

SECTION 9.500**LAND USE**

The Land Use Element of the Plan contains information and recommendations relevant to land use needs that address the following **Statewide Planning Goals: Goal 2** Land Use Planning; **Goal 9** Economic Development; **Goal 5** Open Space, Scenic and Natural Resources; and **Goal 8**, Recreational Needs. **Goal 3** Agricultural Lands and **Goal 4** Forest Lands are also discussed because they are included in the City's Planning Area although they do not exist in the City of Adair Village or within the City's Urban Growth Boundary (UGB).

Goal 2 reads in part: "to establish a land use planning process and policy framework as a basis for all decisions and actions related to the use of land and to assure an adequate factual base for such decisions and actions".

The entire Comprehensive Plan and the process by which the Plan has been prepared, addresses this goal. Specific land use proposals and policies, however, are contained in this element.

Goal 5 reads in part. "To conserve open space and protect natural and scenic resources".

Goal 8 reads in part: "To satisfy the recreational needs of the citizens of the state and visitors".

Goal 9 reads in part: "To provide adequate opportunities throughout the state for a variety of economic activities." This includes providing adequate land to meet the site needs industrial and commercial uses.

Goal 3 reads in part: " preserve and maintain agricultural lands".

Goal 4 reads: "To conserve forest land for forest use".

Introduction

The purpose of the land use element of the Plan is to delineate a land use pattern for the Adair Village urban area that will guide the future use of land. The land use plan is based upon the other elements of the Comprehensive Plan, community desires as expressed by citizen reviews, policy statements, projected land use needs to the year 2020, and existing land use patterns.

Land Use Survey

A land use survey of the Planning Area was conducted in 1978 to provide base information for the Land Use Element of the Comprehensive Plan. This information was updated in November 2000 and is included herein. Existing land use was mapped on the County Tax Assessment maps at scales of from 1" equals 100 feet to 1" equals 400 feet. This information was then transposed to maps at a scale of 1" equals 400 feet, for the entire Planning Area. The following major land use categories were mapped and analyzed.

1. **Residential** land use includes all single-family, multi-family and manufactured home units.
2. **Commercial** land uses include all offices, general business, professional and service facilities, retail and wholesale stores and shops.
3. **Industrial** land uses include all manufacturing activities.
4. **Public and Semi-public** use is a broad category including schools, churches, cemeteries, parks, municipal facilities and public and private utilities, state forests and state wildlife areas.
5. **Open Space** land includes agricultural and forest lands located outside of the City in addition to areas within the City that include wooded areas and vegetative areas, drainage courses, riparian areas and wetlands, in addition to parks and playground areas.

SECTION 9.510

EXISTING LAND USE

Table 9.500 A shows the Adair Village Planning Area contains 1069 acres. Of this total, 514 acres (48%) is in some form of public or semi-public ownership including; 126 acres of recreation areas, 229 acres of state forests, and 119 acres owned by the Oregon Fish & Wild Life Game Commission.

Some 358 acres (33%) are designated for residential use. Of this total only 41 acres (4%) have been developed to urban densities, while 278 acres (26%) are designated as rural residential areas. Agricultural operations designated as Exclusive Farm Use accounted for 12 percent or 129 acres of the total area. The remaining 7 percent of the area is largely in Forest Conservation and woodland areas.

The City of Adair Village occupies only 137 acres (13%) of the Planning Area. The combined total of land presently within the city limits, public lands outside the city limits, and lands currently designated as exclusive farm use and forest conservation, amounts to some 791 acres (74%) percent of the total area. Thus only 278 (26%) acres within the Planning Area are potentially available for long-range future urban use.

TABLE 9.500 A
Adair Village Planning Area - Existing Land Use 2001

<u>Land Use</u>	<u>Acres</u>
Residential	
Single-family - City	12
Multi-family - City (duplexes + four-plex)	29
Residential Vacant	11
UGB Annexation (Under Development)	28
Rural Residential (RR-5)	64
Rural Residential (RR-10-PD)	142
Suburban Residential (Calloway Drive)	72
Commercial	1
Light Industrial	2
Education	
Laborer's Training School	11
Willamette Carpenters Training Center	6
Prince of Peace Mennonite Church	2
Santiam Christian School	19
Recreation	
City of Adair Village Playground	2
City of Adair Village Park	3
Adair County Park	114
Benton County Park	7
Other Public Lands	
McDonald State Forest	222
Paul Dunn State Forest	7
Oregon Fish and Wildlife Commission	119
Public Facilities	
Adair Village Sewage Treatment Plant	2
Agricultural (Exclusive Farm Use)	129
Forest Conservation (FC-40)	65
Total Planning Area	1,069

Table 9.500 B shows existing land use within the City. The residential areas represent 57 percent of the City and the former military installations of the Air Force S.A.G.E. Base comprise 43 percent of the area. The latter is now largely occupied by four semi-public agencies.

TABLE 9.500 B
City of Adair Village and UGB - Existing Land Use 2001

City Land Use	Acres
Residential	
Adair Meadows	
Single-family	12
Duplexes	28
Four-plex	1
Recreation - City Playground	2
Street Right-of-way	8
Vacant	<u>11</u>
Subtotal	62
UGB Residential Annexations	28
Non-Residential	
Education	
Laborer's Training School	11
Willamette Carpenters Training Center	6
Prince of Peace Mennonite Church	2
Santiam Christian School	18
Light Industrial	2
Commercial	1
Recreation - City Park	3
Recreation - County	<u>4</u>
Subtotal	47
City Total	<u>137</u>
Urban Growth Boundary Land Use	
Rural Residential	10
Vacant Residential	15
Recreation - Benton County	<u>14</u>
City UGB Total	<u>39</u>

Rural Residential Land Use

Residential land accounts for 28 percent of the entire Planning Area. However, rural residential development outside the City is on lots that range from 1 to 30 acres in size. Past County controls permitted rural residential development on lots of an acre or more

but present land use controls restrict rural residential development in the Adair Area to lots of five and ten acres.

Within the Planning Area, 278 acres (26%) have been designated by the County as rural residential use. Of this total, 25 acres are within the Adair Village Urban Growth Boundary (UGB).

City Residential Land Use

Residential land utilizes 90 acres or 66 % of the total area of the City. The City's original residential area was known as Adair Meadows and has a total area of 62 acres. Of this total some 41 acres are currently in residential use. Street right-of-way and the playground account for 10 acres. Only 11 acres are available for new residential development within the Adair Meadows area. See discussion on residential buildable lands in the **Section 9.400 Housing**.

Adair Meadows consists of two residential groupings separated by a narrow bank of open land. Each area is served by a curvilinear street system. The southern group is located on Willamette Avenue and Laurel Drive. The northern group is located on Columbia Avenue and Azalea Drive.

Residential housing types are clearly separated. The eastern half of the northern group is exclusively single-family homes, the western half is duplex housing. The entire southern group is also duplexes.

A total of 12 acres is devoted to single-family homes with an average lot size of .28 acres. The smallest lots are .17 acres and the largest is .56 acres. Most are within the .20 to .35 acre range.

A total of 28 acres is devoted to multi-family housing (duplexes) with an average lot size of .45 acres. The original lot sizes range from .27 to .50 acres, however, on the northern fringe of the southern group, the property owners have acquired adjacent vacant lots creating double lots of an acre or more.

Twenty-eight acres of single-family residential land has been annexed to the City north of Adair Meadows and is currently under development.

Adair Village has a large number of a multi-family residential units in the community due to the construction type built by the military for base housing. The 2000 Community Survey identified 63 single-family housing units (35%), 115 multiple-family housing units (64%) and 2 manufactured homes (1%) for a total of 180 housing units. The ratio of single-family to multiple-family is shifting toward more single-family units due to duplex conversions and new single-family housing construction.

Commercial Land Use

Presently, there is one retail commercial facility within the City for the Planning Area. This facility is the AV Market, Deli, Grill & Pub located on 0.75 acres adjacent to Wm. R. Carr Avenue. There is also a Commercial Planned Development on 1.06 acres also on Wm. R. Carr Avenue that has not been developed although it now has an existing four-

plex housing unit on it. The only other commercial facilities are located three miles north of the City at Lewisburg.

Industrial Land Use

Currently the only industrial property within the City is a cabinet shop located in the former military base bowling alley. The site occupies 1.54 acres located between the Adair County Park and the Santiam Christian School.

The County has designated a 149 acre area one and a half miles north of the City as an "Industrial Planned Development Zone". This site is owned the City of Adair Village and is located adjacent to the Wilson Game Management Area. It is accessible via Camp Adair Road and the Willamette & Pacific Railroad, and has a railroad siding. The City supplies water to the site although municipal sewer service is not available at this time. Industrial development at this site can provide Adair Village with a nearby industrial base and income. This site is presently under consideration for a trade with the Fish & Game Commission for land located adjacent to the City.

Public and Semi-public Land Use

City public lands and facilities include the City Park and Community Building that also contains the Adair Village City Hall and the City Playground located in the Adair Meadows area. Additional park and open space has been provided in the Creekside development to protect wetlands and preserve open space. Municipal sewer and water facilities are also provided throughout the City and are discussed in more detail in **Section 9.600, Public Facilities & Services** .

Benton County also has a County Park across Wm. R. Carr Avenue from the City Park that contains 7.06 acres and it maintains a large regional Adair County Park containing 114.06 acres that abuts the Adair Meadows area. The City is well provided with park and open space.

The **Educational Facilities District, E-1** contains most of the former military base facilities located south of Arnold Avenue. The purpose of this district is "to provide for the orderly development and use of land and buildings owned and operated by private or public educational entities for education and training purposes or support".

The Oregon & Southwest Washington Laborer's Training School previously occupied approximately 36 acres between Arnold Way, Vandenberg Avenue and Second Street and included approximately 25 buildings. The Laborer's Training School provides facilities for the Adair Rural Fire & Rescue District that utilizes Building 220 for a fire station. Permitted uses in the Educational Facilities District also include faculty, employee and student housing.

Since incorporation of the City several changes in ownership have occurred in the Educational Facilities Zone. The Oregon & Southwest Washington Laborer's Training School now has only 11.43 acres. The former Base Command Center, building 225, is now owned by the Willamette Carpenters Training Center and contains 5.74 acres. The Mennonite Church owns Building 245 and 1.75 acres on Arnold Avenue and the Santiam Christian School now owns 18.54 acres. All of these ownerships are

considered "educational" and comply with requirements of the federal government and the Educational Facilities Zone.

Open Space Land Use

Open space consists of lands used for agricultural, forest or other natural vegetative or water areas, if preserved, maintain or developed in their natural state would:

1. Conserve and enhance natural or scenic resources:
2. Protect air or streams or water supply:
3. Provide conservation of soils and wetlands:
4. Conserve landscaped areas, such as golf courses, that reduce air pollution and enhance property values:
5. Enhance the value of adjacent parks and other open space areas: and
6. Promote orderly urban development.

Section 9.200 Environment contains a detailed description of the natural vegetation within the Planning Area.

Public Open Space lands account for large acreages in the Adair Village Planning Area.

In the North Benton County area, public lands constitute 43 percent of the total area. In the immediate Adair area these public lands include the McDonald State Forest, the Paul Dunn State Forest, the E. E. Wilson Game Management Area, the Adair Regional Park and the site of the Game Commission's Regional Headquarters. Some 469 acres or 44 percent of the Planning Area is in large-acreage public lands. Besides serving forest, wildlife, recreation and conservation uses, these public lands are a resource for the community. The City should coordinate with the State Forestry and Fish & Wildlife Departments to ensure protection of these resources.

Private woodland elsewhere includes stands of Oregon Oak and Conifers on Poison Oak Hill, and scattered mixed stands in the Tampico Road and Calloway Drive areas. This resource provides a desirable contrast with the largely open agricultural lands east of Highway 99 West.

Scenic Resources in the Adair Village Planning Area are a considerable asset. The forested ridgelines of Hospital Hill and Poison Oak Hill to the west, and Logsdan Ridge to the southeast, provide an appealing contrast to the open agricultural lands. Preservation of these visual resources, which also protect soil and water resources is desirable.

The rolling agricultural lands to the northeast, east and south of Adair are also a scenic resource. Development opportunities in Adair Village will help divert development pressure away from these areas.

Agricultural Lands exist on the bottomlands and rolling hills south, east and northeast of the City. Approximately 206 acres within the Planning Area are presently devoted to agriculture. Some 77 acres of this, however, is associated with rural residential development and not large commercial-scale agricultural operations.

Lands designated as Exclusive Farm Use (EFU) by the County have been completely retained in farm use. There are currently 129 acres within the Planning Area, or 12 percent of the total area, which is designated EFU.

The remaining 77 acres in agricultural use are mostly scattered throughout the Tampico Road area in small acreages that are associated with rural residential development.

Forest Lands and natural vegetation comprise a significant portion of the Adair Village Planning Area.

The portions of the Planning Area that can be considered true forest lands are the County Forest Conservation Zone, FC-40 and the McDonald and Paul Dunn State Forest. The Planning Area contains 294 acres of designated forest lands that provide protection for the headwaters of Calloway Creek. Hospital Hill with its coniferous tree cover is also a major scenic site.

In addition to the forest lands, the E. E. Wilson Game Management Area north of Adair provides a further contrasting natural environment to the wooded ridges and agricultural hills and bottomlands.

The highways in the area, particularly Highway 99 West, Tampico Road, Ryals Avenue and Arnold Avenue afford many scenic vistas of the diverse landscape in the general Adair Area.

City Open Space has always been a feature of Adair Village. When Adair Meadows was originally built, the layout of the housing allowed for a natural system of open space. This open space still exists today with open space areas helping to buffer residential developments. It is desirable to maintain some of these buffers before they are lost to development. To this end, the Adair Village Homeowners Association acquired a 2.31 acre playground site that has now been deeded to the City. The City also acquired a 2.6 acre park site and Community Building on Wm. R. Carr Avenue north of Arnold Road that is also utilized for the Adair Village City Hall.

In addition to these two small parks, the City owns a 100-foot wide strip of open space between the regional Adair County Park and the Adair Meadows residential area.

SECTION 9.520

LAND USE TRENDS

Rural Residential Trends

Rural residential development has occurred in the area surrounding the City on lots ranging from one to seven acres with a majority of lots in the one to three acre range. Rural and suburban development has occurred in three areas. First, rural residential development north of Bowers Slough to the E. E. Wilson Game Management Area.

This area is now the City's UGB area. Second, rural residential development west of the City in the Tampico Road area. And finally, suburban residential development southwest of the City in the Calloway Drive area.

Rural residential growth can result in a number of problems. Rural development is highly consumptive of land resources and septic system utilization can result in health hazards and potential water pollution problems.

In the past, rural development has occurred on lots that were not much larger than some City lots. Present County parcel standards however limit the creation of future suburban lots, limiting building to existing vacant parcels. Future suburban or urban development in the Adair Village area would require annexation to the City of Adair Village.

County-sized rural residential lands within the Planning Area total 278 acres, consisting of 108 parcels containing 80 housing units. Some 64. acres are zoned "Rural Residential 5 acres" including 25 acres within the Adair Village UGB. Some 142 acres are zoned "Rural Residential 10 acres PD". And some 72 acres are zoned Suburban Residential in the Calloway Drive area with 51 lots of 1 to 1.5 acres.

Under the County's present land use standards, only six additional parcels can be created and only 33 additional housing units can be added within the Planning Area, provided septic tank approval can be obtained. Of the 33 potential residential units, 25 are within the Calloway Drive suburban residential development leaving only 8 potential residential units for the rest of the Adair Village Planning Area. It is apparent, therefore, that if additional development is to take place in the Adair area, it will have to be in areas that can be annexed to the City and provided with City services. With the availability of improved City services and the demonstrated desirability of the area for homes, it is apparent that the area could experience substantial growth in the future.

City Residential Trends

All of the City's existing structures were part of the original military complex until 1969 when the base was declared surplus and it was acquired by various individuals and organizations. Residential purchases by developers and individuals initiated the Adair Village Homeowner's Association that lead to incorporation in 1976. Little development occurred in the City until the 1990's. By the year 2001 only 14 houses had been constructed in the City. The four-plex on Wm. R. Carr Avenue was also annexed to the City in 1990.

In 1994 and 1995 a total of 23.60 acres within the Urban Growth Boundary (UGB) of the City was annexed to the City for residential development. Another 4.08 acres of UGB area was annexed in 1999 for a total area of UGB annexation of 27.68 acres. This leaves only 34.38 acres in the UGB for future residential growth of the City.

In 2000 final development plans were approval for Creekside Planned Development and Castlelands Planned Development that included 89 single-family lots and 12 duplex townhouse style lots. Site development, utilities and road improvements began in late

2000 for Phase One that includes 32 single-family lots for the Creekside development and the 12 townhouse duplex lots for the Castlelands development.

Commercial Trends

There is no trending for commercial facilities at this time. Due to the proximity to Corvallis commercial development has been limited until additional population is achieved. However, there will be an increased need for commercial service facilities in Adair Village as growth continues to occur.

Industrial Trends

There is no trending for industrial development at this time. There is also no land available in the City for industrial use without expansion of the UGB. Even then, most of the potential UGB land is generally more suited to residential and service commercial uses than industrial.

Industrial development at the City's 149 acre industrial site located north of the City in the County can provide Adair Village with a nearby industrial base and income with site and facility improvements.

Public and Semi-public Trends

The primary trending in the public and semi-public are is directed toward improvements to the existing facilities. Improvements to the City and County parks are occurring in addition to expansion and improvements to the Santiam Christian School.

Open Space Trends

Substantial open space that includes forests, agricultural fields, park lands and extensive natural vegetation continues to provide Adair Village with one of its most distinctive features.

SECTION 9.530 LAND USE NEEDS AND PLANNING

The designation of future land uses was based upon the findings and needs identified in all the elements of the Comprehensive Plan and the citizen participation achieved through reviews during the public hearings process.

The general criteria that guided the selection of lands for each future use were:

1. The need to maintain an adequate supply of land for future urban development.
2. The existing land use patterns and growth trends of the area.
3. The natural environmental constraints including topography, geology, soils, water resources, natural vegetation, wildlife and air resources.
4. The accessibility to existing and proposed transportation systems.
5. The availability of existing and proposed community facilities, utilities and services.

6. The locational suitability for each land use classification with respect to available natural amenities.

In addition to the general criteria, the recommendations for future residential land use were guided by the need to accommodate a variety of living environments in response to meeting the future housing needs of Adair Village.

Adair Village Land Use Districts

To facilitate Planning and development of the City, seven land use districts were established.

Primary Zoning Districts

Residential	R-1	Utilizes a 10,000 sf minimum lot size.
Residential	R-2	Utilizes an 8,000 sf minimum lot size.
Limited Commercial	C-1	
Limited Industrial	M-1	
Educational Facilities	E-1	
Public Use	P-1	

Overlay Zoning Districts

Planned Development	PD
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**TABLE 9.500 C
Adair Village Land Use Districts - 2001**

Land Use Districts		Acres	Percent
Primary Zoning Districts			
Residential District	R-1	61	45%
Residential District	R-2	28	21%
Limited Commercial District	C-1	2	1%
Educational Facilities District	E-1	37	27%
Limited Industrial District	M-1	2	1%
Public District	P-1	7	5%
Total Land Use District Area		137	100%
Overlay Districts			
Planned Development PD			
R-1-PD		2	7%
C-1-PD		2	7%
R-2-PD		25	86%
Total Planned Development Area		29	100%

Rural Residential Needs

Preservation of the open space and vegetative cover in the areas outside of the City should be protected as rural development occurs.

Large acre zoning in the County should be maintain adjacent to the City so future urban conversion is not encumbered by fragmented rural residential development.

City Residential Needs

Due to the existing predominance of multi-family units (111) to single-family units (59) in the existing Adair Meadows area, future residential development on the remaining 8 vacant acres should be reserved for single-family residential use in order to achieve a housing balance.

Nation-wide there is an increasing demand for manufactured homes since this is one of the least expensive housing alternatives available. The City will continue to allow manufactured homes on individual lots in both of the City's Residential Districts .

The City has reluctantly accepted the population projection of 913 people provided by Benton County and the Oregon Office of Economic Analysis as an estimated base for determining future residential land use needs to the year 2020. The City has questioned this low estimate based upon area-wide growth projections and the growth capability of the City due to the availability of public water and sewer services. The City will monitor development trends and will amend the Comprehensive Plan as needed to accommodate future growth.

Adair Village requires 33 acres of buildable land, as identified in **Table 9.400 I**, to accommodate the 106 additional housing units to support the coordinated population projections.

There is approximately 8 acres of undeveloped residential land in the City. Another 28 acres of residential land has been annexed to the City for residential development and there is 25 acres remaining in the Adair Village Urban Growth Boundary (UGB) suitable for future residential development. The City has approved 101 housing units for development within the City.

Table 9.400 Q provides a buildable residential land needs analysis that indicates that there is adequate land available to accommodate the housing needs of the City during the planning period to 2020.

Commercial Needs

The Plan makes no recommendations concerning specific sites for future commercial development although the City does provide procedures for full consideration of any commercial development proposal under the "Planned Development" provisions of the Land Use Code.

To attract commercial interest, future commercial facilities would need attract customers from Highway 99 West. Thus commercial sites should have highway exposure and access to attract the widest possible market.

With an increasing population and highway traffic, and with expanded development and use of the Adair County Park, the community should be able to support an area-wide

commercial center. Suitable locations include areas adjacent to Arnold Way that would be convenient to existing residents and the highway traveler.

Industrial Needs

The Plan makes no recommendations concerning specific sites for industrial development and does not actively seek industrial development. The City does, however, provide procedures for full consideration of any industrial development proposal under the "Planned Development" provisions of the Land Use Code.

Any future industrial development should be limited, non-polluting industries subject to strict environmental controls in locations south of Arnold Way or east of the City adjacent to the railroad and Ryals Avenue.

Public and Semi-public Land Needs

The City has exceptional park facilities for a community its size. Additional park lands should be provided by future residential developments as the City grows to maintain the level of parks and open space now available, similar to those provided by the Creekside development.

Should any of the **Educational Facilities District** facilities change ownership or revert back to the federal government, the City should reassess the area. Accordingly, the Code states that "whenever the use of any E-1 Zone property is abandoned or the ownership is either transferred for different use or reverts to the federal government, such abandoned or transferred area shall be designated a 'Planned Development Sub-Zone', (PD) until a revised zoning plan for the area has been adopted by the City Council".

Open Space Needs

The policies and recommendations contained in this Section and those contained in **Section 9.200 Environment** are directed toward ensuring the preservation of open space, the protection of scenic and natural resources, and the promotion of a visually attractive environment for the Adair Village area.

The Need For Open Space can vary from active uses such as agricultural or recreational areas to more passive areas preserved for conservation or scenic preservation, including unique natural features such as wooded areas, or other places of scenic or special interest.

Open land may have obvious economic value, as is the case with agricultural and forest lands, but it also has other values that are not always readily apparent. Natural vegetation on steep slopes, for example, protect soils from erosion and thereby preserves clean water resources. Open areas also provide a variety of habitat for wildlife. These and other natural resources values are discussed in more detail in **Section 9.200, Environment**.

In addition to economic and conservation values, in recent years there has been a growing awareness of the value of open lands as an aesthetic resource which is also important to the general quality of life and livability of an area. Thus open land in

general, has a number of significant values and certain types of open land have special significance as needed open space for the community.

Parks and natural open space, for example, are important in meeting the recreational needs of the community and in providing an attractive living environment. Such areas not only enhance adjacent property values but also have a significant effect on a community's economic potential by helping attract new businesses and industries. Parks are discussed in detail **in Section 9.600, Public Facilities & Services**.

Open space can be any size. It can range from broad expanses or agricultural and woodland areas to mini-parks and landscaped areas. Various landscaping measures can be undertaken in new developments which can enhance their appearance while increasing open space for the community as a whole. These measures range from preserving existing trees and other natural vegetation to provisions for "cluster developments".

The City has a strong interest in preserving the considerable open space, recreation and scenic resources of the community and the surrounding area.

Forest Lands do not directly apply to lands within the Adair Village Urban Growth Boundary but wise management of the remaining natural vegetation is essential, particularly on Poison Oak Hill. Maintenance of the woodland resources should be guided by the degree of slope. Slopes of 3-12 percent offer the most desirable building sites. Slopes of 15 percent or more should remain as open space.

Most of the public and private forest lands are located in the Planning Area outside of the Adair Village Urban Growth Boundary. These areas should continue to be protected from further development.

Scenic Resources and open space values should be protected and enhanced both within the Urban Growth Area and within the surrounding area. Open space linkages through the community and into the surrounding area should be maintained. The drainage channels north and south of the City, particularly, should be preserved as open space greenways and buffers.

Agricultural lands currently outside the Urban Growth Boundary are recommended for preservation in large agricultural tracts until urban growth necessitates revision of the Urban Growth Boundary with the exception of the small parcels containing a total of 40 acres presently bordering the City and the City's existing UGB that is capable of being included in an expanded Urban Growth Boundary for the City. **This area should be given strong consideration for inclusion in the City's UGB when the current UGB begins to approach full development.**

In protecting the scenic resources of the Adair Area the need is twofold: to protect the values of these broad landscape scenes, and to protect and enhance the local open space resources within the community. The latter includes preservation of steep slopes and drainageways, the development of parks, and the provision of landscaping within the community. See **Section 9.600, Public Facilities and Services** for more detail. The playground area, the western edge of Adair Meadows adjacent to the highway, and the UGB area of the City would particularly benefit from a City landscaping program.

Urban Growth Boundary Needs

The Urban Growth Boundary area can meet the residential land needs of the City initially, however, development trends may require expansion prior to the year 2020 if the expected additional growth occurs. The City potentially has 26 acres in excess of that needed to meet the projected housing needs of the City, however, much of this area may not be available.

The only other area capable of supporting future urban expansion is the area immediately east of the existing UGB that contains portions of some of the same tax lots already in the UGB. This area contains 39.75 acres that is zoned EFU in the County and is the only contiguous property available to the City of Highway 99 West. It should be noted that the City is bounded on three sides by public lands and this is the only area abutting the City that is capable of supporting increased growth

Land needs and growth management are addressed in detail in the **Section 9.800, Growth Management**. However, it is evident from the needs analysis that there is no residential, commercial, industrial, public or open space land needed at this time to support the City's growth and development and no Urban Growth Boundary expansion is needed or proposed at this time. The City will continue to monitor growth trends and will seek UGB expansion in advance of needs as developments approach 25% of capacity or as needed.

The Plan's primary objective is to manage urban expansion to maintain and improve the area's livability and environmental resources.

SECTION 9.590 LAND USE GOALS AND POLICIES

Goals and Objectives

To provide a land use policy plan that sets forth the suitable kinds, amounts, and intensities of use to which land in various parts of the City should be put.

Polices and Recommendations

General

1. Sufficient area shall be maintained for the balanced expansion of all major land uses.

New Land Use Policies

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New policy 1: In order to guarantee the widest range of housing opportunities, the City shall create a range of residential and mixed-use zoning categories that provide a choice in development.

New policy 2: The City of Adair Village shall encourage each of the three major campus developments to implement and maintain a master plan for operation, renovation, or expansion as appropriate to the mission of the institution.

Residential Land Use

1. The City shall encourage higher density compact residential development to provide more efficient land utilization and to reduce the cost of housing, public facilities and services.
2. A variety in lot sizes, housing types and street patterns should also be encouraged.
3. Residential districts shall be protected from heavy through traffic, conflicting land uses, or other encroachments that would impair a safe, quiet living environment.
4. The City shall allow single-family residential development throughout the entire residential area.
5. Outside the city limits, single-family dwellings or manufactured homes should be allowed on rural residential lots with adequate on-site water supply and sewage disposal capability, in accordance with the City/County Urban Growth Management Agreement.
6. Manufactured home developments should be monitored and evaluated to assure that development standards are adequate to community needs.
7. Areas outside the city limits but within the City's Planning Area should be maintained under the County's land use designations unless annexation to the City occurs. Changes to the County land use designations shall be submitted to the City for review and approval as specified in the Urban Growth Boundary Management Agreement.
8. Minimum rural residential lot size for the unincorporated Planning area should not be reduced below 5 acres until needed for future urbanization.
9. Land divisions in the unincorporated Planning Area should be required to provide conversion plans in accordance with Benton County Standards.

Commercial Land Use

1. The City shall encourage the development of a commercial retail center to serve the needs of area residents.

2. Commercial developments shall be constructed as compact centers rather than scattered along roadways or mixed in with non-commercial land uses that would conflict with surrounding uses.

Industrial Land Use

1. The City should designate areas for future industrial growth to support an economic base for the community. Industrial growth areas should be large enough to provide choices in site acquisition and room for expansion for clean industrial uses.
2. All industrial development shall strictly comply with the environmental quality standards of the State of Oregon, including all applicable standards and regulations of the Oregon State Board of Health, the Oregon Department of Environmental Quality and any other public agency having regulatory jurisdiction.
3. Only industrial developments that are compatible with maintaining Adair Village's livability and which will not disrupt residential areas due to excessive traffic, noise or other pollution, or otherwise impair the livability of the community shall be permitted.
4. Approval of future industrial development proposals shall be contingent upon the community's capacity to accommodate growth and demand for public services.
5. The City should encourage industrial development of the City owned Adair Industrial Park located north of Adair Village unless a land trade for property adjacent to the City can be negotiated.

Educational Facilities District

1. Following any change in use or ownership of the Educational Facilities District future land use shall be subject to the City's Site Plan Review procedures or the Planned Development review procedures of the Development Code.
2. Surplus property in the Educational Facilities District should be acquired by the City, if possible, for future public, commercial or clean industrial development. If City acquisition is not feasible, commercial or industrial use of the property should be encouraged.

Open Space and Scenic Resources

1. A system of open space including agricultural lands, woodlands, parks, recreation areas, and scenic areas should be maintained within and around the Adair Village Urban Growth Boundary.
2. Open space lands shall be integrated with urban growth to enhance the urban environment. Specifically, the drainage channels and streams north and south of the City shall be preserved as open space greenways and buffers.

3. The City shall encourage preservation of the natural features and natural vegetation as open space to the maximum extent possible through the land use review and approval procedures of the Land Use Code.
4. The City shall ensure that landscaping is included as an integral part of site and review criteria.
5. The City should establish a landscaping standards for new developments.
6. Agricultural lands outside the Urban Growth Boundary, should be maintained in large acreage parcels to reduce the negative effects of scattered fringe developments and to preserve open space around the community until required for urban use.
7. Wooded areas shall be preserved to the maximum extent possible. Highest priority should be given to open space or park use with secondary priority given to other public uses which would preserve the natural features. Private developments shall be encouraged to preserve these areas through City development standards and preservation incentives.
8. Identified undevelopable lands including drainage courses and steep slopes shall be maintained as protection against erosion hazards while also preserving scenic natural open spaces for the community.
9. The City and County should cooperate in protecting and enhancing the scenic and recreational areas both within the Urban Growth Area and within the surrounding portion of Benton County.
10. The City should maintain coordination with the State Forestry Department to ensure that the Department's future plans concerning the Hospital Hill portion of the McDonald State Forest give full consideration to the conservation and esthetic interests the City has in maintaining the forest resource.