



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

In the Matter of amending the )  
 City of Adair Village )  
 Comprehensive Plan Map for )  
 property inside the City's )  
 Urban Growth Boundary, )  
 and modifying Ordinance 15-02. )

**ORDINANCE NO. 2023-04**

**WHEREAS**, Ordinance 15-02 approved and adopted the City of Adair Village Comprehensive Plan, Comprehensive Plan Map and Zoning Map; and

**WHEREAS**, through annexation, the City of Adair Village has proposed to amend the Comprehensive Plan Map designation from the county zoning designation of UR-50 (Urban Residential) to R-2 (Medium Density Residential) and R-3 (High Density Residential) as described in Exhibit A (Map) and Exhibit B (Legal Description); and

**WHEREAS**, the property owners of the subject parcels encompassing 55 acres provided consent letters to the annexation as the prescribed zoning; and

**WHEREAS**, the City's intent for these parcels/properties is for future housing developments as the zoning portrays; and

**WHEREAS**, the Adair Village Planning Commission held a public hearing on April 18, 2023, concurred with the findings in the staff report that the decision criteria have been met and recommended that the City Council approve the proposed map amendment; and

**WHEREAS**, the Adair Village City Council held a public hearing on May 2, 2023 to review and consider the proposed map amendment; and

**WHEREAS**, following the public hearing, the City Council deliberated and found that the proposed changes met the required criteria and approved the proposed Comprehensive Plan Map Amendment; now therefore,

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

**Section 1:** The City of Adair Village Comprehensive Plan Map, adopted through Ordinance 15-02, shall be amended so that the parcel described and shown in Exhibit A (Map) & Exhibit B (Legal Description) attached, in the City of Adair Village, currently planned and zoned "Public" respectively, will be planned and zoned as "Commercial."

**Section 2:** The Planning Official shall make such changes to the City of Adair Village Comprehensive Plan Map as are required to implement this amending ordinance.

**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 2<sup>nd</sup> 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:

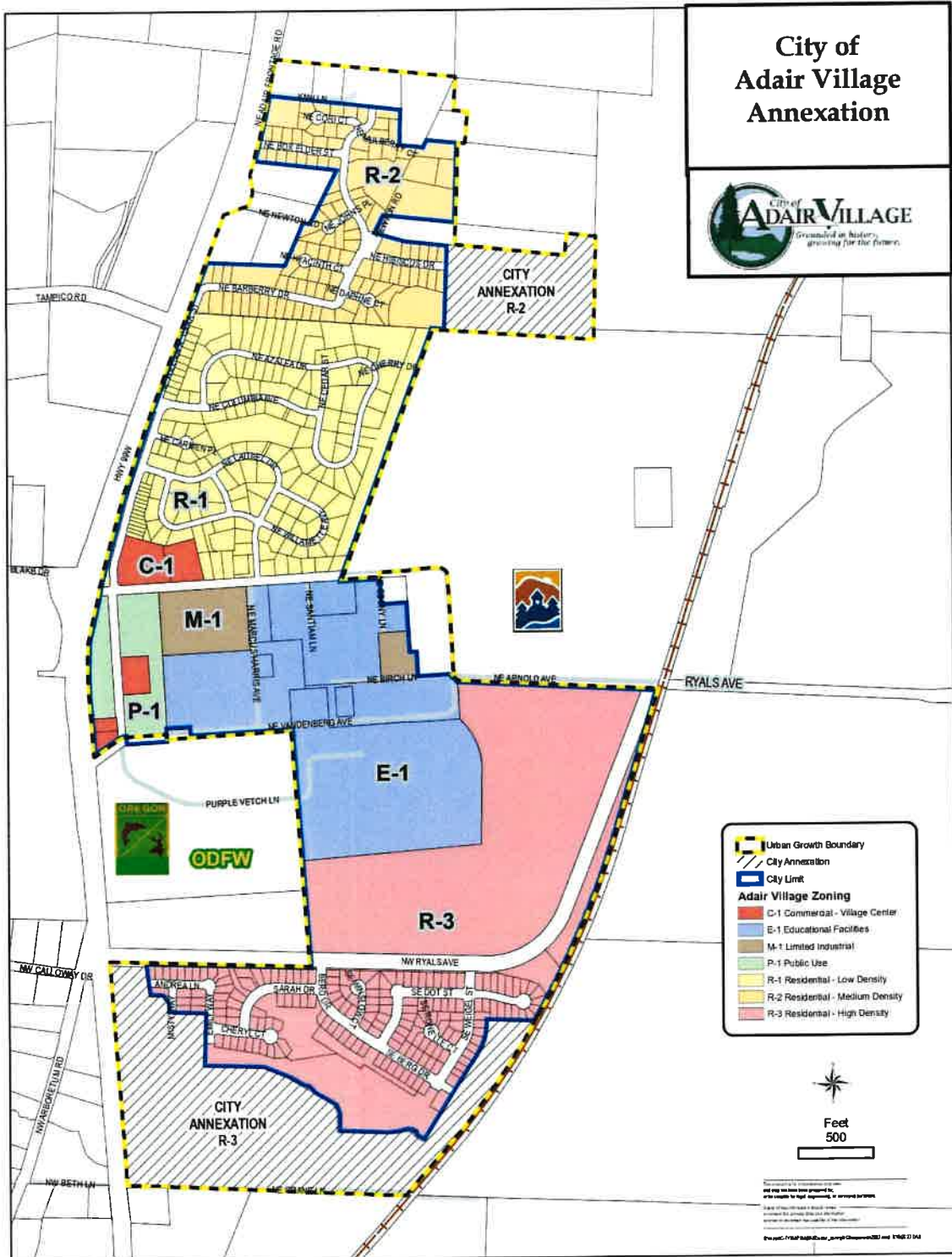


City Attorney

First Reading: May 2, 2023

Second Reading: May 2, 2023  
By Title Only

# 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.