

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 ~~1,969~~ 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-1 R-3~~ Zone, ~~and 21~~ 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
<u>Portland State University Population Projection for Year 2035</u>	<u>2,026 people</u>
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
<u>Existing Northern UGB Housing</u>	<u>9 houses</u>
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	<u>93 acres</u>
Buildable Land in Northern City Limits	2 acres
Existing Northern UGB Area	18 acres
<u>Less Developed and Committed Areas</u>	<u>10 acres</u>
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
<u>Less area between Ryals Road & Southern Pacific RR</u>	<u>3.0 Acres</u>
Buildable Residential Land Annexed by City (Zoned R-3)	80.0 acres
Total Available Residential Area for Housing (80+2) =	82.0 acres
<u>Less Streets at 25%</u>	<u>20.5 acres</u>
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.