

**CITY OF ADAIR VILLAGE
PLANNING COMMISSION AGENDA**

City Hall: 6030 William R. Carr Avenue – Adair Village, Oregon

Tuesday December 17, 2024 – 6:00 PM

1. ROLL CALL and PLEDGE TO THE FLAG:

2. PRIOR MINUTES:

a) March 19, 2024, PC Minutes (Attachment A1)

Action: Decision

b) September 17, 2024, PC Minutes (Attachment A2)

Action: Decision

3. PUBLIC COMMENT: (Please limit comments to 3 minutes)

4. NEW BUSINESS:

a) City Manager Updates

b) Comprehensive Plan Map Amendment/Rezone of Parcel 5, Camp Adair
Attachments B and C and Staff Memorandum

Action: Public Hearing, Deliberation/Decision

5. OLD BUSINESS:

6. ADJOURNMENT: Next scheduled meeting – Tuesday, TBD, 2025 @ 6:00 PM

The Community Center is accessible to person with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 72 hours before the meeting by calling City Offices at 541-745-5507 or e-mail “kedmaiston@adairvillage.org”, or Oregon Relay Services by dialing 7-1-1. The City of Adair Village is an Equal Opportunity Employer. The order in which items on the Agenda are addressed by Planning Commission may vary from the order shown on the Agenda.

[https://philomathoregon1-my.sharepoint.com/personal/mbidwell_philomathoregon_gov/Documents/Desktop/AV Planning/Agenda PC Mtg 241217.doc](https://philomathoregon1-my.sharepoint.com/personal/mbidwell_philomathoregon_gov/Documents/Desktop/AV%20Planning/Agenda%20PC%20Mtg%20241217.doc)



Attachment A1
241217 PC Mtg.

PLANNING COMMISSION PUBLIC MEETING MINUTES

March 19, 2024, 6:00 pm

Agenda Item	Action
<p>1. Roll Call: City Planning Commission Members Vogt, Lower, and Harris were present. City Administrator Pat Hare and City Planner Chase Hargrave were present.</p>	<p>The meeting was called to order at 6:00 p.m.</p>
<p>2. Minutes of the July 18, 2023, PC Meeting:</p>	<p>Commissioner Lower moved to accept the minutes, Commissioner Harris seconded, and the minutes of the July 18, 2023, PC Meeting were approved unanimously.</p>
<p>3. Public Comment:</p>	<p>None.</p>
<p>4. a) City Manager Updates b) Discussion of Downtown c) Calloway Creek Partition Application (Attachment B)</p> <p>d) Calloway Creek Plat Application (Attachment C)</p>	<p>Commissioner Lower moved to approve the partition, Commissioner Fuller seconded, and the Commission voted unanimously to recommend the City Council approve the Calloway Creek Partition Application.</p>
<p>5. Adjournment:</p>	<p>Commissioner Vogt adjourned the meeting at 6:57 p.m.</p>

Adair Village Chair's Approval

Date



Attachment A
241217 PC Mtg.

PLANNING COMMISSION PUBLIC MEETING MINUTES

September 17 2024, 6:00 pm

Agenda Item	Action
<p>1. Roll Call: City Planning Commission Members Vogt, Lower, and Harris were present. City Administrator Pat Hare was present. Associate Planner Michael Bidwell was present.</p>	<p>The meeting was called to order at 6:00 p.m.</p>
<p>2. Minutes of the March 19, 2024 PC Meeting</p>	<p>Minutes of the March 19, 2024 meeting will be presented for approval at the next PC meeting.</p>
<p>3. Public Comment:</p>	<p>None.</p>
<p>4. New Business</p>	<p>Pat Hare introduced the new Associate Planner, Michael Bidwell.</p>
<p>5. Adjournment:</p>	<p>Commissioner Vogt adjourned the meeting at 7:09 p.m.</p>

Adair Village Chair's Approval

Date



6030 NE William R. Carr St
Adair Village, OR 97330
Voice - 541 745-5507
Fax - 541 230-5129

Memorandum to Planning Commission

In 2021, the City Council passed an ordinance (Ord. 2021-01) to update the comprehensive plan map to change the zoning of the 5.04-acre parcel owned by the City of Adair Village from C-1 (Village Center) to Public Land (Parks) because the city was still in the process of removing the Parks and Recreation covenant from the subject property in the Federal Lands Exchange Program. Without approval of the removal of the covenant, the land would have been required to remain as parks and recreation land. In the staff report for the parcel's Comprehensive Plan Map Amendment, it stated the following: "The proposed amendment is directly related to the failed attempts to remove the parks and recreation in perpetuity clause from the 1973 deed condition of land transfer." On June 7, 2022, the City Council approved the payment of \$700,000 to remove the parks and recreation in perpetuity clause via Res. 2022-03. Now that the covenant has been removed, the property can now be used as a Village Center, which conforms to the approved Comprehensive Plan (see Exhibit B).

The proposed comprehensive plan amendment aligns the parcel with the previously approved land use as a mixed-use village center. Previous public outreach and charettes were completed to draft the previously approved rezone and Comprehensive Plan. The proposed change will not deviate from the approved Comprehensive Plan. Since this property was previously zoned C-1 and the land use approved in the Comprehensive Plan, the change to the comprehensive plan map and rezone is merely restoring the intended land use.

City Staff recommends approval of the parcel's zoning change and amending the Comprehensive Plan Map to change parcel's use from Public Land (Parks) to C-1 (Village Center) in conformance with the previously approved Comprehensive Plan.

EXHIBIT A - MAP

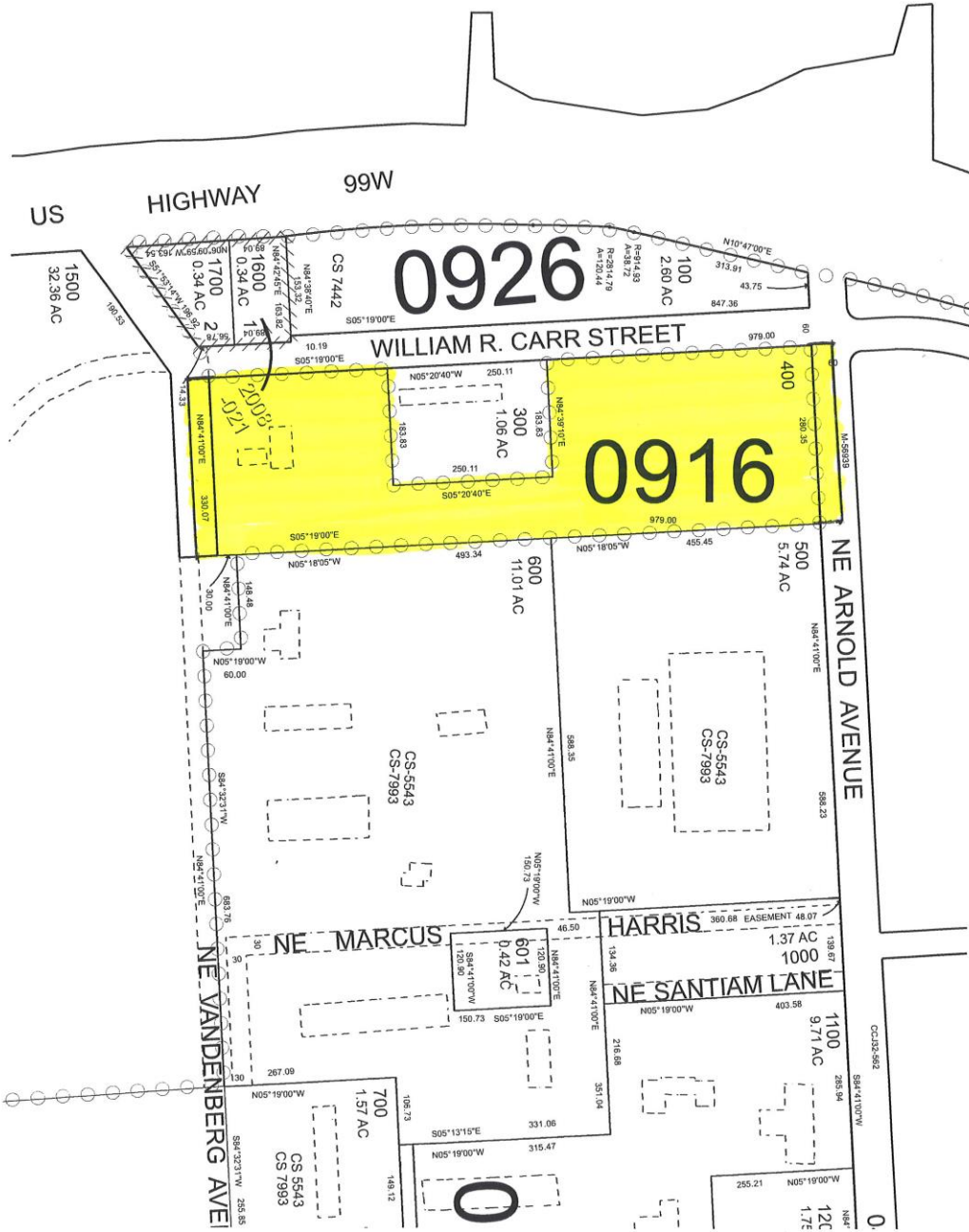


EXHIBIT B

Parcel 5, Camp Adair – Park
(Approximately 5.04 acres)

Beginning at a point 192.15 feet South and 434.90 feet N. $84^{\circ} 41' E.$ of the Southeast corner of the George Roberts D.L.C. No. 59, in Township 10 S., Range 4 W., of the Willamette Meridian, Benton County, Oregon, which point lies on the centerline of Florence Nightingale Avenue; thence N. $84^{\circ} 41' E.$, along the centerline of Florence Nightingale Avenue 340.35 feet; thence S. $5^{\circ} 19' E.$ 979.00 feet to a point which lies on the centerline of Vandenburg Avenue; thence S. $84^{\circ} 41' W.$ along the centerline of Vandenburg Avenue and its prolongation 330.07 feet to a point on the east line of the tract described as Parcel 1 in Deed Book 178, Page 67, of Benton County Deed Records; thence N. $5^{\circ} 21' W.$ along a line common with the boundary of said Parcel 1 recorded in Deed Book 178, page 67, Benton County Records 131.65 feet to the Northeast corner of said Parcel 1; thence S. $84^{\circ} 38' 40'' W.$ along the north line of said Parcel 1 a distance of 10.19 feet; thence N. $5^{\circ} 19' W.$ 847.36 feet to the centerline of Florence Nightingale Avenue and the point of beginning.

A portion of the above tract is designated as a County Road and is described as follows: Beginning at the Northwest corner of the above described tract -thence S. $5^{\circ} 19' E.$ 847.36 feet; thence N. $84^{\circ} 38' 40'' E.$ 10.19 feet; thence S. $5^{\circ} 21' E.$ 131.65 feet; thence N. $84^{\circ} 41' E.$ 49.73 feet; thence N. $5^{\circ} 19' W.$ 979.00 feet to a point on the north line of the above described tract, which point also lies on the centerline of Florence Nightingale Avenue; thence S. $84^{\circ} 41' W.$ along the centerline of Florence Nightingale Avenue 60.00 feet to the point of beginning. Excepting therefrom that tract of land described as Parcel 2 in Deed Book 178, page 67, of Benton County Deed Records.

EXCEPTING THEREFROM a tract of land describe as Parcel 2 in Deed Book 178, Page 67, of Benton County Deed Records.

TOGETHER WITH improvements located thereon (Except the electrical distribution system, water system, and sanitary sewer system) and utility lead in service and lateral serving each building.

TOGETHER WITH joint use with others to discharge storm drain water over the existing storm drain system and outfall.

RESERVING TO:

The United States of America and its assigns a perpetual easement for the electrical distribution system in, on, over, under, and across the above described property, said easement being a strip of land twenty (20) feet in width, then (10) feet on each side of the centerline of the existing electrical distribution system for the purpose of construction, operation, maintenance, repair or removal of said electrical distribution system and together with access thereto.

The United States of America and its assigns a perpetual easement for road purposes over the northerly thirty (30) feet and the southerly thirty (30) feet of the above described property.

SUBJECT TO:

A perpetual easement to the City of Albany, Linn County, Oregon, by Quitclaim Deed dated May 5, 1972, and Amended Quitclaim Deed No. 2 dated January 4, 1973, said easements being strips of land twenty (20) feet in width, ten (10) feet on each side of the centerline of the existing water and sanitary sewer lines for the purpose of construction, operation, maintenance, repair or removal of said utility mains and for access thereto.

Joint use by other to discharge storm drain water over that portion of the existing storm drain system located within the above described property.

Existing easements for public roads and highways, public utilities, railroads and pipelines and to other easements of record.