



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

An Ordinance Annexing To the
City of Adair Village One Parcel)
Comprising Approximately 6.1 Acres)
Generally Located On the East Side of)
William R. Carr between NE Vandenberg)
Avenue and NE Arnold Avenue)
Establishing an Effective Date.)

ORDINANCE NO. 2019 - 006

WHEREAS, annexation is the first step in developing lands within the urban growth boundary for timely and orderly urban growth; and

WHEREAS, annexation and subsequent development may provide economic and social benefits to the City of Adair Village through the creation of housing, business and commercial enterprise, creation of construction and permanent jobs and expansion of the City's tax base; and

WHEREAS, the City must determine that the timing of the proposed annexation is appropriate considering the extent to which municipal services and infrastructure can be logically, economically, and efficiently provided; and

WHEREAS, the City of Adair Village purchased the 6.1 acre parcel proposed for annexation from Benton County in May of 2018; and

WHEREAS, the property is located in the central section of the City's Urban Growth Boundary (UGB) and abuts city limits along the north, east and west property lines; and

WHEREAS, determination that the City is deficient in commercially zoned property, this parcel will be annexed with a zoning of C-1 (Commercial Village Center); and

WHEREAS, the City has done a number of creative design charrettes to help visualize the possibilities that could come from annexing this parcel in as a commercial zone rather than keeping it public; and

WHEREAS, the annexation and previous Comprehensive Plan Map Amendment will help accomplish the City's vision to develop a downtown village core for commercial and housing development; and

WHEREAS, the Planning Commission held a public hearing on October 15, 2019 and approved the findings of fact as presented in the Staff Report for compliance with applicable local and state approval criteria; and

WHEREAS, the Adair Village Planning Commission recommended that the City approve the requested annexation and forwarded the application to the Adair Village's City Council for consideration and action; and

WHEREAS, the Adair Village City Council approved the findings of fact as presented and found that the application met the criteria for annexation into the City of Adair Village; and

WHEREAS, current Oregon Revised Statute requires that such applications that are deemed to meet the City's criteria for annexation shall be declared annexed; now, therefore,

THE CITY OF ADAIR VILLAGE ORDAINS AS FOLLOWS:

Section 1. The following described real property as identified in the attached Exhibit A (Map) and Exhibit B (Legal Description), located in Benton County, Oregon, and is hereby annexed to the City of Adair Village.

Section 2. Effective Date of Annexation. This annexation shall be effective upon the effective date of this ordinance; or the date of filing of the annexation records with the Secretary of State in accordance with ORS 222.177.

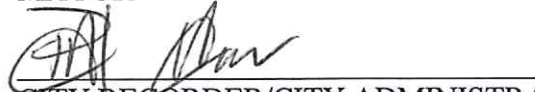
Section 3. The City Recorder is hereby directed to file copies of this annexation ordinance and all other required materials with: the Secretary of State in accordance with ORS 222.177, Benton County in accordance with ORS 222.010, any other agencies required by law, and all public utilities, electric cooperatives and telecommunications utilities affected by the Annexation Ordinance in accordance with ORS 222.005.

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

EXHIBIT A

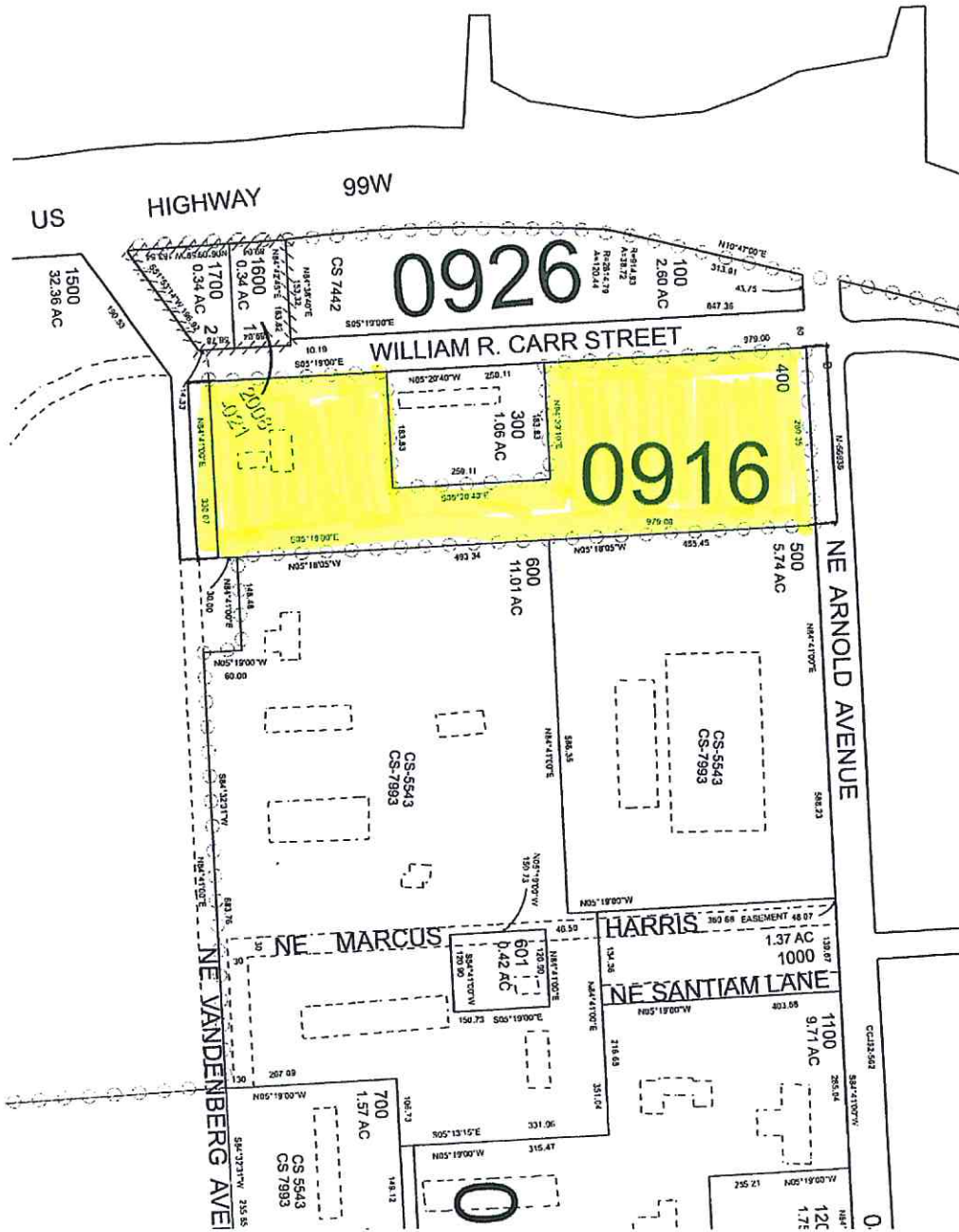


EXHIBIT B

Parcel 5, Camp Adair – Park
(Approximately 6.1 acres)

Beginning at a point 192.15 feet South and 434.90 feet N. 84° 41' E. of the Southeast corner of the George Roberts D.L.C. No. 59, in Township 10 S., Range 4 W., of the Willamette Meridian, Benton County, Oregon, which point lies on the centerline of Florence Nightingale Avenue; thence N. 84° 41' E., along the centerline of Florence Nightingale Avenue 340.35 feet; thence S. 5° 19' E. 979.00 feet to a point which lies on the centerline of Vandenburg Avenue; thence S. 84° 41' W. along the centerline of Vandenburg Avenue and its prolongation 330.07 feet to a point on the east line of the tract described as Parcel 1 in Deed Book 178, Page 67, of Benton County Deed Records; thence N. 5° 21' W. along a line common with the boundary of said Parcel 1 recorded in Deed Book 178, page 67, Benton County Records 131.65 feet to the Northeast corner of said Parcel 1; thence S. 84° 38' 40" W. along the north line of said Parcel 1 a distance of 10.19 feet; thence N. 5° 19' W. 847.36 feet to the centerline of Florence Nightingale Avenue and the point of beginning.

A portion of the above tract is designated as a County Road and is described as follows: Beginning at the Northwest corner of the above described tract -thence S. 5° 19' E. 847.36 feet; thence N. 84° 38' 40" E. 10.19 feet; thence S. 5° 21' E. 131.65 feet; thence N. 84° 41' E. 49.73 feet; thence N. 5° 19' W. 979.00 feet to a point on the north line of the above described tract, which point also lies on the centerline of Florence Nightingale Avenue; thence S. 84° 41' W. along the centerline of Florence Nightingale Avenue 60.00 feet to the point of beginning. Excepting therefrom that tract of land described as Parcel 2 in Deed Book 178, page 67, of Benton County Deed Records.

EXCEPTING THEREFROM a tract of land describe as Parcel 2 in Deed Book 178, Page 67, of Benton County Deed Records.

TOGETHER WITH improvements located thereon (Except the electrical distribution system, water system, and sanitary sewer system) and utility lead in service and lateral serving each building.

TOGETHER WITH joint use with others to discharge storm drain water over the existing storm drain system and outfall.

RESERVING TO:

The United States of America and its assigns a perpetual easement for the electrical distribution system in, on, over, under, and across the above described property, said easement being a strip of land twenty (20) feet in width, then (10) feet on each side of the centerline of the existing electrical distribution system for the purpose of construction, operation, maintenance, repair or removal of said electrical distribution system and together with access thereto.

The United States of America and its assigns a perpetual easement for road purposes over the northerly thirty (30) feet and the southerly thirty (30) feet of the above described property.

SUBJECT TO:

A perpetual easement to the City of Albany, Linn County, Oregon, by Quitclaim Deed dated May 5, 1972, and Amended Quitclaim Deed No. 2 dated January 4, 1973, said easements being strips of land twenty (20) feet in width, ten (10) feet on each side of the centerline of the existing water and sanitary sewer lines for the purpose of construction, operation, maintenance, repair or removal of said utility mains and for access thereto.

Joint use by other to discharge storm drain water over that portion of the existing storm drain system located within the above described property.

Existing easements for public roads and highways, public utilities, railroads and pipelines and to other easements of record.