



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

In the Matter of amending the)
 City of Adair Village)
 Zoning Map for)
 property inside the City's)
 Urban Growth Boundary,)
 and modifying Ordinance)
 No. 2021-01.)

ORDINANCE NO. 2025-01

WHEREAS, the subject parcel was purchased by the City of Adair Village from Benton County in 2018 and encompasses 5.04 acres; and

WHEREAS, the City of Adair Village brought the parcel into the City through annexation with a Zoning classification of C-1 (Commercial-Village Center) per Ordinance No. 2019-06; and

WHEREAS, Ordinance 2019-05 approved and adopted the City of Adair Village Comprehensive Plan, Comprehensive Plan Map and Zoning Map; and

WHEREAS, The Federal Government, through the Department of Interior, conveyed the property to Benton County via Quitclaim Deed on July 9, 1973. A correction deed was filed as No. M-43218 that the property be conveyed as part of the federal surplus property with the covenant that it is to be used for park and recreational purposes; and

WHEREAS, the City Council adopted Ordinance 2021-01 that amended the Zoning Map designation from C -1 (Commercial) to P (Public) because the Parks and Recreation covenant could not be removed in a timely manner; and

WHEREAS, the City Council adopted Res. 2022-03 that paid \$700,000 to remove the parks and recreation in perpetuity clause; and

WHEREAS, the City has previously completed 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 City's intent for this parcel is for future development of a Village Center as the previously approved Comprehensive Plan portrays; and

WHEREAS, for the parcel discribed in Exhibit A (Map) and Exhibit B (Legal Description); and

WHEREAS, the Adair Village Planning Commission held a public hearing on December 17, 2024. No public comments were received. Planning Commission met afterwards, concurred with the findings in the staff report that the decision criteria has been met and recommended that the City Council approve the proposed map amendment; now therefore,

THE CITY OF ADAIR VILLAGE ORDAINS AS FOLLOWS:

Section 1: The City of Adair Village Zoning Map, adopted through Ordinance 2021-01, 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 "P (Public)" respectively, will be zoned as "C-1 (Commercial-Village Center)".

Section 2: The Planning Official shall make such changes to the City of Adair Village Zoning 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 7th day of January, 2025, the Adair Village Zoning map amendment shall become effective on January 7, 2025.

City of Adair Village, Oregon, January 7 2025 _____

CITY OF ADAIR VILLAGE



MAYOR



CITY ADMINISTRATOR

First Reading: January 7, 2025 _____

Second Reading: January 7, 2025 _____
By Title Only