



**CITY OF ADAIR VILLAGE
PLANNING COMMISSION AGENDA**

City Hall: 6030 William R. Carr Avenue – Adair Village, Oregon

Tuesday June 18, 2019– 6:00 PM

1. ROLL CALL and PLEDGE TO THE FLAG:

2. PRIOR MINUTES:

- a) March 19, 2019 PC Minutes (Attachment A) Pat Hare
Action: Approve

3. PUBLIC COMMENT: (Please limit comments to 3 minutes)

4. NEW BUSINESS:

- a) Public Hearing for Comprehensive Plan Amendments Pat Hare
Action: Discussion/recommendation to City Council
- b) Partition Application for 6835 NE Arnold Ave.
Action: Discussion/approve, deny, or approve with conditions

5. ADJOURNMENT: Next meeting – Tuesday July 16, 2019 @ 6:00 PM

The Community Center is accessible to person with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 72 hours before the meeting by calling City Offices at 541-745-5507 or e-mail "kedmaiston@adairvillage.org ", or Oregon Relay Services by dialing 7-1-1. The City of Adair Village is an Equal Opportunity Employer. The order in which items on the Agenda are addressed by Planning Commission may vary from the order shown on the Agenda.

PLANNING COMMISSION MINUTES-Draft

6030 NE William R. Carr Avenue

****Tuesday, March 19, 2019 – 6:00 PM****

Agenda Item	Action
1. Roll Call: Members present: Commissioners Vogt, Longmire, Lower and Chairman Officer were present. Patrick Depa, Planner, was present. CA (City Administrator) Pat Hare was present and recorded the meeting.	Chairman Officer called the meeting to order at PM and led the flag salute.
2. Prior Minutes: (Agenda Item 2a). <ul style="list-style-type: none"> • February 19, 2019 PC Minutes (Attachment A). 	Commissioner moved to approve the February 19, 2019 Minutes. Commissioner seconded. Unanimous Approval (4-0).
3. Public Comment: None	
4. Attachment C, CI – Review SCS Site Plan (Agenda Item 4a).	The Commission discussed the matter.
5. Introduce New Member (Agenda Item 5a).	
7. Commissioner Comments: Chair Officer – None. Commissioner Vogt – None. Commissioner Longmire – None. Commissioner Lower – None.	
10. Adjournment: Next meeting- Tuesday, April 16, 2019 at 6:00 PM.	Chair Officer adjourned the meeting at PM.

Chair's Approval

Date



STAFF REPORT

Date:	June 4, 2019
Applicant:	City of Adair Village
Nature of Application(s):	Comprehensive Plan Amendments
Property Location:	City Wide
Applicable Criteria:	Chapter 9.400 Housing Chapter 9.800 Growth Management
Staff Contact	Patrick Depa, Associate Planner

Executive Summary: In 2010, Adair Village added over 127 acres of new land through an Urban Growth Boundary expansion. This land was approved and annexed into the city primarily due to the population projections provided at that time. This annexation appears to have filled the need for Adair Village's future growth and now serves as the reason that Adair Village has the land to meet its current housing needs. Today Adair Village is developing extremely fast and the interest for further development is eminent. However, this hearing is **NOT** about the urban growth boundary – rather only about the language to address future issues associated with that land use action.

The Comprehensive Plan requires amending from time to time when either changes are made in state law or when a city has seen certain levels of growth and development that renders the current data obsolete. Because of this, the city is proposing some appropriate amendments to various sections of the comp plan to address new data, growth and legislative changes.

In 2015, the state amended ORS 195.033 Area population forecasts; rules (see attached) to require that all counties in Oregon, except for a few, shall only use Portland State University Population Research Center's population forecast when making land use decisions. This was considered and adopted because of the many other forms of population forecasts that were being used and in conflict with each other which may present political outcomes that could be challenged or appealed. The following are a result of these changes.

Attached are two chapters of the comprehensive plan, 9.400 Housing and 9.800 Growth Management, that incorporate many changes dispersed throughout that are now being presented to you for your consideration and action.

The modifications include text that is being added or deleted within the current comp plan and code. The majority of the changes pertain to language covering urban growth boundaries, new development in the R-3 High density zones and many of the accompanying tables. The language will need to be incorporated into the Comprehensive Plan via an amending ordinance. I do not see any immediate changes that need to be made to the development code at this time.

Decision Criteria

Decision Criteria. All requests for an amendment to the text or to the Zoning/ Comprehensive Plan Map of this Code may be permitted upon authorization by the City Council in accordance with the following findings:

- (a) **The proposed amendment is consistent with the intent of the Comprehensive Plan.**

These amendments are appropriate to various sections of the comp plan to address new data, growth and legislative changes.

- (b) **There is a need for the proposed amendment to comply with changing conditions or new laws.**

These amendments directly follow and are updated based on new amended laws embedded in ORS 195.033 Area population forecasts; rules.

- (c) **The amendment will not have an undue adverse impact on adjacent areas or the land use plan of the City.**

These amendments will have a positive impact on addressing land use decisions more accurately.

- (d) **The amendment will not have an undue adverse environmental impact.**

None of the proposed amendments intersect with or change any environmental policies or goals.

- (e) **The amendment will not have an undue adverse impact on public facilities.**

All of the proposed amendments will provide a better and positive analysis of the city's public facilities and not adversely impact future needs.

- (f) **The amendment will not have an undue adverse impact on transportation.**

All the amendments address data and areas of development that are specific to transportation goals outlined to accommodate future growth.

- (g) **The amendment will not have an undue adverse impact on the economy of the area.**

All of the amendments will impact the city's economy in a positive manner by addressing current housing needs allowing the city to make better informed land use decisions on its residential zoned lands.

(h) The amendment is consistent with the intent of the applicable Statewide Planning Goals.

The amendments are mainly addressing new data pertaining to population projections and descriptions of land designated for residential development. These amendments follow statewide planning goals 2 & 14 when addressing our future needs of a UGB expansion and how much available land the city retains. These amendments address inventory of available land and alternative courses on how to develop them.

Goal 9 is addressed by the current economic patterns to satisfy the needs of our community and surrounding areas housing by providing housing inventory in proximity to large commercial and industrial hubs that need a population to fill jobs.

The amendments support Goal 10 and are consistent with providing more diverse housing styles to meet the needs of a growing population.

Conclusions

The material and hearing before you address the language amendments needed to anticipate growth in a proactive fashion. The Comprehensive Plan is intended to be a responsive document that will guide the growth of the City of Adair Village while also responding to necessary change through amendment and refinement. It is also a set of coordinated guidelines to better accommodate the future needs of the citizens. The growth management principles begin with a primary goal to ensure that all implementing ordinances established through the Comprehensive Plan are in full compliance with all State policies and rules. We believe that all of the proposed amendments are in full compliance with all state policies and rules.

If acceptable, we respectfully recommend that the Planning Commission may wish to consider recommending approval to City Council.

SECTION 9.800 GROWTH MANAGEMENT – DRAFT AMENDMENT

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 will 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 HISTORIC BACKGROUND

Adair Village is located at the junction of two former wagon roads. One of the roads 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 that followed the foothills of the Coast Range, skirting the valley floor.

CAMP ADAIR

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. A historical marker now commemorates the old army base 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 four World War II Divisions trained: the 70th Infantry (Trailblazer Division), the 91st Infantry (Powder River Division), the 96th Infantry (Deadeye Division) and the 104th Infantry (Timberwolf Division).

After the war, the army camp was dismantled. Limited sales were made to private owners and eventually much 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 that 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.

S.A.G.E. AIR FORCE STATION

The structures and other facilities in Adair Village were constructed in 1957 when a portion of the former army camp became the 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 that 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.

ADAIR MEADOWS

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 purchase of individual properties initiated formation of the Adair Village Homeowners Association in 1973 to administer land use controls and provide for the needs of 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.

S.A.G.E. BASE FACILITIES

The remaining S.A.G.E. Base 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 City acquired a portion of the Benton County Park property on the west side of Wm. R. Carr Avenue that included an existing building utilized as a Community Building and City Hall. The existing Base Fire Station was also acquired. It presently holds a Grocery Store and will soon add a Restaurant. Later, a Coffee Shop, was also added next door. 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 water system that serves the City is particularly unique in that it has a large Willamette River Water Permit for 82 cubic feet per second (cfs) that is capable of serving areas outside the City with improvements to the treatment facilities.

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 Santiam Christian School acquired 19 acres from the OSWLTT Laborer's Training School for an interdenominational Christian school facility for grades K through High School. As with most schools enrollment varies. The Santiam Christian School varies between 600 & 700 students and approximately 50 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 & Rescue Station
3. Prince of Peace Church
4. Santiam Christian School
5. Oakcraft Furniture & Cabinet Shop
6. S.A.G.E. Block Building
7. City of Adair Village City Hall and Community Building and park area
8. AV Market and a Restaurant
9. Coffee Shop.

The City completed a Comprehensive Plan and Land Use Development Code that was acknowledged by the Oregon Department of Land Conservation and Development on April 16, 1982. It was updated in 2001 and in 2006 additional Policies were added. The Adair Village Land Use Development Code was also adopted in 1982 and was updated in 1995, 2000, 2010 and 2014. The City 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.

2003 - TGM grant and City & State discussions on Adair Village growth potentials.

2004 - UGB expansion discussions with City, County & State officials and Santiam Christian School.

2005 - Urbsworks hired to prepare Adair Village urbanization strategy.

2006 - City and County adopt 2026 population projections for Adair Village with a forecasted population of 2,814.

2007 - First UGB urban expansion proposal for 145 acres of needed land. Challenged and recommendation for a reduction in area.

2008 - Amended UGB urban expansion proposal to 127.5 acres of needed land.

2010 - The City annexed 127.5 acres of land formally contained within an Urban Growth Boundary approved in 2008 located south of Arnold Avenue on property owned by the Santiam Christian School and the Dorothy A. Weigel Trust. This area includes 25 acres for expansion of the Santiam Christian School athletic facilities and 21 acres preserved for parks and open space leaving 83 acres for residential development in the city's R-3 residential zone permitting an average density of 6.5 residential units per net residential area.

PRESERVATION OF HISTORIC 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 OR Highway 99 W. 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 OR Highway 99 W. 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. A sign would enhance an understanding of what was there and what remains of the base. These two sites are located outside the Adair Planning area but are identified as recommendations to Benton County.

Adair S.A.G.E. Air Force Station. The City of Adair Village itself can be considered a historic site. The traveler on the OR Highway 99 W must surely be struck by the dominating former S.A.G.E. Military 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.

The City has saved two of the old Camp Adair Barracks and moved them to the City park area for restoration and utilization.

SECTION 9.820 CHARACTERISTICS & 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 S.A.G.E. Air Force Station. 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 Benton County Park.

Adair Village consists of six primary districts:

1. The former S.A.G.E. Military Base now occupied by eight landowners.
2. Adair Meadows, the former military base housing area now Zoned R-1.
3. The Northern Residential Area located north of Bowers Slough and Zoned R-2.
4. The Southern Residential Area Zoned R-3 and E-1 Educational Recreation Area.
5. The Adair Village North Urban Growth Boundary.
6. The Adair Village Planning Area and Agreement with Benton County.

Most of the former S.A.G.E. Military Base is now utilized primarily for public and semi-public uses. 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 2010, the City annexed 128 acres of land formally contained within an Urban Growth Boundary approved in 2008 located south of Arnold Avenue on property owned by the Santiam Christian School and the Dorothy A. Weigel Trust. This area includes 24 acres for expansion of the Santiam Christian School athletic facilities and 21 acres preserved for Parks and Open Space leaving 83 acres for residential development in the City's R-3 Residential Zone permitting an average density of 6.5 residential units per net residential area.

The City's Comprehensive Plan includes an analysis of all the lands within the Adair Planning Area to help identify those areas where potential future urban development could occur. With improvements to City municipal services the City will have the capacity 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.

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 North Urban Growth Area. The existence of these public lands is a major asset to Adair Village and they also define the City's urban expansion options.

SECTION 9.830 GROWTH & DEVELOPMENT OPPORTUNITIES

Future growth and development options for the City of Adair Village is defined by the vacant areas within the City, the existing Northern UGB Area and the Southern Annexation Area. The City has adequate land available to address its needs to the year ~~2026~~ 2035.

It's apparent that alternative areas for long range future urban growth in the immediate vicinity of Adair Village is limited due to large blocks of public lands adjacent to the City leaving only the County's Exclusive Farm Use (EFU) lands located adjacent to the City on the south and northeast borders unless the City crosses Highway 99w to include areas zoned Rural Residential by Benton County.

City Limits Opportunities

The existing Adair Meadows residential housing R-1 Zone residential property standard is 10,000 sq. ft. minimum. There is limited buildable land for residential expansion in this 65-acre area. The Adair Meadows R-1 Zone also includes approximately 4.48 ac of Church Property and a 2.30 ac Playground.

The existing City R-2 Zone residential property standard is 8,000 sq. ft. minimum. There is also limited buildable land for residential expansion in this 32-acre area. Urban residential development in the Northern Residential R-2 Zone began in 2000 and contains 112 residential lots on 32 acres with 7 acres of undeveloped wetlands. Wm. R. Carr Avenue extends into this area connecting the R-1 and R-2 Residential Zones that are divided by Bowers Slough, a natural greenway that should be protected and maintained as open space.

The vacant developable land within the Adair Meadows R-1 Zone and the Northern Residential R-2 Zone is extremely limited but might accommodate little more than approximately 10 acres of developable vacant land. The City area north of Arnold Avenue has no outstanding hazards although there are wetland areas in the R-2 Zone that should be protected together with maintaining the natural greenway along Bowers Slough.

The projected population of ~~2,814~~ 2026 less the ~~2013~~ 2017 population of ~~845~~ 928 results in an additional population of ~~4,969~~ 1098 by the year ~~2026~~ 2035. This population projection would require ~~716~~ 399 additional housing units.

The Santiam Christian School property and a portion of Weigel Trust Property located south of Arnold Avenue contain 128 acres that was annexed into the Adair Village UGB on October 7, 2008 and annexed into the city limits on June 15, 2010. Of this total ~~25~~ 24 acres are reserved for Athletic Fields in the ~~E-4~~ R-3 Zone, and ~~24~~ 9.5 acres have been identified as locally significant ~~are reserved for Open Space and Wetlands, 3.0~~

acres of unbuildable land between Ryals Road and the Southern Pacific Railroad right of way and 11.5 acres that have already been developed as Calloway Creek Phase I resulting in 80 acres available for residential development in the City's R-3 Zone. With 25% reserved for roads and the specified average development of 6.5 Dwelling Units per net acre resulting in a housing potential for this area of 405 390 housing units.

The former S.A.G.E. Military Base now accommodates a number of non-residential uses in the City including the following:

S.A.G.E. Base Utilization

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

1. Benton County – Parks Department - Zone P-1	13.21 ac
2. OSWLTT Laborer's Training School - Zone E-1	11.43 ac
Includes the Adair Rural Fire & Rescue Station	
3. Mennonite Church - Zone P-1	1.75 ac
4. Santiam Christian School – Zone E-1	18.54 ac
5. Oakcraft Furniture & Cabinet Shop - Zone M-1	1.56 ac
6. S.A.G.E. Block Building – Zone M-1	5.74 ac
7. City of Adair Village Community Building & Park - P-1	2.60 ac
8. AV Market, Restaurant and Coffee Shop. - C-1	<u>0.75 ac</u>
Total Area	55.58 ac
Total in City	42.37 ac

The Benton County Park property, Zone P-1; the Laborers Training School property, Zone E-1 and the Block Building, Zone M-1 provide excellent opportunity for non-residential community support facilities.

~~The City of Adair Village property on the west side of William R. Carr Avenue containing contains the City Hall, along with the Benton County property east of Carr has been planned for a community commercial, recreational and educational district that would function as a Civic Center for the City.~~

Part of the City of Adair Village property on the west side of William R. Carr Avenue is zoned P-1 (Public Use) and contains the City Hall, some recreational park space and an educational district. The city has recently moved two historic barrack buildings to this area, which will act as community activity space and a memorial to Camp Adair. The city also owns two small commercial parcels of land on the west side of William R. Carr Avenue at Vandenberg Avenue where the AV Market, restaurant and coffee shop reside.

The City of Adair Village also owns property on the east side of William R. Carr Avenue. This approximate 6.1 acres is currently in the city's UGB but not within the city boundaries. The city is set to annex this property in the near future where it is planned to be the city's community commercial district that will function as a civic center for the City.

Urban Growth Boundary Opportunities

In response to the urban fringe problems posed by scattered low density "rural" developments, **Statewide Planning Goal 14** was adopted that 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 City has three Urban Growth Boundary Areas:

- The Northern Residential Urban Growth Boundary Area**
- The Benton County Park Urban Growth Boundary Area**
- The Southern Residential Urban Growth Boundary Area**

Northern Urban Growth Boundary Area

The Northern City UGB is a County Residential Zone RR-5 that has eleven parcels abutting the City's R-2 Residential District on the north boundary. These small parcels range in size from one acre to three acres and contain a total area of 18 acres. The existing lots are too small for commercial agricultural use and have already been subdivided to suburban lot sizes.

Topography ranges from flat to gently sloping land. This area presently contains only 9 housing units on 11 lots. Further land divisions to a City R-2 standard upon annexation is possible but due to the existing lot sizes and configuration and the existing housing locations achieving the R-2 density standard for the area will be somewhat difficult. Approximately 18 additional units might be possible but would not achieve the maximum density of the R-2 Zone.

The large ODFW property on the north boundary of the City provides a northern limit to future City UGB expansion, unless the property becomes available for private acquisition. Only the agricultural parcels on the east boundary of the City offer any potential future expansion of this UGB area.

The Benton County Park 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 and Zoned P-1. The two areas are part of the Benton County Park system and little change in this public use is expected.~~

~~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 William. R. Carr Avenue from the City property providing additional recreational areas for Adair Village.~~

~~In the city's east UGB area, the county owns approximately 4.5 acres. The area immediately east of the present city limits consists of another seven acres owned by Benton County south of Arnold Avenue adjacent to Adair Regional Park. This area that contains the former Officers' Mess, Building 257, which is now leased by Valley Catering and an existing historic church.~~

Southern Urban Growth Boundary Area

The Southern City UGB area includes three large parcels; two owned by Santiam Christian Church and one by the Dorothy Weigel Trust. 42 acres were removed from the initial UGB expansion request and all this land was in the southern portion of the Weigel Trust property.

Topography ranges from sloping land north of Ryals Road to fairly flat south of Ryals Road. Santiam Christian School plans to retain 25 acres directly south of the school for a sports complex. There is a small wetlands area adjacent to Ryals Road near the intersection with Arnold and a annual water course that bisects the land south of Ryals Road. With these features, plus 25 percent of the total acreage needed for streets, there are 62 acres available for residential development. This area will be zoned R-3 and have a net residential development of approximately 405 houses (see Table 9.800 B below).

These Benton County Park facilities receive City sewer and water services and were part of the original Air Force Station. They were included in the UGB because the City street system provided a logical boundary that contained the previous S.A.G.E Military Base elements. However the large Adair Regional Park located north of Arnold containing approximately 106 acres is excluded from the City's Urban Growth Boundary.

Table 9.800 A summarizes the City and the Urban Growth Boundary areas.

ADAIR VILLAGE URBAN GROWTH AREA	
<u>Area</u>	<u>Acres</u>
City of Adair Village	267
Northern Residential City UGB Area	
Rural Residential – County Rural Zone RR-5	18
UGB Area South of Arnold Avenue	
Future Commercial - County Rural Zone RR-5	<u>11</u>
Benton County Public/Recreation Zone P-1	14
Total City and UGB Area	299 296 acres

~~Table 9.800 B~~ summarizes the land use allocation summary for the Adair Village Urban Growth Area. Of the total 267 acres inside the City only 93 net acres are available for additional residential development.

~~TABLE 9.800 B
ADAIR VILLAGE URBAN GROWTH AREA
LAND USE ALLOCATION SUMMARY~~

Year 2013 Estimated Population	845 people
City & County Adopted Population Projection for Year 2026	2,814 people
Projected Population Increase	1,969 people
Estimated New Housing Need at 2.75 people/household	716 houses

Table 9.400-B

Existing City Housing	294 houses
Existing Northern UGB Housing	9 houses
Total Existing Housing	303 houses

Existing Housing & New Housing Need (303 + 716) 1,019 houses

Northern City Limits Residential Zones R-1 & R-2	95 acres
Less Developed and Committed Areas	85 acres
Buildable City Area	10 acres

Existing Northern UGB Area	18 acres
Less Developed and Committed Areas	9 acres
Buildable UGB Area	9 acres

Southern Annexed City Area in 2010	128 acres
Less Athletic Fields & Parks & Open Space	45 acres
Residential Buildable Annexed City Zoned R-3	83 acres

Total Available Residential Area for Housing	102 acres
Less Streets at 25%	26 acres
Total Net Residential Land Available for Housing	76 acres

R-2 Zone & Northern UGB Housing Potential 78 Houses

Southern Annexed Area Housing Potential	405 Houses
Housing Density of 6.5 Units per Net Acre	483 Houses
Adopted by City Ordinance 08-01	

Projected 2026 Housing Need	716 Houses
Housing Need Shortage	233 Houses
Additional Acreage Needed	45 acres
Including Streets & Open Space	

Table 9.800 B summarizes the land use allocation summary for the Adair Village Urban Growth Area. Of the total 267 acres inside the City only 93 61.5 net acres are available for additional residential development.

**TABLE 9.800 B
ADAIR VILLAGE URBAN GROWTH AREA
LAND USE ALLOCATION SUMMARY**

Year 2017 Estimated Current Population	928 people
Portland State University Population Projection for Year 2035	2,026 people
Projected Population Increase	1,098 people
Estimated New Housing Need at 2.75 people/household (1,098 divided by 2.75 people)	399 houses
Existing City Housing	311 houses
Existing Northern UGB Housing	9 houses
Total Existing Housing	320 houses
Existing Housing & New Housing need (320 + 399)	719 houses
Northern City Limits Residential Zones R-1 & R-2	95 acres
Less Developed and Committed Areas	93 acres
Buildable Land in Northern City Limits	2 acres
Existing Northern UGB Area	18 acres
Less Developed and Committed Areas	10 acres
Buildable UGB Area (not included in available land)	8 acres
Southern Annexed City Area in 2010	128.0 acres
Less Athletic Fields	24.0 acres
Less Wetland (North and South of Ryals Road)	9.5 acres
Less Calloway Creek Phase I	11.5 acres
Less area between Ryals Road & Southern Pacific RR	3.0 Acres
Buildable Residential Land Annexed by City (Zoned R-3)	80.0 acres
Total Available Residential Area for Housing (80+2) =	82.0 acres
Less Streets at 25%	20.5 acres
Total Net Residential Land Available for Housing	61.5 acres
Southern Annexed Area Housing Potential	400 Houses
Housing Density of 6.5 Units per Net Acre	
Adopted by City Ordinance 08-01	
Projected 2035 Housing Need	399 Houses
Additional Acreage Needed	0 acres

SECTION 9.840 URBAN GROWTH BOUNDARY EXPANSION OPPORTUNITIES

Adair Village is on the commuter fringe of both Albany and Corvallis and the Adair Village 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 that rely on on-site water and sewer capacities. If these areas are ever annexed, the extension of needed public services and facilities is often costly and sometimes prohibitive. Rural 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 Area, therefore, can only occur by annexation to the City and that can only occur if the City's facilities and services can accommodate the growth demand.

The City has included within the existing 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 Northern UGB contains only 18 acres on 11 lots.

There are only three areas immediately adjacent to the City that could efficiently accommodate future long-range urban expansion:

The First Area is the remaining 42 acres of the Weigel Trust Property located adjacent to the south boundary of the Annexed South UGB Area that was excluded from the UGB expansion but was identified for future expansion.

The Second Area contains 4 privately owned parcels on the east boundary of the existing North UGB containing 36 acres that are now within the Benton County EFU Zone.

The Third Area is the ODFW property on the south boundary of the City containing 44 acres on two lots. This property has been under consideration for acquisition by the City and/or the Santiam Christian School.

The First Area - Southern Agricultural Lands

The 42-acre Weigel Trust parcel of agricultural land abutting the City's R-3 Residential Zone on the south boundary. This area is part of Tax Lot 205 that was included in the City's Urban Growth Boundary proposal in 2008. This portion of the property was excluded from the City's UGB based on the need to limit the UGB area.

This area makes sense to be considered first for inclusion in the City's UGB expansion when the need for additional land can be justified since the area has already been planned for inclusion. This area could accommodate approximately 208 housing units with a population of approximately 572 people at the estimated 2.75 people per household within the City's R-3 Residential Zone.

The Second Area - Northeast Agricultural Lands

Approximately 36 acres of Exclusive Farm Use lands on 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 although the parcels are comparatively small for agricultural operations. These lands represent the only remaining lands east of 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 early consideration for inclusion within the City's Urban Growth Boundary when expansion can be justified.

This area could accommodate approximately 147 housing units with a population of approximately 404 people at the estimated 2.75 people per household within the City's R-2 Residential Zone.

The Third Area – The Oregon Department of Fish and Wildlife Property

The ODFW converted the former base engineering building into its district headquarters facility. In addition to offices, other space is used for storage. ODFW's property includes two contiguous parcels totaling 44 acres, most of which is open land. The open land itself is presently not intensively used for game management purposes. ~~One lot, Tax Lot 1400, is divided by Ryals Avenue and contains 12 acres. The other contiguous lot, Tax Lot 1500, contains 32 acres and abuts the Adair village City Limits.~~

This property is contiguous to the City and is essentially vacant. In the event any portion of this property becomes available, this rolling hillside land contiguous to the City Limits, on the north, east, and south of the ODFW property, would make a desirable and efficient addition to the City. The City has initiated discussion with ODFW on the availability of these parcels.

This area could accommodate approximately 156 housing units with a population of approximately 429 people at the estimated 2.75 people per household within the City's R-3 Residential Zone. With the existing pond, these parcels would also make a great addition as parklands.

SECTION 9.850 PLANNING AREA OPPORTUNITIES

It is recognized that additional growth of Adair Village will require annexation of adjacent rural areas to the city. The Adair Village Planning Area was established by agreement between the City and Benton County to protect rural lands until annexation to the City occurs.

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.

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 that 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 long-range urban conversion:

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 considers planning for the rural areas essential so eventual urban development can be accommodated in the most efficient, economical and orderly manner when and if urban development occurs.

There are two rural areas that have been developed to suburban standards that are not truly urban or rural:

**The Tampico Road Area
The Arbor Springs Estates**

Tampico Road Area

The Tampico Road Area west of OR Highway 99, 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.

The Tampico Road area west of the OR Highway 99 W 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 OR Highway 99 W that now exist. City water and sewer systems can be extended into the area.

Arbor Springs Estates

The Arbor Springs Estates subdivision contains 51 lots on 57 acres on the west side of the OR Highway 99 W directly across from the Adair Village R-3 Residential Zone. Arbor Springs Estates is developed at a suburban density of 1-acre lots. It was excluded from urban expansion consideration since the area is located across Highway 99 West.

Future urban growth in the Adair Village 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

As stated in sub-section 9.850, Adair Village and Benton County have executed a management agreement 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 that 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 Benton County Planning Commission, and the Benton County 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 and energy inefficient land uses should be reused or recycled.
4. Higher population densities should be located near primary 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.

Private automobiles use approximately 25 percent of the total energy used in Oregon. 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 access streets save 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 Adair Village should be in 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 & POLICIES

GOALS & 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 & RECOMMENDATIONS

Historic Sites & 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 18 acres in the North UGB Area and 128 acres within the city's boundaries in the ~~South UGB Area~~ for a total of 146 acres as of June 1, 2019 ~~4/1/2013~~. The buildable land within ~~this~~ area accommodates

- the City's approved growth need that will support a population of ~~2,814~~ 2,026 by the year ~~2026~~ 2035.
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.
 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 and 5 acre minimum parcel size.
 5. Oregon Department of Fish and Wildlife property abutting the southerly Urban Growth Boundary shall be given immediate consideration for inclusion within the Adair Village Urban Growth Boundary when this area 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. An 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 #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.
3. In order to provide for the efficient utilization of residential lands in the southern UGB annexed area the City shall provide for an overall density of 6.5 dwelling units per net acre or lot size with an average of 6,700 sq. ft.
4. The City shall ensure the Comprehensive Plan and implementing ordinances fully comply with all State growth management policies and rules.
5. The City shall maintain adequate land within its urban growth boundary to address a 20-year demand for housing and economic development.
6. The City's comprehensive plan shall reflect and build upon the community's unique identity and character.
7. Provide a Village Center that is the heart of the city's civic life that reflects a downtown character with development patterns appropriate to Adair Village. The Village Center should include the City Hall, Post Office and the major community retail and service uses. It should also include higher density residential uses that complement and support the civic and retail activity.
8. Provide for a network of arterial, collector and local streets that avoid reliance on the state highway for local trips. -The City shall plan for a local street network that is a complete and connected network of local and collector streets at a scale appropriate to the City of Adair Village that will provide the framework for long-term growth and enable residents to access important community destinations in a safe and direct manner and without relying on Hwy 99W for intra-city trips. The City shall consider the design of intersections at 99W to enhance the safety of motorists, especially turning movements, through signals, channelization or other design features.

9. Ensure efficient urban development through compact pedestrian friendly development within the natural environment that includes neighborhoods that with a mix of housing types and lot sizes.
10. Protect natural resources and avoid development in known hazard areas. As Adair Village grows, these natural features should be preserved to provide opportunities for passive recreation and scenic views and to protect water quality and wildlife habitat.
11. Utilize green infrastructure techniques for future utility and street improvements.
12. Encourage the City's large, significant institutional uses to be fully integrated with the community.

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 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 shall 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 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 and 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.
2. The City shall consider energy concerns as part of its land use review criteria.

SECTION 9.400 HOUSING – DRAFT AMENDMENT

Statewide Planning Goal 10 reads: "To provide for the housing needs of the citizens of the state".

Goal 10 requires incorporated cities to complete an inventory of buildable residential lands and to encourage the availability of adequate numbers of needed housing types in price and rent ranges commensurate with the financial capabilities of its households.

The Housing Section of the Adair Village Comprehensive Plan presents an inventory of existing housing, housing trends, housing demand, housing need and buildable land needs. Comparisons with conditions in 1976, 2000 and 2010 are presented representing the last 34 years between Incorporation in 1976 and the last Census in 2010.

Although these comparisons are informative, they are of limited value in assessing Adair Village's present trends and future projections. Municipal sewer and water system improvements will have a significant impact on the City's growth potential.

The Housing Element of the Adair Village Comprehensive Plan contains an inventory of existing housing in Adair Village including - total housing units, types, conditions and trends. Due to the uniqueness of Adair Village, techniques for projecting future housing demand are somewhat limited. There is a potential demand, however, and buildable residential lands that can accommodate that demand have been provided.

Adair Village offers a desirable living environment that has attracted increasing numbers of people who commute to work elsewhere. "Adair presently provides one of the few examples of affordable, moderate income housing within commuting distance from Corvallis and Albany" (North Benton Citizen Advisory Committee Plan). It can be expected that given the opportunity additional people will be drawn by the natural attractiveness and the recreational opportunities that the area offers. Adair Village also is the only community in North Benton County that offers a full range of public facilities.

The housing data will continue to vary somewhat depending upon where and when the data was obtained. However it remains within the same general order of magnitude.

SECTION 9.410 EXISTING HOUSING

The original 150 housing units within the City were constructed to accommodate the military housing needs of the U.S. Air Force in 1957. The base housing was acquired by a private developer in 1969 when the Federal Government declared the entire property surplus and placed it on the open market. The developer divided the property and offered it to the general public. The first residents moved into the housing units and formed a Homeowner Association in 1973. On May 25, 1976 the City of Adair Village was incorporated including the 150 former base housing units.

Housing Growth

Table 9.400 A summarizes the number of houses for each type and their percentage of the total housing in the community.

TABLE 9.400 A
Housing Growth
1976-2010, Plus 2026 2035 Estimate

Year	Population	Housing Units	Single-family Homes		Multi-family Homes		Manufacture Homes	
			No.	%	No.	%	No.	%
1976 ₁	422	150	30	20%	120	80%	0	0%
2000 ₂	536	180	56	31%	124	69%	0	
2010	840	293	162	55%	131	44%	2	1%
2017 ₃	928	305	172	56%	131	43	2	<1%
2035 ₂₆	2,026	719	460	64%	257	34%	20 2	2<1%
2035 ₃	2,814	1,023	655		348			

Sources: ¹ 1976 Incorporation Enumeration Summary
² 2000 & 2010 U.S. Census.
³ Portland State University - Population Research Center 2026 City/County Population Projection

Single-family Homes

At incorporation in 1976 there were 30 single-family housing units that accounted for only 20% of Adair Village's housing. This was due to the configuration of military base housing when Adair Village was a military base.

The City has encouraged conversion of duplex units to single-family units and ten or more have been converted while some homeowners have also converted duplex units into larger single-family houses that helped to bring single-family units and home ownership into a better balance for the community.

Multi-Family Housing

At incorporation in 1976, there were 120 units of duplex multi-family housing that accounted for 80% of Adair Village's housing. While duplex units are sometimes considered single-family structures, they are included herein with multi-family units since they are usually rental properties like other multi-family units. There are a total of 60 duplex buildings, one four-plex unit, and seven (7) multi-family units on the Santiam Christian School property. The 7 multi-family housing units located on the Santiam Christian School property house 15 people although this number can vary. This housing is private housing for the school and is not available to the general public.

Multi-family housing is the primary affordable housing opportunity for young families and the elderly in Adair Village.

The R-2 Single-family Residential District permits multiple-family housing in conformance with the "Planned Development" procedures in **Section 6.104 and 7.200 of the Adair Village Land Use Development Code (Code)**.

Manufactured Homes

Adair Village has a relatively low percentage of manufactured homes (MH), 2 units for approximately 1% of Adair Village's total housing. Even these two units existed prior to annexation to the City. No MH units have been placed in the City. There are also no manufactured home parks within the City.

The City has made allowance in the Adair Village Land Use Development Code (LUDC) for more moderately cost housing by permitting manufactured homes on individual lots within the City's residential districts as specified by State standards.

Planned Developments

Planned Developments are permitted in the Adair Village Code, which encourages the application of new techniques to achieve efficiencies in land development while providing enhanced and economical living environments. In 2000, the City granted final approval to Creekside and Castlelands Planned Developments for the City's first Planned Developments. In 2000, final development plans were approved for Creekside Planned Development and Castlelands Planned Development that included 102 single-family lots and 11 duplex townhouse style lots. Most of the single family lots were developed by 2006.

Planning Area Housing

Housing within the Adair Village Planning Area offers a mix of housing types in four distinct areas.

1. The City R-1 Zone, Adair Meadows, is a 10,000 square foot minimum lot size Residential District that includes both multiple-family duplexes and single-family urban housing.
2. The City R-2 Zone, is a 8,000 square foot minimum lot size Residential District that is located north of Bower's Slough and is all single-family housing.
3. The City's Northern Urban Growth Boundary (UGB) area contains 18 acres north of the City's R-2 Zone with nine (9) houses on 11 lots in the 1 to 2.5 acre range.
4. The Rural Residential housing on Tampico Road is on lots of varying size, ranging from less than an acre to forty acres with newer medium to upper income homes.
5. The Calloway Drive area contains new upper income suburban type residential homes on approximately one-acre lots.

Housing Condition, Value & Tenure

Housing conditions in Adair Village are generally good. The 2000 Community Survey found no housing in "poor" condition. Housing in Adair Village is mostly moderate-income housing in sound condition. The newer housing in the R-2 Zone since 2000 ranges from moderate to upper-middle income housing and is in excellent condition.

Most of the housing in the R-1 Zone was built in 1954. Therefore half of Adair Village's housing is 60 years old.

The 2010 Census specifies the total number of housing units in Adair Village at 293. Of this total 279 were occupied and 14 vacant for a total vacancy rate of 4.8%. Only 3 houses were vacant for sale and only 4 units were vacant for rent. This clearly indicates that housing availability is exceptionally low in Adair Village.

Owner Units

Of the 279 occupied housing units only 175, or 62.7%, were identified as owner occupied in the 2010 Census.

Rental Units

Of the 279 occupied housing units, 104, or 37.3% were identified as renter occupied in the 2010 Census.

Housing Costs

Housing costs grew at rates nearly double incomes. The increasing cost of housing is beyond the means of many households without some form of assistance. A recognized standard of maximum shelter costs is 30 percent of household income. In Oregon, 37.2% of renters and 22.5% of owners pay more than 30% of their household income for housing.

Without financial assistance, many elderly and low-income families are forced to accept inadequate housing. For these households, the cost of either maintaining a home or finding rental shelter at a cost of less than 30 percent of their net income becomes very difficult.

Housing costs and rent levels in Adair Village are modest compared to many areas of the state. The City will continue to seek means of reducing housing costs within the City. However, it must be recognized that municipal water and sewer and other public facilities and services will contribute to higher housing costs, while Adair Village's low property tax rate (\$2.658/\$1,000) helps keep costs down. Reduced lot sizes, efficient planning and inexpensive construction alternatives can be utilized to maintain housing within affordable limits.

Affordable Housing

The State of Oregon has declared a Statewide Goal that all communities have the responsibility of providing an adequate number of household units at price ranges and rent levels commensurate with the financial capabilities of Oregon households.

Small communities like Adair Village are limited in their ability to affect the housing market. It is clear that the most a community can do is not to place undo burdens on

the availability of land and the cost of municipal services. Maintaining administrative costs for land use decisions within reasonable limits and provision of timely decisions can also encourage developers to choose an Adair Village location.

Housing authorities in larger cities are more likely to address housing needs for special classes of individuals like low-income, those with disabilities, or other special needs. Small cities have a more difficult time specifically addressing these special housing needs especially when one considers that determining the socioeconomic needs and distribution for an expanding population is a highly speculative task at best.

Among the means at the City's disposal are Code provisions for smaller lots, the provision of multi-family zones in the community, as well as provisions for manufactured homes. It is also important that a community preserve and maintain its existing housing stock for the purposes of conserving natural resources used in home construction and for providing lower priced housing to residents of the community.

The City recognizes their existing housing stock as an extremely valuable resource. Therefore, the City has adopted policies pertaining to the rehabilitation of existing housing and the maintenance of a wide range of housing prices in Adair Village. Unfortunately, property assessment laws discourage a homeowner from making improvements to the home. By automatically raising the assessed valuation of a house after repair, these tax laws provide a disincentive to home repair.

Assisted Housing

There are a number of public and private housing assistance organizations that can help provide affordable housing in Adair Village. This assistance includes new home purchase, rent supplements, low interest loans and grants for rehabilitation as well as other programs.

The number of assisted housing programs in the City will continue to vary from year to year due to availability of funds and qualifications of applicants.

The City recognizes its responsibility to accommodate assisted housing in Adair Village. There is a strong preference for programs that assist households in obtaining housing already available in the community as opposed to targeted housing developments that concentrate assisted housing in one area or in single developments.

The Federal Fair Housing Act of 1988 protects the right to freely choose a place to live without discrimination.

Qualified citizens of Adair Village should be aware of available assistance programs, and should participate in them if they choose. The City can be a source of information concerning housing availability in general and should assist those seeking information on housing assistance.

SECTION 9.420 HOUSING TRENDS

Past housing trends provides little information that is helpful in projecting future needs. Municipal sewer and water system improvements will substantially increased housing opportunities providing an immediate incentive for housing production in Adair Village. This is evidenced by the Creekside and Castlelands developments.

There are several regional trends that will affect the type of housing needed in the next 20 years in addition to local conditions:

- About 70% of population increase will come from net migration.
- Household size is expected to continue declining.
- The region will add more residents that are 65 and older and group quarters will increase by about 2%.
- Younger people in the 20 to 34 age range are more mobile and generally have less income than people who are older and they are less likely to have children. All of these factors mean that young households are more likely to be renters and renters are more likely to be in multi-family housing.
- Baby boomers in their 50s are about to reach the "empty nest" stage and these households have different needs than families.
- Nationwide, the rate of family households has decreased from 81% to 66% between 1970 and 2012. Married households with children under 18 have decreased from 40% to 20% over the same period. One person households increased from 17% to 27%, while the average family size declined from 3.1 to 2.6 between 1970 and 2012. (America's Families and Living Arrangements 2012. Vespa, Lewis, Kreider, August 2013 US Census Bureau).
- Income statistics indicate a substantial preference for single-family housing and ownership when incomes allow that choice regardless of age.
- The rate of increasing housing costs is roughly double that of the rate of income increase.

Residential locational choice trend also include:

- Access to work.
- Access to shopping, recreation and friends.
- Public services.
- Community and neighborhood characteristics.
- Land and improvement characteristics.

In all, Adair Village's potential for growth and development will depend on these national and regional trends as well as local factors, but most of all it will be the City's approach, responsiveness and preparedness that will guide Adair Village's housing development.

Single-family Homes

Although becoming increasingly expensive, single-family homes are the primary choice of homeowners in Adair Village. In 2000, the City approved the addition of 102 single-family homes in the Creekside and Castlelands subdivisions on the northern end of town. All are site-constructed homes. Single-family homes can be expected to continue as the housing of choice and their percentage of the total housing market will increase although Multi-family and Manufactured Home alternatives will show some gains also. Single-family housing has increased to 162 units in 2010 that now comprise 55% of the housing in Adair Village.

Multi-Family Housing

There are 131 multi-family housing units comprising 44% of Adair Village's 2010 housing units, most are duplex units. One four-plex unit and 7 multi-family units in the Santiam Christian School complete Adair Village's multi-family housing. This is a comparatively high percentage compared to other communities and was primarily due to type of construction preferred by the military when Adair Village was a military base. There has been limited new multi-family housing development in the Adair Village area.

The percentage of multi-family units is expected to decline overall while the actual number of multi-family may increase in the long term in Adair Village. Also the 12 townhouses in the R-2 Residential Zone are considered multifamily although they are intended for individual ownership as single-family units.

Manufactured Homes

The cost of single-family homes is beyond the means of an increasing number of families. Manufactured homes are therefore rapidly becoming a house of choice for low to moderate income families. They provide excellent value, and with housing costs growing at rates nearly double incomes, they will likely be the affordable housing choice. Manufactured homes comprised less than 1% of Adair Village's existing housing. Adair Village has not experienced manufactured housing placements although they may be expected to increase their share of the housing market during the planning period.

Planned Developments

The City approved two Planned Developments in 2000 that have been completed in the Creekside and Castlelands developments. Planned Development proposal trends are expected to continue during the planning period as a means of addressing the affordable housing issues in the community. Planned Developments can increase overall residential density while providing enhanced living environments that can help to reduce housing cost.

SECTION 9.430 PROJECTED HOUSING DEMAND & NEED

The language of Goal 10 and ORS 197.296 refer to housing need and requires communities to provide needed housing types for households at all income levels. Goal 10's broad definition of need covers all households.

House Bill HB2709 codified in the Statewide Land Use Planning Laws ORS 197.296 also requires an analysis of demand for new housing. Specifically it:

1. Refined the definition of buildable lands to include "redevelopable land".
2. Requires coordination of population projections with the County and State.
3. Sets criteria for prioritizing land for UGB expansions.
4. Sets specific requirements regarding buildable lands for needed housing.

Provisions 1 through 3 apply to all jurisdictions. Provision 4. Applies to only to certain jurisdictions. DLCD has waived the requirements of ORS 197.296 for 50 cities in Oregon including the City of Adair Village. However, ORS 197.296 restated pre-existing law or administrative rules that still apply to all jurisdictions.

Demand is what households are willing to purchase in the market place. Growth in population leads to a growth in households and implies an increase in demand for housing units that is usually met primarily by the construction industry based on the developer's best judgment about the types of housing that will be absorbed by the market.

Most plans make forecasts of new housing demand based upon population projections. Housing authorities are more likely to address housing needs for special classes of individuals like low-income, those with disabilities or other special needs.

Trying to determine the future socioeconomic and special housing needs for an expanding population is highly speculative at best.

Projected Housing Demand

Housing demand in the Adair Village and surrounding area cannot be accurately projected based upon past construction trends due to the unique circumstances surrounding development in the area.

As noted in **Table 9.300 B**, population growth in Adair Village had decreased by accumulated 10.5% between Incorporation in 1976 to the year 2000. While the projected increase from 2000 to 2010 was 56.7% and the actual period of growth was from 2001 to 2006.

The population forecasts contained in **Table 9.300 B** relies on the coordinated forecasts prepared by Benton County and the Office of Economic Analysis that allocated population growth to cities. Although constrained by these forecasts, they do provide the most logical place from which to begin an examination of housing demand for Adair Village.

As summarized in the **Section 9.300**, Adair Village is expected to witness a year 2026 2035 population of ~~2,844~~ 2,026 people. The 2010 U.S. Census indicates that the average household size in the U.S.A. was approximately 2.58 people per household; in 1976, the year of Adair Village's incorporation, the number for the U.S.A. was 2.89. In Oregon, average household size was slightly lower at 2.47 per household in 2010. In both Oregon and the U.S.A., average household size has been dropping over the last 40 years.

For the purposes of revising the Adair Village Comprehensive Plan to accommodate the projected year 2026 population, it was assumed that an average household size of 2.75 persons per household would occur over the planning period. (In the 2010 Census, Adair Village had a population of 840 and 293 houses (14 of the houses were unoccupied, leaving 279 occupied houses), which makes the average size 2.87 persons per household in Adair Village, which is fairly consistent throughout Adair Village's history, assuming five percent non-occupied rate.

It is estimated that single-family units will increase to 64% by the end of the planning period in 2026. The estimated increase in multi-family units from 1976 is 228 units although the percentage has dropped from 80% in 1976 to 34% in 2026. The estimated increase in manufactured homes is quite small. A gain of only 18 units is presented however that is a doubling of the percentage from 1% to 2%. If state and regional trends increase Adair Village could expect a higher percentage of manufactured homes. The assumptions and estimates are intended to increase the single-family housing percentage while allowing for the other types of housing as their need increases.

Projected Housing Need

Although Adair Village has received a waiver from some of the needed housing requirements of ORS 197.296 it is apparent that needed housing in addition to housing demand is an issue that should be addressed.

Housing costs have grown at rates that are nearly double income rates. Due to rising land and housing costs, Oregon is witnessing a trend in which many people are seeking more affordable types of housing than conventional single-family units on large lots provide.

City of Adair Village has projected few additional units of multi-family housings because of the unusual circumstances that have created the high number of multi-family housing units. The 2010 mix of 44% multi-family units would drop to 34% by the end of the planning period in 2026. This is still well above the multi-family needs of most small communities including Adair Village. The City has made a strong commitment to accommodate low and moderate income housing needs. Most of the existing duplex units will continue to provide valuable rental housing during the planning period.

Although multi-family and mobile home trending has been minimal, the City has provided for future inclusion of both housing types in the Comprehensive Plan Policies and the Land Use Code to assist in reducing housing costs. In addition, the City has also encouraged division of existing duplex units to further assist in providing low cost housing opportunities for the area.

The duplex division procedures and the mobile home approval procedures and standards will accommodate these needs successfully. Additionally, the City can accommodate new multi-family development through the PUD procedures. In combination, these techniques clearly allow the City to achieve a housing mix that is consistent with community needs and income capabilities.

As stated earlier, housing authorities are more likely to address housing needs for special classes of individuals like low-income, those with disabilities or other special needs. Small cities have a more difficult time specifically addressing these special housing needs especially when one considers that determining the socioeconomic needs and distribution for an expanding population is a highly speculative task at best.

However, **Goal 10 does require cities to address housing need.** The approach adopted by Adair Village is threefold:

1. The City will not discriminate against needed housing types and programs that address the needs of its citizens.
2. The City will provide for a variety of housing opportunities for its citizens through implementation of the Adair Village Land Use Development Code.
3. The City will seek means to reduce housing cost by providing a mix of housing type and density that address the needs of its citizens.

Presently it is estimated that that 30% of the duplex units will convert to owner-occupied units.

Single-family Homes

It is recognized that single-family homes will be the preferred housing type in the City of Adair Village and its share of the housing market is projected to increase although demand for multi-family housing and manufactured homes will also increase. The existing percentage of 55% for the single-family share is projected to be 64% by 2026, or 655 houses. This represents an increase of 493, over the existing 162 houses, during the planning period to 2026.

Multi-family Housing

It is assumed that multi-family housing will increase overall but the percentage of multi-family housing will decrease from its present level of 44% to 34% by the year 2026. However, 217 multi-family units are projected to be added during the 2026 planning period. Multi-family housing in Adair Village is anticipated to be low to medium density in nature and limited in numbers. It is assumed that multi-family housing will continue to take the form of two to four unit structures in most cases.

Manufactured Homes

Manufactured Homes are continuing to gain market share in Oregon because they have become one of the best values available to a home purchaser. Recognizing that the cost of single-family homes is beyond the means of an increasing number of families, there will be a demand and public need for manufactured homes. The Plan assumes that there will be a greater demand for manufactured housing during the planning period resulting in a 2% share by 2026 for a total of 20 manufactured home units. An increase of 18 manufactured homes during the planning period. This number may be too low. The City could expect it to increase altering the percentages between site-built single-family and manufactured homes.

Planned Developments

The City expects and encourages more proposals for Planned Developments during the planning period. Planned Developments can increase residential densities while providing enhanced living environments that can help to reduce housing cost.

SECTION 9.440 BUILDABLE LANDS FOR RESIDENTIAL USE

Buildable lands, as defined by LCDC: "refers to lands in urban and urbanized areas that are suitable, available and necessary for residential use".

County-sized rural residential lands within the Planning Area total 276 acres, consisting of 84 parcels containing 60 housing units. Some 62 acres are zoned "Rural Residential 5 acres" and 142 acres are zoned "Rural Residential 10 acres PD".

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 can experience rapid growth in the future.

The accepted the population projection of 2,814 people, provided by Benton County and the Oregon Office of Economic Analysis, is the estimated base for determining future residential land use needs to the year 2026. The City will monitor development trends and will amend the Comprehensive Plan as needed to accommodate future growth.

As delineated in Section 9.830 Growth & Development Opportunities, Adair Village requires an additional 45 acres of buildable land, as identified in **Table 9.800 B** (Section 9.800-Growth Management), to accommodate the housing needs of the community based upon the coordinated population projections. Only 44.2 net acres are suitable for future urban development within the Adair Village northern Urban Growth Boundary (UGB) expansion area of 2000. There are only 62 net acres available in the southern UGB expansion area. The City is bounded in the north by E.E. Wilson Game Management Area; to the west by Or Highway 99W; to the east by the railroad and higher quality EFU (Exclusive Farm Use) lands. ODF&W land borders the southwest corner of the present City and County owned parcels which the City plans to develop as a downtown area.

**TABLE 9.400 B
BUILDABLE RESIDENTIAL LAND NEED SUMMARY**

Existing Population	840	928 People
Existing Housing Units ²	293	Units
Projected 2026 2035 Population ¹	2,814	2,026 People
Projected Household Population	2.75	People
Projected Housing Units Needed	716	399 Units
Remaining Housing Need Shortage	233	0 Units
Projected Buildable Land Need	45	0 Acres

Available City & UGB Net Buildable Land 76 61.5 Acres

Notes: ¹ Benton County and the Oregon Office of Economic Analysis
Portland State University – Population Research Center

² 2010 Census

The City and Urban Growth Boundary area can currently meet the initial residential land needs of the City. However, development trends will require an additional 45 acres to meet projections prior to the year 2026. The obvious and most viable expansion area is the remaining Weigel Trust property that was excluded from the Southern UGB expansion. The only other area capable of supporting future urban expansion is the area immediately east of the existing City UGB that contains portions of some of the same tax lots already in the UGB. This area contains 36 acres that is zoned EFU in the County and is the only other contiguous property available to the City.

Buildable 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 is no residential land needed at this time to support the City's growth and development and no Urban Growth Boundary expansion is needed or proposed at this time. The City will continue to monitor growth trends and will seek UGB expansion in advance of needs as developments approach 75% of needed capacity.

The Plan's primary objective is to manage urban residential expansion and to maintain and improve the area's livability and environmental resources.

SECTION 9.490 HOUSING GOALS & POLICIES

GOALS & OBJECTIVES

1. To provide a housing policy plan that seeks to increase opportunities for all citizens to enjoy affordable, safe, energy efficient housing.
2. The City recognizes the need for an adequate supply of housing that includes a variety of types and designs that are responsive to community needs.

POLICIES & RECOMMENDATIONS

General

1. The City shall support through implementation of the Adair Village Land Use Development Code housing types and programs that address the needs of all its citizens.
2. The City shall provide a variety of housing opportunities for its citizens through implementation of the Adair Village Land Use Development Code.
3. The City shall seek means to reduce housing costs to address the needs of all its citizens.

Housing Types

1. The City shall support and encourage a range of lot sizes, housing types and densities within the locational criteria of the Adair Village Land Use Development Code.

2. The Urban Growth Area shall provide for single-family housing and manufactured homes on individual lots and multi-family alternatives will be considered under the City's "Planned Development" procedures of the Adair Village Land Use Development Code.
3. The City shall encourage innovative design and planning concepts to reduce the cost of housing and services through the "Planned Development" procedures of the Adair Village Land Use Development Code that may permit an increase in density if the project demonstrates improved livability.

Owner Occupancy & Rental Units

1. The City shall encourage an increase in owner-occupied housing within the City in order to achieve a higher ownership ratio for a more stable community population.
2. The City shall allow individual ownership of single duplex units using zero lot line procedures upon approval of an application request.

Housing Costs & Housing Assistance

1. The City supports the need to reduce housing costs and supports a variety of housing opportunities to accomplish this goal.
2. The City supports innovative methods of construction to reduce building costs.
3. The City supports housing and family assistance programs that would benefit the local community.
4. The City should identify and implement federal and state housing assistance programs that are compatible with community needs.

195.033 Area population forecasts; rules.

- (1) As used in this section, "affected local government" means:
 - (a) A city or county for which the Portland State University Population Research Center is preparing a population forecast;
 - (b) A county that contains all or part of a city or an urban growth boundary for which the center is preparing a population forecast; and
 - (c) A local service district, as defined in ORS 174.116 that includes territory within the area subject to the population forecast.
- (2) For the purpose of land use planning, the center shall issue a population forecast for:
 - (a) Each county except Multnomah, Clackamas and Washington Counties;
 - (b) The portions of Multnomah, Clackamas and Washington Counties that are not within Metro; and
 - (c) The area within each urban growth boundary other than the urban growth boundary of Metro.
- (3) A local government with land use jurisdiction over land for which the center issues population forecasts under subsection (2) of this section shall apply the current final population forecast when changing the comprehensive plan or a land use regulation of the local government.
- (4) The center shall issue population forecasts for each area described in subsection (2) of this section not less than once every four years on a schedule established by standards adopted by Portland State University in consultation with the Department of Land Conservation and Development.
- (5) When issuing a population forecast, the center shall:
 - (a) Consider and, if appropriate, incorporate available local data and information about local conditions received from representatives of local governments and members of the public;
 - (b) Cause, directly or with the assistance of the Department of Land Conservation and Development, the issuance of notice to all affected local governments and to members of the public that have provided a written request for notice to the center; and
 - (c) Post the methodology and supporting data used to make the population forecast on a publicly available website when the center causes notice to be issued as described in paragraph (b) of this subsection.
- (6) A population forecast must forecast population for a 50-year period including:
 - (a) Forecasts for intervals, within the 50-year period, that are established by standards adopted by Portland State University in consultation with the Department of Land Conservation and Development; and
 - (b) Population cohorts as provided by standards adopted by the university in consultation with the department.
- (7) Within 45 days after the center issues a proposed population forecast under this section, a member of the public or an affected local government may file objections with the center. An objection must be supported by the inclusion of data or information that supports the objection. If the center:
 - (a) Does not receive an objection within the 45-day period, the proposed population forecast becomes final.
 - (b) Receives an objection within the 45-day period, the center shall review the objections filed, make changes to the proposed population forecast, if necessary in the discretion of the center, and issue a final population forecast.

(8) Periodically, the Department of Land Conservation and Development may require the center to submit its forecasting methodology and local data collection practices for review by an advisory committee established by the department and composed of experts in the field of population forecasting, representatives of cities and counties and members of the public.

(9) The issuance of a final population forecast under this section is:

(a) Not a land use decision; and

(b) A final decision not subject to further review or appeal.

(10) The Land Conservation and Development Commission, in consultation with Portland State University, shall adopt rules to implement the population forecasting program required by this section.

(11) Each biennium, the commission shall allocate, from the grant funding described in ORS 197.639 (5), an amount of moneys that the Land Conservation and Development Commission, in consultation with Portland State University, determines is sufficient to operate the population forecasting program required by this section. [2013 c.574 §2; 2015 c.767 §58]

Note: 195.033 was added to and made a part of ORS chapter 195 by legislative action but was not added to any smaller series therein. See Preface to Oregon Revised Statutes for further explanation.

Land Use Allocation Summary for the Adair Village Urban Growth Boundary

(May 28, 2019)

2017 Estimated Current Population	928 People
<u>Portland State University (PSU) Population Projection for Year 2035*</u>	<u>2026 People</u>
Projected Population Increase	1098 People

Table 9.400

Estimated New Housing Need at 2.75 people/household (1098 divided by 2.75) = 399 Houses

Southern Annexed City Area in 2010	128.0 Acres
Less Athletic Fields	-24.0 Acres
Less Wetlands (North & South of Ryals Road)	-9.5 Acres
Less Calloway Creek Phase I	-11.5 Acres
Wooded area between Ryals Road and the Railroad tracks	-3.0 Acres
Residential Buildable Annexed Land (Zoned R-3)	80 Acres
Residential Buildable Land in Northern City limits	+2 Acres
Total Available Residential Area for Housing	82.0 Acres
<u>Less Streets 25%</u>	<u>20.5 Acres</u>
Total New Residential Land Available for Housing	61.5 Acres
Housing Density of 6.5 units per Acre (6.5 units/acre X 61.5 acres) = (R-3 Zoning) Adopted by City Ordinance 08-01	400 Houses
Estimated new housing potential based on available land (R-3 Zoning)	400 Houses
<u>Projected 2035 Housing Need</u>	<u>399 Houses</u>

Summary:

We currently have enough land to accommodate 400 new homes with the current amount of available residentially zoned land. The total amount of new housing need amounts to 399 new homes based on the PSU population projection. Therefore, the city has sufficient amount of land to address the projected population increase at this time. The city cannot justify a UGB expansion through the established findings in the city's comprehensive plan and by the State Wide Planning Goal 14 "Urbanization".

I did not include what appears to be available land in the north part of the city or the northern UGB because none of the land in the city can be allocated as buildable (wetlands or HOA held land) and all the land in the northern UGB already have homes on them.

*All population projections are from Portland State University per State Statute.

Figure 1. Benton County and Sub-Areas—Historical and Forecast Populations, and Average Annual Growth Rates (AAGR)

	Historical			Forecast					
	2000	2010	AAGR (2000-2010)	2017	2035	2067	AAGR (2017-2035)	AAGR (2035-2067)	
<i>Benton County</i>	78,153	85,579	0.9%	92,287	110,274	125,570	1.0%	0.4%	
Adair Village UGB	554	874	4.7%	928	2,026	2,255	4.4%	0.3%	
Albany UGB (Benton)	5,104	6,463	2.4%	7,586	10,254	14,305	1.7%	1.0%	
Corvallis UGB	52,107	57,020	0.9%	61,449	73,164	84,495	1.0%	0.5%	
Monroe UGB	611	631	0.3%	637	668	705	0.3%	0.2%	
Philomath UGB	4,609	5,003	0.8%	5,169	7,222	8,546	1.9%	0.5%	
Outside UGBs	15,168	15,588	0.3%	16,517	16,940	15,265	0.1%	-0.3%	

Sources: U.S. Census Bureau, 2000 and 2010 Censuses; Forecast by Population Research Center (PRC).



STAFF REPORT

Date:	June 4, 2019
Applicant:	McGinnis Commercial Properties, LLC
Nature of Application(s):	Partition
Property Location:	6835 NE Arnold Avenue
Applicable Criteria:	Sections 2.320-2.329 3.400
Zone Designation:	Commercial - Village Center (C-1)
Staff Contact	Patrick Depa, Associate Planner

FINDINGS OF FACT

1. The subject property currently contains the existing Servpro Corporation business.
2. The subject property encompasses approximately 3.46 Acres;
3. Proposed Partition will result in Parcel 1 being 2.12 acres and Parcel 2 being 1.34 acres.
4. Separate City water and sewer as well as private utilities are available and will serve each parcel.
5. Additional parking will be installed on the parent parcel (Parcel1) to maintain the current parking requirements for Servpro.
6. No development proposal has been received for parcel 2 at the time of this application.
7. The subject parcel is zoned commercial and is slated to remain commercial in the city's comprehensive plan.
8. The partition supports Section 9.300, Population and Economy and Section 9.800, Growth Management goals of the city's comprehensive plan.

Comments

No comments have been received at this time.

Applicable Criteria

Section 2.328 states the Planning Commission shall be the decision authority for all land partitions, based upon compliance with the following findings:

- 1) Any undeveloped portion of the proposed land division can be developed in accordance with City ordinances.**

The property is of adequate size and can be developed in accordance with the City development code for all uses currently allowed in its zoning designation.

2) The proposed development and all adjoining land can be developed in accordance with this Code and City Ordinances.

The subject property and adjoining land are developed in accordance with the Development Code. This partition will not affect the development of the adjoining or resultant property.

3) The proposed street plan is in conformance with City standards and provides the most economic, safe, and efficient circulation of traffic in relation to the existing City street system.

The street serving the subject and resultant properties is in place and fully constructed. The applicant is proposing to share an existing ingress/egress drive off of Arnold Avenue to assist in the reduction of driveway approaches and curb cuts.

4) The proposed utility connections are available, adequate and provide the most efficient and convenient connections to the existing utility systems and the proposed utilities can be extended in the future to accommodate future growth beyond the proposed land division.

All utility connections have been installed to the existing property/parcel and will remain readily available to the resultant parcels.

5) Special site feature have been considered and utilized.

There are no special site features associated with the subject property.

6) Drainage ways are protected and required drainage facilities are provided in conformance with State erosion control regulations.

The applicant is proposing to create a 10' with storm drain easement through the northern portion of the property that ties into the existing storm system of the subject property. The applicant is proposing to establish a 25' wide reciprocal access and utility easement to benefit both parcels 1 and 2. None of the existing storm or drainage system will be affected by this partition.

7) The extent of possible emission or nuisance characteristics are compatible with the zoning district, adjacent properties and the applicable standards of all regulatory agencies have jurisdiction.

The division will allow for independent ownership of the parcels and emissions or nuisance characteristics are not anticipated beyond existing conditions.

8) Potential adverse impacts have been mitigated to the maximum extent possible.

There are no adverse impacts associated with the current property ownership and all future development of parcel 2 will be addressed at any site plan review proposal.

Recommended Action

Based on the findings of fact, as understood at the time of this report, it is recommended that the partition be approved subject to the following conditions:

1. Plat Standards: An Oregon licensed land surveyor shall survey and monument the parcels. A partition plat shall be prepared by an Oregon licensed land surveyor in accordance with ORS Chapter 92 and County Surveyor Plat Standards. The Surveyor shall submit the original plat, a true reproducible of the plat and pay to the Benton County Surveyor the filing fee. A recorded copy of the final plat shall be returned to the City.
2. Substantial Compliance: The final plat shall in the judgment of the City Administrator substantially comply with the approved tentative plan.
3. Maintenance Agreement: The applicant shall submit a written agreement, in a form acceptable to the City that establishes the rights, responsibilities and liabilities of the parties with respect to maintenance and use of any common areas or reciprocal easements.
4. All remaining System Development fees are paid for the parent parcel prior to approval.
5. All remaining landscaping on the resultant parcel 1 that was required upon Planning Commission's site plan approval be completed.

PROPERTY OWNER:
 MCGINNIS COMMERCIAL PROPERTIES, LLC
 1557 SE CRYSTAL LAKE DRIVE
 CORVALLIS, OR 97333

APPLICANT:
 MCGINNIS COMMERCIAL PROPERTIES, LLC
 1557 SE CRYSTAL LAKE DRIVE
 CORVALLIS, OR 97333

ENGINEER/SURVEYOR:
 K+D ENGINEERING, INC.
 276 NW HICKORY STREET
 ALBANY, OREGON 97321
 (541) 928-2593

PARTITION INFORMATION:
 SUITE ADDRESS:
 6805 NE ARROYO AVENUE
 CORVALLIS, OREGON 97330

TAX LOT:
 TAX LOT 4800 [105-4W-30AC]
ZONING:
 C-1 - COMMERCIAL VILLAGE CENTER

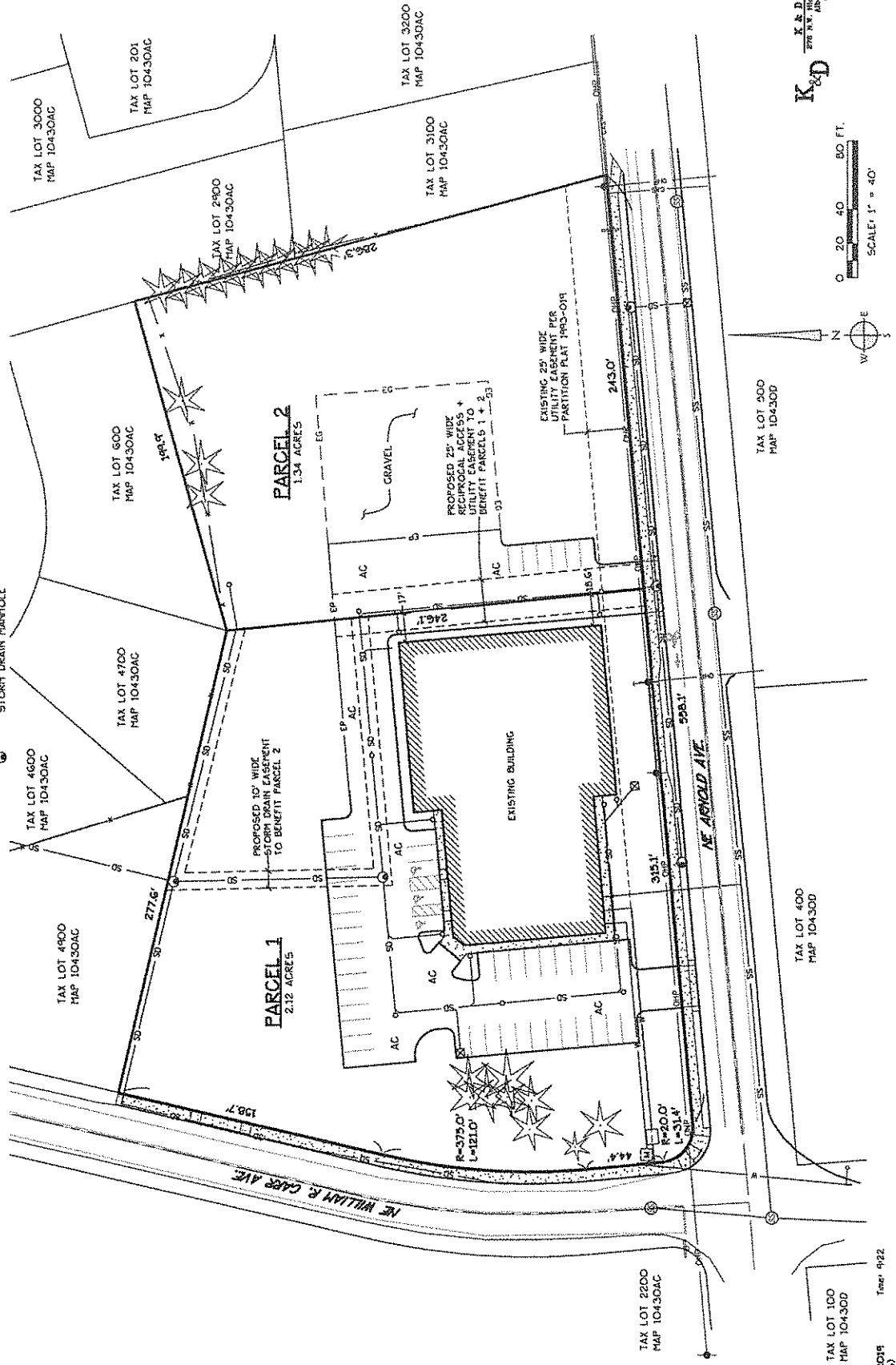
CURRENT USE:
 EXISTING COMMERCIAL BUILDING
TOTAL PROJECT AREA (GROSS):
 3.46 ACRES

TOTAL NUMBER OF LOTS:
 2 PARCELS WILL BE CREATED OUT OF 1 PARCEL.

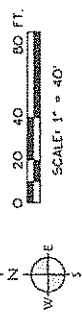
LEGEND:

	EXISTING TREE - TYPE/SIZE UNSPECIFIED	AC	ASPHALT CONCRETE
	EXISTING FENCE	EG	EDGE OF GRAVEL
	EXISTING UTILITY EASEMENT	EP	EDGE OF PAVEMENT
	EXISTING WATER METERS	CHP	OVERHEAD POWER
	UTILITY POLE	SD	STORM DRAIN
	STORM DRAIN CLEANOUT	SS	SANITARY SEWER
	CATCH BASIN	W	WATER
	SEWER MANHOLE		
	STORM DRAIN MANHOLE		

TENTATIVE PARTITION FLAT
 FOR
MCGINNIS COMMERCIAL PROPERTIES, LLC
 LOCATED IN
TAX LOT 4800, MAP 10430AC
 IN THE
NE 1/4 SEC. 30 T. 10 S., R. 4 W., W.M.
CITY OF ADAIR VILLAGE, BENTON COUNTY, OREGON
 MAY 1, 2019



K+D
 K & D ENGINEERING, INC.
 276 NW HICKORY STREET
 ALBANY, OREGON 97321
 (541) 928-2593



Date: 5/3/2019
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