

**BEFORE THE CITY COUNCIL FOR THE  
CITY OF ADAIR VILLAGE, OREGON**

In the Matter of Updating )  
Sections 9.400 Housing and )  
9.800 Growth Management of )  
The Comprehensive Plan for the )  
City of Adair Village, Oregon )

**ORDINANCE NO. 2019-03**

WHEREAS, the City of Adair Village periodically needs to update its Comprehensive Plan to comply with the land use laws of the State of Oregon and to account for changes to the local situation; and

WHEREAS, **ORS 195.033 Area population forecasts; rules** shall apply the current final population forecast when changing the comprehensive plan or a land use regulation of the local government; and

WHEREAS, the Portland State University Population Research Center “PRC” per OAR 660-032 **660-032-0020, Population Forecasts for Land Use Planning**, shall apply when changing a regional framework plan, comprehensive plan or land use regulation of the local government, when the change is based on or requires the use of a population forecast; and

WHEREAS, PRC filed its report on June 30, 2017 updating its population forecast for Benton County and Adair Village and identified that the anticipated current population figures are not consistent with the actual development and must be adjusted to recognize actual development patterns; and

WHEREAS, the Adair Village Planning Commission has reviewed drafts of Sections 9.400 Housing & 9.800 Growth Management of the Comprehensive Plan at multiple meetings to address and incorporate these revised population projections into the comprehensive plan; and

WHEREAS, the City of Adair Village duly noticed the Oregon Department of Land Conservation and Development, and received input; and

WHEREAS, the City of Adair Village noticed and did hold a Public Hearing before the Planning Commission on October 15, 2019, and received public comment and input; and

WHEREAS, on October 15, 2019, the City of Adair Village Planning Commission recommended approval to the City Council the adoption of these various Amendments to the Comprehensive Plan; and

WHEREAS, the City Council held a public hearing on November 5, 2019 and believes that it is in the best interests of the City to update the Comprehensive Plan; now, therefore,

**THE CITY OF ADAIR VILLAGE ORDAINS AS FOLLOWS:**

**Section 1.** That the following attached amended Sections 9.400 Housing and 9.800 Growth Management of the Adair Village Comprehensive Plan 2015 are hereby approved as presented.

**SECTION 9.400 HOUSING**

**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 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 3	2,026	719	460	64%	257	34%	20 2	<1%

Sources:

1. 1976 Incorporation Enumeration Summary
2. 22000 & 2010 U.S. Census.
3. Portland State University - Population Research Center (PRC) 2017 City Population Projection

As summarized in the **Section 9.300**, Adair Village is expected to witness a year 2035 population of 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.

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

Existing Population	928 People
Existing Housing Units <sup>2</sup>	293 Units
Projected 2035 Population <sup>1</sup>	2,026 People
Projected Household Population	2.75 People
Projected Housing Units Needed	399 Units
Remaining Housing Need Shortage	0 Units
Projected Buildable Land Need	0 Acres
<u>Available City &amp; UGB Net Buildable Land</u>	<u>61.5 Acres</u>

Notes: <sup>1</sup> Portland State University – Population Research Center  
<sup>2</sup> 2010 Census

The City and Urban Growth Boundary area currently meet the initial residential land needs of the City. 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.

**SECTION 9.800 GROWTH MANGMENT**

**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 2035.

The projected population of 2026 less the 2017 population of 928 results in an additional population of 1098 by the year 2035. This population projection would require 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 24 acres are reserved for Athletic Fields in the R-3 Zone, 9.5 acres have been identified as locally significant 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 390 housing units.

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.

**The Benton County Park Urban Growth Boundary Area**

In the city’s east UGB area, the county owns approximately 4.5 acres adjacent to Adair Regional Park that contains the former Officers’ Mess, Building 257, which is now leased by Valley Catering and an existing historic church.

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

<b>ADAIR VILLAGE URBAN GROWTH AREA</b>	
<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	11
<b>Total City and UGB Area</b>	<b>296 Acres</b>

**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 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>
<b>Projected Population Increase</b>	<b>1,098 people</b>
<b>Estimated New Housing Need at 2.75 people/household (1,098 divided by 2.75 people)</b>	<b>399 houses</b>
Existing City Housing	311 houses
<u>Existing Northern UGB Housing</u>	<u>9 houses</u>
<b>Total Existing Housing</b>	<b>320 houses</b>
<b>Existing Housing &amp; New Housing need (320 + 399)</b>	<b>719 houses</b>
Northern City Limits Residential Zones R-1 & R-2	95 acres
Less Developed and Committed Areas	<u>93 acres</u>
<b>Buildable Land in Northern City Limits</b>	<b>2 acres</b>
Existing Northern UGB Area	18 acres
<u>Less Developed and Committed Areas</u>	<u>10 acres</u>
<b>Buildable UGB Area (not included in available land)</b>	<b>8 acres</b>
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 &amp; Southern Pacific RR</u>	<u>3.0 Acres</u>
<b>Buildable Residential Land Annexed by City (Zoned R-3)</b>	<b>80.0 acres</b>
<b>Total Available Residential Area for Housing (80+2) =</b>	<b>82.0 acres</b>
<u>Less Streets at 25%</u>	<u>20.5 acres</u>
<b>Total Net Residential Land Available for Housing</b>	<b>61.5 acres</b>
<b><u>Southern Annexed Area Housing Potential</u></b>	<b><u>400 Houses</u></b>
Housing Density of 6.5 Units per Net Acre	
Adopted by City Ordinance 08-01	
<b><u>Projected 2035 Housing Need</u></b>	<b><u>399 Houses</u></b>
<b>Additional Acreage Needed</b>	<b>0 acres</b>

## POLICIES & RECOMMENDATIONS

### 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 for a total of 146 acres as of June 1, 2019. The buildable land within this area accommodates the City's approved growth need that will support a population of 2,026 by the year 2035.


**Section 2.** Enactment. The Adair Village Council enacts this document as an amendment to Section 9.400 House & 9.800 Growth Management of the Adair Village Comprehensive Plan – Ordinance No. 2015-02.

**Section 3.** Severability. Should any section or portion of this Ordinance be held unlawful or unenforceable by any court of competent jurisdiction, such decision shall apply only to the specific section, or portion thereof, directly specified in the decision. All other sections or portions of this Ordinance shall remain in full force and effect.

**Section 4.** Effective Date. Passed by the City Council and approved by the Mayor of the City of Adair Village this 5<sup>th</sup> day of November, 2019, the Adair Village Comprehensive Plan shall become effective on December 5, 2019.

City of Adair Village, Oregon, November 5, 2019

CITY OF ADAIR VILLAGE



MAYOR



CITY RECORDER/CITY ADMINISTRATOR

Approved as to Form:



City Attorney

First Reading: November 5, 2019

Second Reading: November 5, 2019  
By Title Only