

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

In the Matter of Amending the )  
City of Adair Village's Urban Growth )  
Boundary by adding Two Parcels Comprising )  
Of Approximately 55 Acres With the )  
First Property Located North of Crane Lane, )  
South of the Calloway Creek Subdivision, )  
East of Highway 99W and West of the Southern )  
Pacific Railroad Tracks, and the Second Property, )  
Located North of Adair Park and East of )  
NE Hibiscus Drive. )

**ORDINANCE NO. 2023-01**

**WHEREAS**, Adair Village has grown considerably from 870 people in 2006 to 1,416 people in 2022; and

**WHEREAS**, the Oregon Revised States (ORS) 197.296 and the Oregon Administrative Rules (OAR) 660-015-0000 (14) require Oregon cities to maintain a 20-year land supply for housing; and

**WHEREAS**, the development of over 200 homes in the last three years has substantially depleted the city's 20-year supply of buildable land.

**WHEREAS**, the State of Oregon mandates that the Population Research Center (PRC) at Portland State University (PSU) periodically update the current populations in all the counties and incorporated cities within the state and provide a twenty (20) year population projection on a bi-annual basis; and

**WHEREAS**, the city used the PRC 2021 population projection to perform a buildable land inventory (BLI) of suitable and available residential land inside an urban growth boundary and found that the city was at a deficit; and

**WHEREAS**, the City of Adair Village, in order to comply with the land use laws of the State of Oregon and to account for changes to the local situation, needed to proceed with a legislative update of its Comprehensive Plan/Zoning Map in order to expand the boundaries of the city to accommodate additional residential zoned land; and

**WHEREAS**, to accomplish a UGB expansion, the City and the County met regularly with the State of Oregon Department of Land Conservation and Development (DLCD) representative to formulate a coordinated legislative UGB amendment; and

**WHEREAS**, the County and City held seven public engagement events over the summer from May 2022 – August 2022 and received public comment and input; and

**WHEREAS**, on September 20, 2022, the Adair Village Planning Commission conducted a duly noticed public hearing regarding Planning File Legislative Amendment PC22-01, an application by the City of Adair Village regarding an amendment to the city and county zoning maps and the Adair Village Comprehensive plan to expand the Urban Growth Boundary by approximately 55 acres, all of which will be zoned residential exempting out 13 acres for a conservation easement; and

**WHEREAS**, the record was held open until September 30, 2022, to receive additional public comment, and on October 11, 2022, both the County and City Planning Commissions voted and recommended approval to the City Council of the UGB expansion and amendments to the zoning map and comprehensive plan; and

**WHEREAS**, the Benton County Board of Commissioners and the Adair Village City Council noticed and held a public hearing on December 6, 2022, and based on the findings of fact and conclusions of law incorporated herein by reference, voted unanimously to approve the adoption of the UGB expansion and the accompanying zoning map/comprehensive plan amendments.

**NOW, THEREFORE, THE CITY OF ADAIR VILLAGE ORDAINS AS FOLLOWS:**

**Section 1:** The City Council of the City of Adair Village does hereby amend the Zoning/Comprehensive Plan Map's Urban Growth Boundary to include the property lines depicted in Exhibit A and more particularly described in Exhibit B.

**Section 2:** The City Council of the City of Adair Village does hereby amend the Zoning/Comprehensive Plan Map to the residential land use designation on 55 acres of property shown in Exhibit A.

**Section 3:** The City Council hereby adopts the Justification and Findings document and conclusions of law of case file# PC22-01 set forth in Exhibit C in support of this UGB Expansion Ordinance as presented.


**Section 4:** The City Council does hereby request interim Benton County zoning designation of UR-50 to be placed on the 55 acres, as shown in Exhibit A.

**Section 5:** The Planning Official shall make such changes to the City of Adair Village Comprehensive Plan and Map as are required to implement this amending ordinance.

**Section 6:** 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 7.** Effective Date. Passed by the City Council and approved by the Mayor of the City of Adair Village this 7<sup>th</sup> day of February 2023, the Adair Village Comprehensive Plan and Zoning Map Amendments shall become effective on March 7, 2023.

CITY OF ADAIR VILLAGE

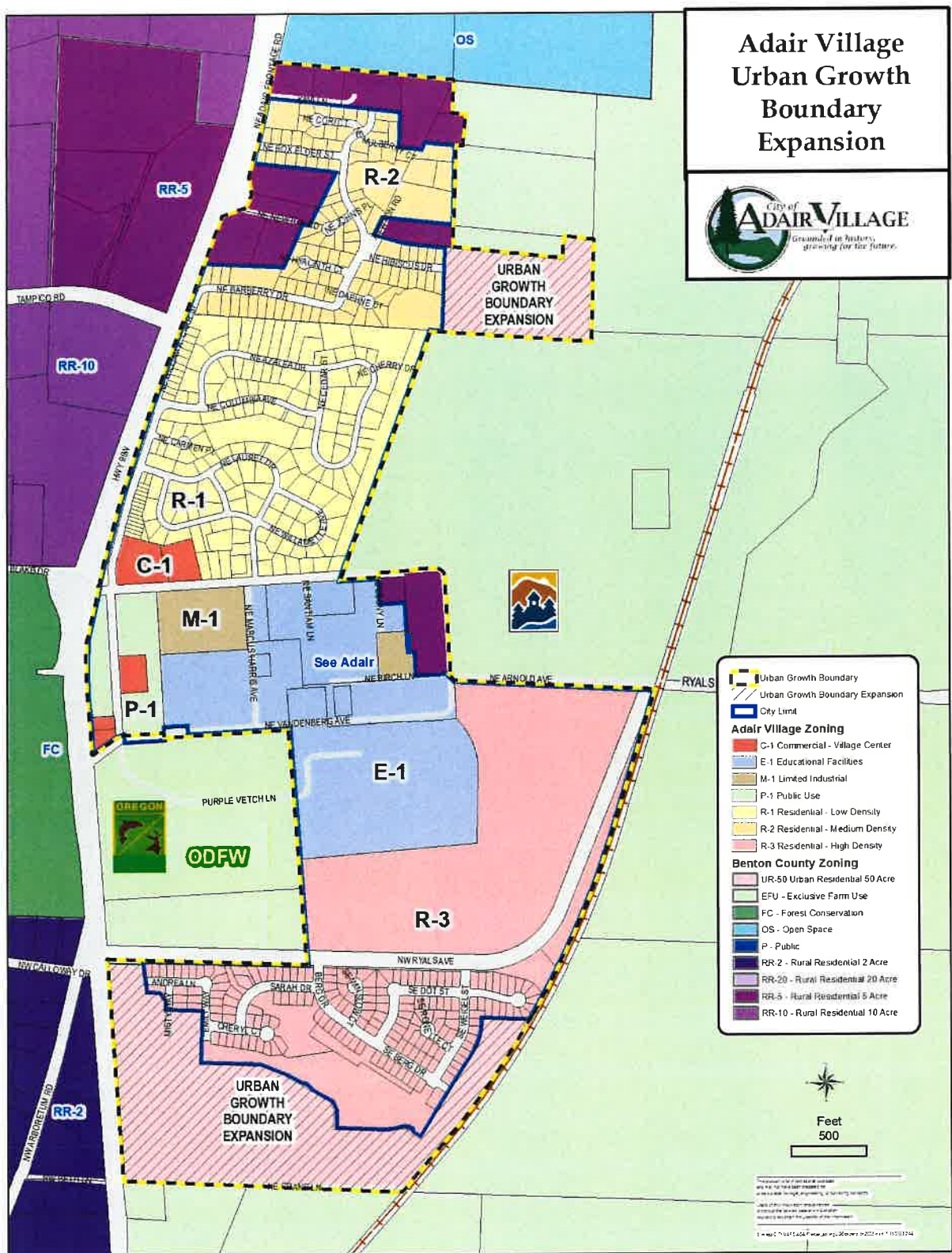
  
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MAYOR

  
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CITY ADMINISTRATOR

# EXHIBIT A



## Adair Village Urban Growth Boundary Expansion

**Urban Growth Boundary**

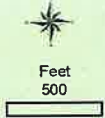
- Urban Growth Boundary Expansion
- City Limit

**Adair Village Zoning**

- C-1 Commercial - Village Center
- E-1 Educational Facilities
- M-1 Limited Industrial
- P-1 Public Use
- R-1 Residential - Low Density
- R-2 Residential - Medium Density
- R-3 Residential - High Density

**Benton County Zoning**

- UR-50 Urban Residential 50 Acre
- EFU - Exclusive Farm Use
- FC - Forest Conservation
- OS - Open Space
- P - Public
- RR-2 - Rural Residential 2 Acre
- RR-20 - Rural Residential 20 Acre
- RR-5 - Rural Residential 5 Acre
- RR-10 - Rural Residential 10 Acre



This map is for informational purposes only and does not constitute an official record. It is subject to change without notice. The City of Adair Village is not responsible for any errors or omissions. For more information, contact the City of Adair Village, Planning Department, 2022-01-15 10:24

## **EXHIBIT B**

### **Legal Descriptions:**

Weigel Property: Parcel 2 of Partition Plat No. 2021-019.

Cornelius Property: Parcel 3 of Partition Plat No. 99-49.

## **EXHIBIT C**

### **See attached:**

**Adair Village & Benton County Comprehensive Plan & UGB Amendment:  
Justification and Findings Document – October 2022- Final Report**