500 C  
ADAIR VILLAGE LAND USE DISTRICTS - 2001**

Land Use Districts		Acres	Percent
<b>Primary Zoning Districts</b>			
Residential District	R-1	63	24%
Residential District	R-2	32	12%
Residential District	R-3	83	30%
Open Space & Wetlands		21	8%
Limited Commercial District	C-1	1	1%
Educational Facilities District	E-1	54	20%
Limited Industrial District	M-1	8	3%
Public District	P-1	5	2%
<b>Total Land Use District Area</b>		<b>267</b>	<b>100%</b>
<b>Planned Development PD</b>			
R-1-PD		2	7%
C-1-PD		2	7%
R-2-PD		25	86%
<b>Total Planned Development Area</b>		<b>29</b>	<b>100%</b>

**Rural Residential Needs**

Preservation of the open space and vegetative cover in the areas outside of the City should be protected as rural development occurs. Large acre zoning in the County

should be maintain adjacent to the City so future urban conversion is not encumbered by fragmented rural residential development.

### **City Residential Needs**

The City and County have agreed to the population projection of 2,814 people provided by Benton County and the Oregon Office of Economic Analysis as an estimated base for determining future residential land use needs to the year 2026.

The City's population grew from 535 people in 2000 to 840 people in 2003. Since this time the City's population has remained at 840 people until 2013 when it was projected to be 845 people. The lack of growth was primarily due to a lack of developable land in the City.

To address this need the City annexed 128 acres of land in 2010 that had been approved as an Urban Growth Boundary expansion in 2008. The annexation includes 83 acres of residential land that is Zoned R-3. This still leaves a need for an additional 45 acres to accommodate the projected 2026 population. **See Table 9.800 B.**

### **Commercial Needs**

As the community grows there will be an increasing need for commercial service facilities. A designated one-acre commercial parcel is now utilized as a community grocery store, restaurant and coffee shop adjacent to the Adair Village City Hall. A one-acre property across Wm. R. Carr Avenue from the City Community Building is also designated commercial but presently has a fourplex housing unit on it.

The City has approved a Civic Center Master Plan adjacent to the City Hall on the City's park property located on the west side of William R. Carr Avenue. Two historic Barracks Buildings from the former military base have been moved onto this property and are being restored for civic uses. It is intended that William R. Carr Avenue and this property will become the City's centralized civic and commercial center.

To support commercial interest, future commercial facilities would need to attract customers from Highway 99 West.

With an increasing population and highway traffic, and with expanded development and use of the Adair County Park, the community should be able to support an area-wide commercial center. Suitable locations include areas adjacent to Arnold Way that would be convenient to existing residents and the highway traveler.

### **Industrial Needs**

A single Cabinet Shop and the S.A.G.E. Block Building located adjacent to the Santiam Christian School are the City's only designated Limited Industrial property, Zoned M-1. The SAGE Block Building has great potential for industrial use, particularly a High-Tech industry. This is also true for the Labors Training School property although zoning conversion from E-1 to M-1 would be required.

Future industrial developments may be located within the City upon request under the Planned Development procedures of the Land Use Code.

It is expected that the bulk of Adair's population will continue to be employed outside the immediate Adair Village area. However more intensive use of the Laborer's Training School property, the Block Building and the Santiam Christian School could increase local employment opportunities. The nearby Adair Industrial Park located in the County outside of the Adair Village Planning Area also provides local employment opportunities.

### **Public & Semi-public Land Needs**

The City has exceptional park facilities for a community its size. Local park lands should be provided by future residential developments as the City grows to maintain the level of parks and open space now available, similar to those provided by the Creekside development.

Should any of the **Educational Facilities District** facilities change ownership or revert back to the federal government, the City should reassess the area. Accordingly, the Code states that "whenever the use of any E-1 Zone property is abandoned or the ownership is either transferred for different use or reverts to the federal government, such abandoned or transferred area shall be designated a 'Planned Development Sub-Zone', (PD) until a revised zoning plan for the area has been adopted by the City Council.

### **Open Space Needs**

The policies and recommendations contained in this Section and those contained in **Section 9.200 Environment** are directed toward ensuring the preservation of open space, the protection of scenic and natural resources, and the promotion of a visually attractive environment for the Adair Village area.

The Need For Open Space can vary from active uses such as agricultural or recreational areas to more passive areas preserved for conservation or scenic preservation, including unique natural features such as wooded areas, or other places of scenic or special interest.

Open land may have obvious economic value, as is the case with agricultural and forest lands, but it also has other values that are not always readily apparent. Natural vegetation on steep slopes, for example, protect soils from erosion and thereby preserves clean water resources. Open areas also provide a variety of habitat for wildlife. These and other natural resources values are discussed in more detail in **Section 9.200, Environment**.

In addition to economic and conservation values, in recent years there has been a growing awareness of the value of open lands as an aesthetic resource which is also important to the general quality of life and livability of an area. Thus open land in general, has a number of significant values and certain types of open land have special significance as needed open space for the community.

Parks and natural open space, for example, are important in meeting the recreational needs of the community and in providing an attractive living environment. Such areas not only enhance adjacent property values but also have a significant effect on a

community's economic potential by helping attract new businesses and industries. Parks are discussed in detail in **Section 9.600, Public Facilities & Services**.

Open space can be any size. It can range from broad expanses or agricultural and woodland areas to mini-parks and landscaped areas. Various landscaping measures can be undertaken in new developments which can enhance their appearance while increasing open space for the community as a whole. These measures range from preserving existing trees and other natural vegetation to provisions for "cluster developments".

The City has a strong interest in preserving the considerable open space, recreation and scenic resources of the community and the surrounding area.

**Forest Lands** do not directly apply to lands within the Adair Village Urban Growth Boundary but wise management of the remaining natural vegetation is essential, particularly on Poison Oak Hill. Most of the public and private forest lands are located in the Planning Area outside of the Adair Village Urban Growth Boundary. These areas should continue to be protected from further development.

**Scenic Resources** and open space values should be protected and enhanced both within the Urban Growth Area and within the surrounding area. Open space linkages through the community and into the surrounding area should be maintained. The drainage channels north and south of the City, particularly, should be preserved as open space greenways and buffers.

**Agricultural lands** currently outside the Urban Growth Boundary are recommended for preservation in large agricultural tracts until urban growth necessitates revision of the Urban Growth Boundary with the exception of the small parcels containing a total of 40 acres presently bordering the City and the City's existing UGB that is capable of being included in an expanded Urban Growth Boundary for the City. **This area should be given strong consideration for inclusion in the City's UGB when the current UGB begins to approach full development.**

In protecting the scenic resources of the Adair Area the need is twofold: to protect the values of these broad landscape scenes, and to protect and enhance the local open space resources within the community. The latter includes preservation of steep slopes and drainageways, the development of parks, and the provision of landscaping within the community. See **Section 9.600, Public Facilities & Services** for more detail. The playground area, the western edge of Adair Meadows adjacent to the highway, and the UGB area of the City would particularly benefit from a City landscaping program.

### **Urban Growth Boundary Needs**

The City can accommodate the residential land needs of the City initially, however, development trends may require expansion prior to the year 2026 if the expected additional growth occurs. The City potentially has 76 acres of net residential land available for new residential development. However, to meet the projected housing need by the year 2026 an additional 45 acres may be needed. It should also be noted

that the City is bounded on three sides by public lands and this is the only area abutting the City that is capable of supporting increased growth.

Land needs and growth management are addressed in detail in the **Section 9.800, Growth Management**. However, it is evident from the needs analysis that there will be residential, commercial, industrial, public and open space land needed in the future to support the City's growth and development. The City will continue to monitor growth trends and will seek UGB expansion in advance of needs as developments approach 25% of capacity or as needed. The Plan's primary objective is to manage urban expansion and to maintain and improve the area's livability and environmental resources.

## **SECTION 9.590 LAND USE GOALS & POLICIES**

### **GOALS & OBJECTIVES**

To provide a land use policy plan to guide the City of Adair Village in blending a variety of living conditions with commercial and industrial support facilities that maintains the open space and scenic resources of the City.

### **POLICIES & RECOMMENDATIONS**

#### **General**

1. Sufficient land area shall be maintained for the balanced expansion of all major land uses.
2. Encourage the re-use, adaptation, and redevelopment of existing lots and buildings.
3. The City of Adair Village shall encourage new developments to implement improvements beneficial to the community.

#### **Residential Land Use**

1. The City shall maintain an adequate availability of residential buildable lands that provides locational choices for each housing type.
2. The City shall encourage higher density compact residential development to provide more efficient land utilization and to reduce the cost of housing, public facilities and services.
3. A variety in lot sizes, housing types and street patterns shall also be encouraged.
4. Residential districts shall be protected from heavy through traffic, conflicting land uses, or other encroachments that would impair a safe, quiet living environment.
5. Outside the city limits, single-family dwellings or manufactured homes may be allowed on rural residential lots with adequate on-site water supply and sewage disposal capability, in accordance with the City/County Urban Growth Management Agreement.
6. Areas outside the City Limits but within the City's Planning Area as shown on the Adair Village Comprehensive Plan Map, Section 9.180, Growth Management Agreement Map may be maintained under the County's land use designations unless annexation to the City occurs. Changes to the County land use

- designations shall be submitted to the City for review and approval as specified in the Urban Growth Boundary Management Agreement.
7. Minimum rural residential lot size for the unincorporated Planning area should not be reduced below 5 acres until needed for future urbanization.
  8. Land divisions in the unincorporated Planning Area should be required to provide urban conversion plans in accordance with Benton County and Adair Village Agreement Standards.
  9. To guarantee the widest range of housing opportunities, the City shall create residential categories that provide development choices.

### **Commercial Land Use**

1. The City of Adair Village has supported the development of a Village Center in conformance with the City's Growth Management Policies since 2003. The intent of the Center is to provide a central village square that serves as the focus for civic activities with the inclusion of a commercial center with urban residential that includes a pedestrian-oriented streetscape. William R. Carr Avenue has been selected for the Village Center. It has excellent assets – Highway visibility, head-in parking and a central community location.
2. As Adair Village grows there will be a need for small neighborhood service commercial uses that can be provided under the Planned Development Section of the Land Use Development Code, Section 7.200.

### **Industrial Land Use**

1. The City should designate areas for future industrial growth to support an economic base for the community.
2. All industrial development shall strictly comply with the environmental quality standards of the State of Oregon, including all applicable standards and regulations of the Oregon State Board of Health, the Oregon Department of Environmental Quality and any other public agency having regulatory jurisdiction.
3. The City should focus on industrial developments that are compatible with maintaining Adair Village's livability and which will not disrupt residential areas due to excessive traffic, noise or other pollutants. High-Tech Industries with activities contained within a building are preferred and encouraged.
4. Approval of future industrial development proposals shall be contingent upon the community's capacity to accommodate growth and demand for public services.
5. The City should encourage industrial development of the City owned Adair Industrial Park located north of Adair Village unless a land trade for property adjacent to the City can be negotiated.

### **Educational Facilities District**

1. Following any change in use or ownership within the Educational Facilities Zone future land use shall be subject to the City's Site Plan Review procedures or the Planned Development review procedures of the Development Code.
2. Surplus property in the Educational Facilities Zone should be acquired by the City if possible for future public use, or clean industrial development. If City acquisition is not feasible, clean high-tech industrial use of the property should be encouraged.



3. The City of Adair Village shall encourage educational developments to implement improvements beneficial to the community.

### **Open Space & Scenic Resources**

1. A system of open space including agricultural lands, woodlands, parks, recreation areas, and scenic areas should be maintained within and around the Adair Village Urban Growth Boundary.
2. Open space lands shall be integrated with urban growth to enhance the urban environment. Specifically, the drainage channels and streams north and south of the City shall be preserved as open space greenways and buffers.
3. The City shall encourage preservation of the natural features and natural vegetation as open space to the maximum extent possible through the land use review and approval procedures of the LUDC.
4. The City shall ensure that landscaping is included as an integral part of site plan review procedures.
5. Agricultural lands outside the Urban Growth Boundary, should be maintained in large acreage parcels to reduce the negative effects of scattered fringe developments and to preserve open space around the community until required for urban use.
6. Wooded areas shall be preserved to the maximum extent possible. Highest priority should be given to open space or park use with secondary priority given to other public uses that would preserve the natural features. Private developments shall be encouraged to preserve these areas.
7. Identified undevelopable lands including wetlands, drainage courses and steep slopes shall be retained as protection against erosion hazards while also preserving scenic natural open spaces for the community.
8. The City and County should cooperate in protecting and enhancing the scenic and recreational areas both within the Urban Growth Boundary and within the surrounding portion of Benton County.
9. The City should maintain coordination with Oregon State University to ensure that the Department's future plans concerning the Hospital Hill portion of the McDonald State Forest give full consideration to the conservation and esthetic interests the City has in maintaining the forest resource.