

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

An Ordinance Annexing To the)
City of Adair Village Three Parcels)
Comprising Approximately 55 Acres)
Located East of Where Hibiscus Street Ends)
and South and West of the Existing Calloway)
Creek Sub. Establishing an Effective Date.)

ORDINANCE NO. 2023 - 03

WHEREAS, the City of Adair Village received letters of consent from the property owner's authorizing the annexation of their property in April of 2023; and

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 new housing opportunities and the expansion of the City's tax base; and

WHEREAS, the City has determined 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, all three properties are located adjacent to existing residential districts and will continue the development pattern already established; and

WHEREAS, the determination that the City is deficient in their 20 year supply of residentially zoned property, spurred the properties to be annexed with a zoning of R-2 (Medium Density Residential) for the northern property and R-3 (High Density Residential) for the southern properties; and

WHEREAS, the annexation and accompanying 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 April 18, 2023 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 Council approve the requested annexation and forwarded the application to the Adair Village's City Council for consideration and action; and

Attachment J Ordinance No. 2023-03 Annexation of 55 Acres 230502

WHEREAS, the Adair Village City Council held a public hearing on May 2, 2023 and approved the findings of fact as presented in the staff report 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.

Section 4. Effective Date. Passed by the City Council and approved by the Mayor of the City of Adair Village this 2nd day of May 2023, the Adair Village Comprehensive Plan map amendment shall become effective on June 2, 2023.

City of Adair Village, Oregon May 2, 2023

CITY OF ADAIR VILLAGE

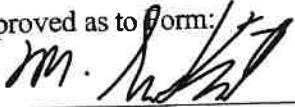


MAYOR



CITY RECORDER/CITY ADMINISTRATOR

Approved as to form:


City Attorney

First Reading: May 2, 2023

Second Reading: May 2, 2023
By Title Only

Attachment J Ordinance No. 2023-03 Annexation of 55 Acres 230502

EXHIBIT A

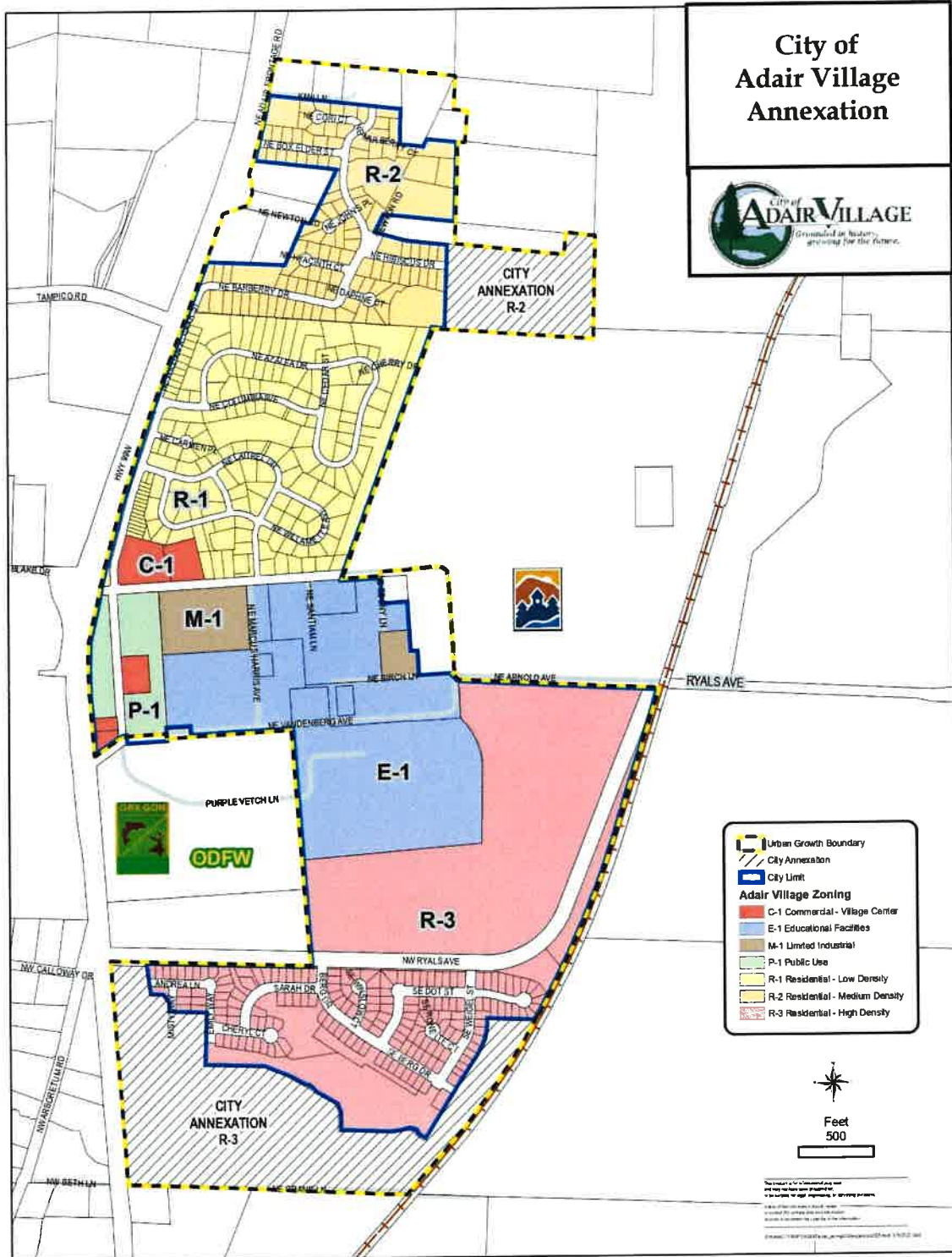


EXHIBIT B

Legal Descriptions:

Weigel Property: Parcel 2 of Partition Plat No. 2021-019 in the Benton County, Oregon Partition Plat records.

Cornelius Property: Parcel 3 of Partition Plat No. 1999-049 in the Benton County, Oregon Partition Plat records.

State of Oregon to Weigel

0.12 acres

A portion of that property conveyed to the State of Oregon by Bargain and Sale Deed described by Document 2002-330615 recorded in the Benton County, Oregon Deed Records on December 10, 2002 (hereinafter referred to as "State of Oregon Tract") said portion being more particularly described as follows:

Beginning at a 5/8-inch rod on the south line of Section 30, Township 10 South, Range 4 West, Willamette Meridian, Benton County, Oregon that is North 87°51'18" West 1884.84 feet from the southeast corner of said Section 30 said rod being on the westerly city limits line of the City of Adair Village said city limits line being current line as of January 3, 2020; thence North 87°51'18" West, along said south line of Section 30, a distance of 228.81 feet to a point on the east right-of-way line of Highway 99E; thence North 04°14'22" West, along said east right-of-way line, 22.41 feet to a point on the south right-of-way line of Ryals Avenue; thence South 88°13'13" East, along said south right-of-way line, 227.26 feet to a point on said westerly city limits line; thence South 07°32'03" East 24.06 feet to the Point of Beginning.

The Basis of Bearings of the above-described property was established by County Survey Number 10928 filed in the office of the Benton County Surveyor.