

SECTION 9.800 GROWTH MANAGEMENT

The Growth Management Element of the Plan builds on the data in all the other plan elements to provide the basic framework for future development in the Adair Village area. It addresses the basic problems of urbanization and responds to **Statewide Planning Goal 14**, "To provide for an orderly and efficient transition from rural to urban land use".

In the past, the City has had limited powers to guide development which would eventually become part of the City. The policies for greatly improved governmental coordination and ensure that the timely provision of urban services and facilities will provide an orderly and efficient transition from rural to urban uses.

The Growth Management Element of the Plan presents the overall development strategy for the Adair Village Urban Growth Area. This strategy is based on the background data and findings in the previous elements on Population and Economy and the Natural Environment. The information, policies, and recommendations contained in the other plan elements are detailed refinements of the Growth Management Element and were utilized in formulating the overall urban growth strategy.

As an introduction to the Growth Management problems and needs of the Adair Area, this element begins with a brief historical profile in partial response **Statewide Planning Goal 5**, "To preserve historic resources", and outlines the area's historic resources. Subsequent sections address the overall pattern of development in the Adair Area and the problems posed by urban growth.

In response to these problems, an Urban Growth Boundary has been defined to ensure an orderly and efficient conversion of land to urban use.

The final Section assesses the energy implications of both the overall growth strategy and the energy implications of the other elements of the Plan in response to **Statewide Planning Goal 13**, "To conserve energy".

SECTION 9.810 HISTORICAL BACKGROUND

Adair Village is located at the junction of two former wagon roads. One route is now largely occupied by Pacific Highway 99 West, linking Corvallis and Monmouth. A second wagon road branched off at Adair along what is now Tampico Road and led to Dallas. Tampico Road is part of the old Portland and Umpqua Valley Road which followed the foothills of the Coast Range, skirting the valley floor.

The Adair area remained a rural agricultural and forest resources area until the 1940's when the area began to experience its first dramatic change since the early pioneer days. In 1943, during World War II, the Camp Adair Army base was constructed. At one time this camp contained over 50,000 men. The old army base is now commemorated by a historical marker two miles north of Adair Village at the junction of

Camp Adair Road and U.S. 99 West. The marker explains that the Camp Adair Army base was the site of the cantonment where three World War II Divisions trained: the 91st Infantry (Powder River Division), the 70th Infantry (Trailblazer Division) and the 104th Infantry (Timberwolf Division).

After the war, the army camp was dismantled. Limited sales were made to private owners and eventually most of the former base became what is now the E. E. Wilson Game Management Area. All that is visible today are a few structures and the extensive road system which once served the camp and now crisscrosses the game management area. One of these former army camp roads extends through the Adair Village UGB to Bowers Slough. Also remaining are the major water system components including the treatment plant, transmission lines and storage reservoirs that once served the camp. Today, a portion of this system serves the City of Adair Village.

The structures and other facilities in Adair Village were constructed in 1957 when a portion of the former army camp became an Adair Air Force Station (AFS). The Adair Air Force Station was the headquarters of the Portland Air Defense Sector. The main focus of the base was the Semi-Automatic Ground Environment buildings (S.A.G.E.). Still standing today, the S.A.G.E. building is a massive concrete blockhouse which once housed 28 million dollars worth of electronic equipment. In addition to the S.A.G.E. building, other facilities included some 35 military related structures, 150 housing units and recreation facilities.

The Air Force Base was declared surplus property by the federal government in 1969. The facilities were then parceled out and deeded to several new owners. The housing was sold to a private developer that subdivided the area now known as Adair Meadows and sold individual lots to new owners. The remaining facilities were deeded to two governmental agencies, the Oregon Game Commission and Benton County; and two private non-profit organizations, the Chicano-Indian Study Center of Oregon (CISCO) and the Oregon Southwest Washington Laborers Training Trust ((OSWLTT).

The purchase of individual properties initiated formation of the Adair Village Homeowners Association in 1973 to administer land use controls and provide for the needs the residents. The Homeowners Association purchased property, developed a playground and initiated the formation of the City.

The City of Adair Village was incorporated on May 25, 1976. The first City Council meeting was held on August 18, 1976, and the first meeting of the Planning Commission occurred on October 11, 1976.

The CISCO property again became surplus in 1977 and most of the property was added to that already held by the OSWLTT Laborer's Training School that provided full-time technical training for apprentices in the construction trades. The base chapel was acquired by the "Prince of Peace" Mennonite Church and the Bowling Alley, building 246, was acquired by a private developer and leased to RCA Woodworking, Inc., a private cabinet making shop, now the Oakcraft Furniture & Cabinet Shop.

The land and facilities, including the Officers Mess, building 257, was acquired by Benton County and are now used for recreation. Benton County administers and continues to improve the Adair Regional Park at this site. The facilities acquired by the Oregon Game Commission are now the commission's Regional Headquarters. The water and sewer systems of the former Air Force Base were originally operated by the City of Albany but were declared surplus and acquired by the City of Adair Village in 1978.

The Santiam Christian School acquired 19 acres for an interdenominational Christian school facility from the OSWLTT Laborer's Training School for grades K through High School with a variable enrollment of approximately 722 students and 51 faculty and administrators.

The former non-residential Air Force Base is now occupied by the following landowners:

1. Benton County – Parks Department
2. OSWLTT Laborer's Training School
Includes the Adair Rural Fire and Rescue Station
3. Willamette Carpenter Training Center
4. Santiam Christian School
5. Oakcraft Furniture and Cabinet Shop
6. Oregon Fish and Wildlife Department
7. City of Adair Village Community Building & Park
8. AV Market, Deli, Grill and Pub

The City has completed a Comprehensive Plan 2001 update, adopted the Adair Village Land Use Development Code 2000, initiated water and sewer system improvements and acquired a city park and community building. The City has maintained an active governmental and administrative team to govern and manage the needs of the City.

Preservation of Historical Sites

Unless historic sites are suitably identified, much of their potential value to the general public is not realized. There are at least three sites in the Adair area worthy of a historic site designation.

Junction of Tampico Road and Highway 99 West. A sign at this location could indicate the old Portland Umpqua Valley Road and should include an appropriate map and explanation.

Junction of Camp Adair Road and Highway 99 West 99. This is two miles north of the City but the Army base that was in this area is significant in Adair's history. Four existing signs explain the World War II history of the four divisions that trained here but there is no graphic explanation of the site itself. An understanding of what was there and what remains of the base would be enhanced by a sign.

These two sites are located outside the Adair Planning area but are identified as recommendations to Benton County.

Camp Adair Air Force Station. The City of Adair Village itself can be considered something of a historic site. The traveler on the Highway 99 West must surely be struck by the dominating former S.A.G.E. Base. A sign explaining the former S.A.G.E. base with an illustrative site plan would be instructive for visitors. A suitable site would be near the intersection of Pacific Highway 99 West and Arnold Way.

There are no known structures requiring preservation policies or implementation measures at this time.

SECTION 9.820 CHARACTERISTICS AND DEVELOPMENT PATTERNS

Due partly to its unique origin, the City of Adair Village differs from other communities in a number of ways. These differences have major implications for future urbanization in the area.

Unlike many communities of its size, the City of Adair Village has substantial public facilities that were originally built as part of the military installation. These facilities include an extensive public water system, sanitary sewers, storm drains, improved streets, sidewalks, curbs and gutters, street lighting and park facilities. In addition, the City has rural police and fire protection and is adjacent to a regional county park. The water system that serves the City is particularly unique in that it is a very extensive system that also serves areas outside the City and has, with its improvements, additional service capability.

The community consists of three district parts:

1. The former military base housing area, known as Adair Meadows.
2. The former military installation, now occupied eight land owners. The two areas are separated by Arnold Way, the City's primary arterial street.
3. The residential Urban Growth Area north of Bowers Slough

Most of the former military installation is now primarily a public and semi-public Educational Facilities Zone, E-1. Several of its facilities are used for community purposes including; a fire station, City Hall Office, meeting rooms and recreation facilities.

Another difference between Adair Village and other communities is that the creation of the residential area, Adair Meadows, did not occur in the usual way. Normally individual lots are created and sold either with or without homes. In Adair's case all of the land and homes were in government ownership. After the residential development was sold, the developer created lots for each residential building. In order to maximize the development potential of Adair Meadows, shallow lots (less than 100 feet) were sometimes created to retain additional vacant land for development. The City has added 13 houses and 1 duplex unit to the original military housing and approved a 12-

unit duplex townhouse development in the Adair Meadows area for development in 2001.

The City's Plan includes an analysis of all the private lands within the Planning Area to help identify those areas where potential future urban development could occur. With improvements to City services, the City will have the capability to serve additional users. The Comprehensive Plan provides the framework for guiding decisions about service extensions and future growth directions. An Adair Village Urban Growth Area has been defined within which short-range growth can be accommodated.

Urban residential development in the Adair Village Urban Growth Boundary (UGB) began in 2000 with final approval for 89 residential lots on 28 acres and the extension of Wm. R. Carr Avenue into the UGB area. Construction of Phase One is underway and includes a 32-lot development.

Only 25 acres on 12 lots remain outside of the City within the UGB. Most of these lots are not available for development limiting future growth options for the City.

Adair Village is also unique in that it is surrounded by public lands and areas that have been designated Exclusive Farm Use by Benton County. The Benton County Adair Regional Park, State Game commission lands and McDonald State Forest border the City on the east, south and west. In addition, the E. E. Wilson Game Management Area forms the northern boundary of the Urban Growth Area. The existence of these public lands is, on the one hand, a major asset to Adair Village, but on the other hand, they limit development options.

Little land remains for additional development within the City. When this is considered in conjunction with the existence of the large blocks of public lands outside the City, it is apparent that the alternative areas for future urban growth in the immediate vicinity of Adair Village are strictly limited. The growth options are further limited by lands to the south and northeast that have been designated Exclusive Farm Use.

There are only two areas immediately adjacent to the City that could efficiently accommodate future urban expansion:

The First Area contains 4 small privately-owned parcels on the east boundary of the existing UGB containing 40 acres that are now partially within the UGB and partially in EFU Zoning in Benton County.

The Second Area is the Oregon State Fish & Game Commission property on the south boundary of the City. This property is presently under consideration for acquisition by the City and the Santiam Christian School. In the event some portion of this property becomes available for other uses, this rolling hillside land contiguous to the City would make a desirable and efficient addition to the City.

Adair Village is on the commuter fringe of both Albany and Corvallis and the Adair area is being impacted by an increase in rural residential development. This development has been taking place on both individual parcels and in formal subdivisions. Recent years have seen an increase in the number of rural residential parcels in the Tampico Road area, while south of the City, in the Calloway Drive area, a 51 lot suburban residential subdivision, Arbor Springs Estates, has been created with lots slightly over one acre.

This fragmented development in the fringe area poses a number of problems for both the City and the County.

Low density rural land use is an inefficient use of land and when it occurs in clusters and strips at densities approaching urban levels and can cause water pollution and health hazards. As these areas are annexed, the extension of needed public services and facilities is often costly and sometimes prohibitive. Street and road patterns, and sometimes storm drainage patterns are established in an uncoordinated and inefficient manner. Development also sometimes occurs in hazardous or physically unsuitable areas with drainage, ponding, flooding, soil, or geologic problems. Finally, scattered rural residential development results in excessive transportation costs and excessive energy consumption.

Existing County zoning preclude the creation of many more lots in the surrounding area. Additional development in the Adair Area, therefore, can only occur by annexation to the City which can only occur if the City's facilities and services can accommodate the demand.

The Adair Planning Area is still basically rural in character. Urban growth in the Adair Planning Area is not imminent. However, there is a need to identify the areas most suitable for urban expansion should urban growth and services be needed. With adequate guidelines provided by the Comprehensive Plans of the City and County, the City should be able to assist in the planning and development of the Planning Area to insure compatibility with the future growth needs of the City and the County.

The City is not currently seeking expansion. However, the City considers planning for the area essential so eventual development can be accommodated in the most efficient, economical and orderly manner when and if it becomes necessary.

SECTION 9.830

URBAN GROWTH

In response to the urban fringe problems posed by scattered low density "rural" developments, **Statewide Planning Goal 14** was adopted which reads: "To provide for an orderly and efficient transition from rural to urban land use".

The key requirement of this goal is the establishment of Urban Growth Boundaries to identify and separate urbanizable land from rural land.

The Urban Growth Boundary is a boundary which is intended for application in the urban-rural fringe, or the area surrounding a city which is beginning to absorb the urban development related to the city but where this development is scattered and interspersed with large tracts of agricultural or open land.

An Urban Growth Boundary contains urbanizable lands that are:

1. Determined to be necessary and suitable for future urban uses;
2. Can be served by urban services and facilities; and
3. Are needed for the expansion of an urban area.

Lands outside the Urban Growth Boundary would be reserved for agriculture, forestry, open space or rural non-urban developments where few urban services will be needed.

According to **Statewide Planning Goal 14**, establishment and change of the boundary shall be based upon consideration of the following factors:

1. Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals.
2. Need for housing, employment opportunities and livability.
3. Orderly and economic provision for public facilities and services.
4. Maximum efficiency of land uses within and on the fringe of the existing urban area.
5. Environmental, energy, economic and social consequences.
6. Retention of agricultural land as defined, with Class I being the highest priority for retention and Class IV being the lowest priority.
7. Compatibility of the proposed urban uses with nearby agricultural activities.

Adair Village Urban Growth Boundary

The City has included within the Urban Growth Boundary (UGB) only those properties that are immediately adjacent to the City and those that are capable of supporting urban development. The existing UGB contained approximately 67 acres. Only 25 acres remain in the residential area of the UGB since 28 acres have been annexed to the City.

Southern Urban Growth Boundary Area

Two small areas of approximately 7 acres each, one on the west end and one on the east end of Educational Facilities District, E-1 south of Arnold Avenue are within the Adair Village UGB. The areas are both part of the Benton County Park system and little change in this public use is expected. They represent a logical in-filling of the Urban Growth Boundary and are not available for additional residential development.

The area to the west consists of 7 acres bounded by Arnold Avenue, Vandenberg Avenue and Wm. R. Carr Avenue. The site is owned by Benton County and includes a ball field and a building used by the Benton County model railroad society. This site is located across Wm. R. Carr Avenue from the City Park and Community Building providing a combined 10 acre recreational area for Adair Village.

The area immediately east of the present city limits consists of another 7 acres owned by Benton County south of Arnold Way as part to the Adair Regional Park. This area contains the former Officers Mess, building 257, which is now leased by Valley Catering.

These Benton County Park facilities receive City sewer and water services and were part of the original Air Force Station. The area was included in the UGB because Arnold Way is a more logical boundary than the present city limits in this area. The open space areas of the Adair Regional Park, however, are excluded from the Urban Growth Boundary.

Northern Urban Growth Boundary Area

Sixteen parcels immediately north of Bowers Slough and the original City Limits were included within the Adair Village UGB. These small parcels range in size from one acre to seven acres and contain a total area of 53 acres. The area has marginal septic suitability and has already been subdivided to suburban lot sizes.

This area has been designated Rural Residential, RR-5 acre by the County. The land is marginal for agricultural use. It is largely open land with few natural amenities. Topography ranges from flat to rolling land. It presently contains only 12 housing units but could accommodate an additional 200 units if developed to present City standards.

Over half of this area, 28 acres, has been annexed to the City and approved for 89 urban lots. Phase One of construction is occurring in 2001 with 32 units. Wm. R. Carr Avenue has been extended into the area together with municipal sewer and water.

The large Game Commission property on the north boundary provides a northern limit to future UGB expansion. Only the agricultural parcels on the east boundary of the UGB offer any potential expansion of this UGB area.

Commercial and Industrial 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 and restaurant. 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 Plan does not designate specific sites for commercial and semi-public uses. Additional commercial and semi-public uses are allowed in any land use district upon request under the Planned Development procedures of the Land Use Code since there are a number of appropriate locational choices available.

A single cabinet shop located adjacent to the Santiam Christian School is the City's only designated light industrial property. 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 area. More intensive use of the Laborer's Training School, The Carpenters Training Center 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 can also provide local employment opportunities

SECTION 9.840 BUILDABLE LANDS

The entire Adair Planning Area totals 1,069 acres. Some 471 acres outside the City are in public ownership and an additional 129 acres are zoned Exclusive Farm Use. When these figures are added to the existing area of the City (137 acres), only 278 acres outside the City are left for potential future urban use.

Adair Village has approached 80 percent development. Within the present city limits there is a total of only 12.26 acres of land which are currently vacant and which could be developed. Two parcels, totaling 3.85 acres should be reserved for future street right-of-ways and playground expansion. This leaves only 8.41 acres of land available for development. Maximum utilization of the remaining buildable land could accommodate less than 25 additional housing units.

The Adair Urban Growth Area included 67 acres outside the present City Limits within which future urban development can be accommodated. Of this 67 acres, some 14 acres are in public ownership. They are included within the Urban Growth Boundary because of their current use and are not available for future development (**See Table 9.500 A**).

Of the remaining 53 acres, 28 have been annexed to the City and are currently being developed for residential use. The remaining residential UGB contains 25 acres zoned for rural residential use and contains 12 housing units on 13 individual parcels. This entire area could accommodate only 5 additional housing units by current County standards.

The area north of the City has no outstanding hazards although there are wetland areas that should be protected together with maintaining a natural greenway along Bowers Slough.

The Tampico Road Area west of Highway 99 West, outside of the Urban Growth Boundary but within the Planning Area, includes some hazard areas, notably limited steep slopes on Poison Oak Hill and it contains substantial natural vegetative resources. A natural greenway along Bowers Slough should also be maintained in this area as open space.

Table 9.800 A summarizes the land area within the City and the Urban Growth Boundary.

TABLE 9.800 A	
Adair Village Urban Growth Area	
<u>Area</u>	<u>Acres</u>
City of Adair Village	137
UGB Area North of Bowers Slough Rural Residential - RR-5	25
UGB Area South of Arnold Avenue Benton County (Public/Recreation)	<u>14</u>
Total Area	176

Table 9.800 B shows the land use allocation summary for the Adair Village Urban Growth Area. Of the total 137 acres inside the City, some 104 acres are developed, 19 acres are approved for subdivision, 5 acres are wetlands and 8 acres are vacant and buildable.

Of the 39 acres outside the City, 24 acres are either public lands or would continue to be required by existing homes. This leaves a total of 15 acres within which future development can be accommodated. Of this total, however, 3 acres should remain as open space due to the need to preserve natural vegetative greenway buffers along streams and drainage courses. Buildable lands therefore total approximately 12 acres.

The developable land within the City R-1 Zone is 8 acres and the developable land within the UGB R-2 Zone is only 12 acres for a total developable area of 20 acres. Streets normally require 25% percent of the land in developed areas, which then leaves only 15 net acres available for development.

The existing City R-1 Zone residential property standard is 10,000 sq. ft. minimum for the City's remaining 6 net residential acres resulting in a maximum of 35 houses.

The existing City R-2 Zone residential property standard is 8,000 sq. ft. minimum for the City's remaining 9 net residential acres resulting in a maximum of 49 houses.

This additional 84 housing units could accommodate approximately 210 additional people in the City of Adair Village.

The 101 housing units proposed in the approved Creekside and Castle Lands residential developments could accommodate approximately 253 people. This total build-out of the City and the UGB could add 185 housing units with a population of 464 people.

The projected population of 917 less the existing population of 570 results in a population growth of 347 by the year 2020. This population projection would require 139 new housing units.

TABLE 9.800 B
Adair Village Urban Growth Area - Land Use Allocation Summary

Existing Estimated Population - 2000	570 people
<u>Estimated Population - 2020</u>	<u>913 people</u>
Projected Population Increase	343 people
Estimated New Housing Need	106 houses
Table 9.400 I	
Existing City Housing	180 houses
<u>Existing UGB Housing</u>	<u>12 houses</u>
Total Existing Housing	192 houses
<u>Approved Housing Development</u>	<u>100 houses</u>
Total Existing and Approved Housing	292 houses
Existing Housing & New Housing Need (192 + 106)	298 houses
Additional Housing Needed	6 houses
Existing City Limits Area	137 acres
<u>Less Developed and Reserved Area</u>	<u>129 acres</u>
Buildable City Area for Housing	8 acres
Existing UGB Area	39 acres
<u>Less Developed and Reserved Land</u>	<u>26 acres</u>
Developable UGB Area	13 acres
<u>Less Street and Open Space Reserve</u>	<u>3 acres</u>
Buildable UGB Area for Housing	10 acres
City Additional Housing Capacity (On 8 acres)	35 houses
<u>UGB Additional Housing Capacity (On 10 acres)</u>	<u>54 houses</u>
Total City and UGB Additional Housing Capacity	89 houses

Table 9.800 B clearly indicates an estimated 343 additional people by the year 2020 will require 106 additional housing units for a total housing need of 298 houses. The

existing City and UGB area plus the 100 approved housing units can accommodate 381 houses or a surplus of 83 housing units.

The City should monitor growth trends and be prepared to expand the UGB if trends exceed the projections contained herein. Section 9.850, Future Growth Potentials examines potential areas for future UGB expansion

SECTION 9.850 FUTURE GROWTH POTENTIALS

It is recognized that additional growth of the Adair Village area will require annexation to the City for municipal services.

The following sub-areas within the Adair Village Planning Area were analyzed for their potential for urban conversion in the future if needed. The first two of these areas are the only areas adjacent to the City can economically be provided with water and sewer service from the City and are the only areas that are contiguous to the City that are not large tract Exclusive Farm Use areas or Public Lands. These areas are therefore identified for possible future urban conversion:

Northeast Agricultural Lands

Approximately 40 acres of Exclusive Farm Use lands in 4 parcels are located immediately contiguous to the northeast boundary of the City. These parcels are already partially in the City and partially in the County and are located within the Adair Village Planning Area.

These parcels have not been included in the Urban Growth Boundary because they are designated EFU, and while the parcels are comparatively small for agricultural operations, they form a buffer to adjacent larger agricultural lands east of the Planning Area Boundary. However, these lands represent the only remaining lands east of the Highway 99 West that could be urbanized without encroaching on the major parcels of agricultural land northeast, east and south of the City. Therefore, these parcels should be given first considered for inclusion within the Urban Growth Boundary when needed at some future date.

This area could accommodate approximately 140 housing units with a population of approximately 500 people at the estimated 3.36 people per household.

Oregon Game Commission Site

The Oregon State Game Commission converted the former base engineering building into its regional headquarters facility. In addition to offices other space is used for storage. The Commission's property includes 3 contiguous parcels totaling 119 acres, most of which is open land. The open land itself is presently not intensively used for game management purposes.

This property is contiguous to the City and is essentially vacant. In the event some portion of this property becomes available, this rolling hillside land contiguous to the City would make a desirable addition to the City. The City is considering options for this property in the event this property becomes available.

Three other areas within the Adair Village Planning Area were analyzed for their potential for long-range urban conversion . They include:

Southern Agricultural Lands

The owner of the 80 acre parcel of agricultural land immediately south of the State Fish & Game Commission property across Ryals Avenue had requested inclusion of this land within the City's original Urban Growth Boundary. The land was not included for the following reasons. The land is Class II and Class III agricultural soil and it is in productive agricultural use and is zoned for Exclusive Farm Use. Also it is not contiguous to the present city limits and is separated from the City by 1,500 feet of State Fish & Game Commission property.

Annexation of the Fish & Game Commission property would bring it into the City and could make this property available for long-range urbanization consideration since it would be contiguous to the City.

Tampico Road Area

The Tampico Road area west of the Highway 99 West is a desirable area for hillside residential development because of the rolling hills and the natural vegetation that does not utilize prime farm land..

The Tampico Road area has been designated Rural Residential, RR-10 acre Planned Development" by Benton County for 142 acres and "Rural Residential, RR- 5 acre for 39 acres for a total area of 181 acres. County zoning will only permit a maximum of 3 additional parcels in the RR-10 Zone and 4 in the RR-5 Zone for a total of 7 potential new parcels in the entire 181 acre area of Tampico Road.

Even though 10 acre minimum zoning is designated for the RR-10 Zone, most of the parcels currently range in size from 1 to 5 acres and only 5 parcels are over 5 acres. In the RR-5 Zone 3 of the 4 parcels exceed 10 acres.

This area should remain in the County Zoning until such time as individual property owners desire to further develop their property. It is apparent that little additional development can occur within the area without a change in County policy or annexation to the City of Adair Village.

The extension of urban development west of Highway 99 West does pose some potential access problems. However Blake Drive and Earl Lane could become a public road and create an intersection with Arnold Avenue that would be preferred to the separated accesses to the Highway 99 West that now exist. City water and sewer systems can be readily extended into the area.

Arbor Springs Estates

The Arbor Springs Estates subdivision contains 51 lots on 57 acres on the west side of the Highway 99 West 1,200 feet south of Adair Village. The developer/owner also owns the 80 acre property on the east side of Highway 99 West that is on the south side Ryals Avenue that is zoned EFU by Benton County.

Arbor Springs Estates is developed at a suburban density of 1 acre lots. It was excluded from urban expansion consideration for several reasons. The area is not contiguous with the existing residential development within Adair Village. McDonald State Forest and the Game Commission site, each of which abut the Highway 99 West, provide a 1,200 foot separation between the city limits and Arbor Springs. Because of this separation, the existing suburban development and serviceability difficulty, the area was considered unavailable for urban expansion.

Future urban growth in the Adair area, will likely be determined by the availability of urban services, particularly sewer and water services. Until these facilities are improved and expanded, growth within the surrounding area will be limited by what the county development standards will allow, which is very little above the present level of development. Benton County land use controls will limit additional housing units within the Planning Area limiting potential rural growth to the Arbor Springs Development.

SECTION 9.860**CITY/COUNTY COOPERATION**

Statewide Planning Laws require that the establishment and change of the boundary shall be a cooperative process between the City and County. Accordingly, the City of Adair Village and Benton County have executed a management agreement for the City's Urban Growth Boundary, Planning Area and the Tampico Road Area of Concurrence that includes the following provisions:

The City will be given the opportunity for review and recommendation on any land use variances, zone changes, or subdivision proposals submitted to the County within Urban Growth Boundary or Planning Area.

The Tampico Road Area of Concurrence adjacent to the Highway 99 West requires concurrence of the City and County for all land use changes. If the City and County disagree as to the proper action which should be taken, or if there is a need for clarification of issues, a meeting between the City Council and County Board of Commissioners will be held to resolve the issue.

Any change in the Urban Growth Boundary will be made in accordance with the statewide planning process for amending the Comprehensive Plan, including notice to affected parties, public hearings and findings of fact. Amendments to the Growth Boundary will be submitted for review by the North Benton Citizen Advisory Committee, the County Planning Commission and the Board of County Commissioners.

A proposal for annexation to the City for an area outside the Urban Growth Boundary will be considered as a request for an amendment to the Urban Growth Boundary and will be subject to the amendment procedures stated above.

SECTION 9.870 ENERGY CONSERVATION

Statewide Planning Goal 13 reads: "To Conserve energy". To help achieve this goal, "Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principals".

Energy Conservation Goals include:

1. Land use planning should help assure achievement of the maximum efficiency in energy utilization.
2. The allocation of land and permitted land uses should seek to minimize the depletion of non-renewable resources of energy.
3. Vacant land or energy inefficient land uses should be reused or recycled.
4. Population densities should be increased along high capacity transportation corridors.
5. Maximum utilization of renewable energy sources (water, sunshine, wind, geothermal heat, and municipal, forest and farm wastes) should be encouraged.
6. Energy efficient building and development patterns should be encouraged through the use of ordinance changes (by adoption of energy efficient zoning and building codes, for example).

The Comprehensive Plan will help assure energy conservation in a number of ways. The compact form of urban growth recommended in the Growth Management Section will result in a significant reduction of energy use for travel. The past pattern of scattered suburban and rural residential development is an unnecessary consumer of energy.

Approximately 25 percent of the total energy used in Oregon is used by private automobiles. The Plan includes recommendations that can result in transportation energy savings. The compact urban growth pattern is accompanied by a recommended street system to improve traffic flow. In addition, alternatives to the automobile are specifically encouraged including mass transit, bicycle and pedestrian paths.

The Land Use Element contains recommendations that will result in energy savings. The Plan and Zoning Ordinance encourages clustered residential development. Siting buildings to take advantage of solar energy is encouraged through the City's Development Code. Placement of trees in relation to housing, or siting housing in relation to trees can also have a beneficial affect on solar use.

The Subdivision Ordinance sets standards for local subdivision streets that can save energy in a number of ways. Narrow roadways permitted for local streets saves construction time and material, and therefore energy. They are also cheaper to maintain. Cluster development permitted by the Zoning Ordinance can reduce heating needs, allow for higher densities and permit more usable space. This allows a reduction in the amount of streets that have to be built, reduces the cost of providing utilities and allows the features of the site to be preserved.

Future commercial development in the Adair Area should be a concentrated commercial center that is accessible to the community and the highway traveler in order to reduce travel for shopping needs.

Significant energy savings can be achieved through insulation and weatherization of homes. Space and water heating utilize a full 84.5 percent of all energy used in the home. Realizing this fact, the State Legislature authorized funding of household weatherization programs that provide incentives for homeowners and utilities to weatherize homes and implement energy conservation measures.

SECTION 9.890 GROWTH MANAGEMENT GOALS AND POLICIES

Goals and Objectives

1. To provide for an orderly and efficient transition from rural to urban land use.
2. To provide conservation and development policies for the orderly and efficient development of the community.
3. To ensure that the overall plan, policies and recommendations help conserve energy.

Policies and Recommendations

Historic Sites and Structures

1. The City shall assist local organizations or groups in preserving places of historic, cultural, or special significance.
2. The City should encourage suitable signs to indicate places of historic interest including the City itself.

Urban Growth

1. The City and County have established an Urban Growth Boundary for the City of Adair Village containing approximately 67 acres outside of the City Limits for a total area of 176 acres as identified on the Official Boundary Map dated 10/21/81. This area is needed to accommodate the City's anticipated growth needs. Additional area may be needed as growth within the Urban Growth Boundary occurs.

2. Property lines or section lines are utilized to clearly identify the Urban Growth Boundary and to facilitate management and site development procedures.
3. The Exclusive Farm Use parcels abutting the easterly Urban Growth Boundary shall be maintained until urban development occurs within the existing Urban Growth Area. This area is the only available land east of the Highway within the City's Planning Area that is capable of urbanization. If additional land is needed for future growth east of the Highway, the City may request inclusion of this area within its Urban Growth Boundary.
4. The remaining Rural Residential Area of Tampico Road that is within the Adair Village Planning Area should be maintained in the County's 10 acre minimum parcel size until requested annexation occurs.
5. The Fish & Game Commission property abutting the southerly Urban Growth Boundary shall be given immediate consideration for inclusion within the Adair Village Urban Growth Boundary when this area is undergoes an ownership change that may make it available for urban conversion. It is ideally located and suited for inclusion within the City's Urban Growth Boundary.
6. Urbanized development or annexation request outside the Urban Growth Boundary shall be considered a request for an amendment to the boundary and shall follow the procedures and requirements of the state wide Goals and #2 and #14.

Urban Growth Management

1. The City and County shall utilize the Urban Growth Management Agreement for administration of land development within the Urban Growth Area and the Planning Area.
2. The City shall ensure an orderly and efficient transition from rural to urban land use within the Urban Growth Area.

New Growth Management Policies

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New policy 1: The City of Adair Village should accommodate a 20-year population and employment projections and related land needs.

New policy 2. The City shall provide adequate land within its urban growth boundary to provide an adequate supply of land for a 20-year demand for housing and jobs. In order to provide for an adequate future supply of buildable land, the City may establish urban reserve areas to accommodate growth projections beyond the 20-year planning horizon.

New policy 3: The City shall consider the need and appropriate location for urban reserves in order to anticipate the long-term demand for employment needs and residential development.

New policy 4: In order to provide for the efficient utilization of residential lands the City will provide for new minimum lot sizes that result in an overall average lot size of 6000 square feet.

Annexations

1. The City shall annex land only within the Urban Growth Boundary on the basis of findings that support the need for additional developable land in order to maintain an orderly compact growth pattern within the City's service capability.
2. Evidence of development feasibility shall be a condition for annexation to the City. A development plan shall be approved prior to a land division or development of the annexed property.

Public Facilities Capability

1. The City shall ensure that adequate public facility capability exists, including adequate public water supply and sewage treatment capability, to handle all development proposals within its jurisdiction as part of the City's project review procedures.
2. A long range financial Capital Improvement Program should be maintained by the City to provide for the systematic expansion of needed community facilities, utilities and services in an efficient and timely manner.

Environmental Quality

1. The City shall strive for continual and substantial progress toward improving the quality of the local environment by supporting enforcement of applicable environmental quality standards and regulations in cooperation with county, state and federal agencies.
2. The City shall require development proposals within its jurisdiction to identify potential impacts on the air, water, and land resources of the area and shall ensure that proposals are within the safe carrying capacity of the environment through the City's project review procedures.
3. The City shall encourage quality in the design of places and buildings that is responsive to the needs of the people and the opportunities and constraints of the natural environment.
4. The City shall protect natural drainage channels and natural vegetation resources from disruption and, where possible, maintain them as an open space resource.

Hazardous Areas

1. The City shall limit uses within identified natural hazard areas to those that can absorb the potential impacts without loss of life or property, such as agriculture, parks or open space.
2. The City shall maintain and enforce development standards and review procedures within the Development Code for identified natural hazard areas.

Energy Conservation

1. The City shall support and encourage energy conservation and efficiency programs including:
 - Utilization of alternative energy sources, such as solar energy.
 - Energy efficient solar orientation and site development standards.
 - Compact site development standards and alternative development patterns such as cluster housing and zero-lot-line development.
2. The City supports the use of alternative modes of transportation to the automobile, including the utilization of mass transit and the provision of walkways and bikepaths to reduce transportation costs.
3. The City supports insulation and weatherization of existing homes and encourages energy conservation measures in new construction.
4. The City shall consider energy concerns as part of its land use review criteria.