

**CITY OF
ADAIR VILLAGE
COMPREHENSIVE
PLAN
2001**

**FUNDING FOR PREPARATION OF THE ADAIR VILLAGE COMPREHENSIVE PLAN
WAS MADE POSSIBLE BY A GRANT FROM THE
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT**

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ARTICLE 9 ADAIR VILLAGE COMPREHENSIVE PLAN 2001

CONTENTS

		Page
SECTION 9.000	Table of Contents	9.000-1
SECTION 9.100	PLANNING	
	Section 9.110 City of Adair Village	9.100-1
	Section 9.120 Comprehensive Planning	9.100-2
	Section 9.130 Statewide Planning Goals and Guidelines	9.100-3
	Section 9.140 Adair Village Citizen Involvement Program	9.100-5
	Section 9.150 Adair Village Agency Involvement Program	9.100-5
	Section 9.160 Structure and Use of the Plan	9.100-7
	Section 9.170 Implementation	9.100-9
	Section 9.180 UBG Growth Management Agreement & Map	9.100-13
	Section 9.190 Planning Goals & Policies	9.100-14
SECTION 9.200	ENVIRONMENT	
	Section 9.210 Climate	9.200-1
	Section 9.220 Topography	9.200-2
	Section 9.230 Geology & Soils	9.200-2
	Section 9.240 Water Resources	9.200-6
	Section 9.250 Vegetation & Open Space	9.200-8
	Section 9.260 Fish and Wildlife	9.200-9
	Section 9.270 Air Quality & Noise Control	9.200-11
	Section 9.280 Planning Opportunities & Constraints	9.200-13
	Section 9.290 Environment Goals & Policies	9.200-14
SECTION 9.300	POPULATION AND ECONOMY	
	Section 9.310 Population	9.300-1
	Section 9.320 Economy	9.300-7
	Section 9.321 Occupations & Income	9.300-8
	Section 9.322 Economic Sectors	9.300-9
	Section 9.323 Local Economic Opportunities	9.300-11
	Section 9.390 Population & Economy Goals & Policies	9.300-13
SECTION 9.400	HOUSING	
	Section 9.410 Existing Housing	9.400-2
	Section 9.420 Housing Trends	9.400-8

	Section 9.430	Projected Housing Demand & Need	9.400-10	
	Section 9.440	Buildable Lands for Residential Use	9.400-16	
	Section 9.490	Housing Goals & Policies	9.400-19	
SECTION 9.500	LAND USE			
	Section 9.510	Existing Land Use	9.500-2	Sec
	Section 9.530	Land Use Needs & Planning	9.500-8	
	Section 9.590	Land Use Goals & Policies	9.500-13	
SECTION 9.600	PUBLIC FACILITIES AND SERVICES			
	Section 9.610	Governmental Services	9.600-1	
	Section 9.611	Health & Social Services	9.600-2	
	Section 9.612	Fire Protection & Emergency Services	9.600-2	
	Section 9.613	Parks and Recreation	9.600-3	
	Section 9.620	Schools	9.600-4	
	Section 9.630	Water System	9.600-5	
	Section 9.640	Sanitary Sewer System	9.600-8	
	Section 9.650	Storm Drainage	9.600-10	
	Section 9.660	Solid Wastes	9.600-11	
	Section 9.670	Energy & Communication Systems	9.600-11	
	Section 9.680	Planning Implications	9.600-12	
	Section 9.690	Public Facilities & Services Goals & Policies	9.600-13	
SECTION 9.700	TRANSPORTATION			
	Section 9.710	Streets & Highways	9.700-1	
	Section 9.720	Mass Transit	9.700-6	
	Section 9.730	Bicycle & Pedestrian Ways	9.700-7	
	Section 9.740	Railroads	9.700-8	
	Section 9.790	Transportation Goals & Policies	9.700-9	
SECTION 9.800	GROWTH MANAGEMENT			
	Section 9.810	Historical Background	9.800-1	
	Section 9.820	Characteristics & Development Patterns	9.800-4	
	Section 9.830	Urban Growth	9.800-6	
	Section 9.840	Buildable Lands	9.800-9	
	Section 9.850	Future Growth Potentials	9.800-12	
	Section 9.860	City/County Cooperation	9.800-14	
	Section 9.800	Energy Conservation	9.800-15	
	Section 9.890	Growth Management Goals & Policies	9.800-17	
SECTION 9.900	COMPRHENSIVE PLAN MAPS			
	M-1	Adair Village Highway Map (<u>Old needs replacing</u>)		

M-2	Boundary Map (<u>City Limits & UGB needs correction</u>)
M-3	Zoning & Comprehensive Plan Map
M-4	Topographic Map
M-5	Slope Map
M-6	Soils Map
M-7	Agricultural Suitability Map
M-8	Woodland Suitability Map
M-9	Septic System Suitability Map
M-10	Building Limitations Map
M-11	Rural Land Use Map (<u>Needs updating</u>)
M-12	Existing Development Outside City (<u>Needs updating</u>)
M-13	City Housing (<u>Needs updating</u>)
M-14	Building Identification (<u>Needs updating</u>)
M-15	Adair Rural Fire Protection District (<u>May need updating</u>)
M-16	Water Supply System (<u>Needs updating</u>)
M-17	Sanitary Sewage Collection System (<u>Needs updating</u>)
M-18	Highway, Streets & Railroad (<u>Needs updating</u>)

CITY OF ADAIR VILLAGE

COMPREHENSIVE PLAN SUMMARY INFORMATION SHEET

The Adair Village Comprehensive Plan 2001 contains background data, policies and recommendations relative to existing conditions, issues, problems and needs. This is the first update of the Plan since acknowledgment by the State of Oregon Land Conservation and Development Commission in 1982 and complies with revised Statewide Planning Goals.

- **The proposed Plan does not change any existing Plan or Zoning Districts.**
- **The proposed Plan does not change the Adair Village Urban Growth Boundary**

Adair Village Comprehensive Plan Contents

- Section 9.100 Planning**_____Describes the planning area and the planning process.
Section 9.200 Natural Environment_____Summarizes the area’s environmental conditions.
Section 9.300 Population & Economy_____Forecasts population and economic projections.
Section 9.400 Housing_____Presents the housing conditions, demands and needs.
Section 9.500 Land Use_____Summarizes the land use conditions and needs.
Section 9.600 Public Facilities & Services_____Summarizes the area’s public facilities.
Section 9.700 Transportation_____Summarizes the area’s Transportation System.
Section 9.800 Growth Management_____Presents the City’s growth management strategy.
Section 9.900 Comprehensive Plan Maps_____Presents supporting maps for the Plan.

New planning maps are needed. Benton County should be contacted to prepare new GIS maps.

The population forecasts contained in the Plan rely on the coordinated forecasts prepared by Benton County and the Oregon Office of Economic Analysis that allocated population growth to cities. Although constrained by these forecasts, they do provide the most logical place from which to begin an examination of Adair Village’s land use needs to the year 2020.

2000 Projected Population	570	(Revised downward since the 2000 Census to 536)	
2020 Projected Population	913	Added Population	343

Population per Household **3.36**

Existing Housing	180 units
Single-family	63
Manuf. Homes	2
Multi-family	115

Projected 2020 housing	286 units	Additional Housing	106
Single-family	151		
Manuf. Homes	12		
Multi-family	123		

City Area	137 acres
Urban Growth Boundary Area	<u>39 acres</u>
Total Growth Area	176 acres
Total Planning Area	1,069 acres

Adair Village Land Use & Zoning Districts		Tax Lot Acres
R-1	Single-family Residential District - 10,000 sf min. lots	61
R-2	Single-family Residential District - 8,000 sf min. lots	28
C-1	Limited Commercial District	2
E-1	Educational Facilities District	37
M-1	Limited Industrial District	2
P-1	Public District	<u>7</u>
Total City		137

The Plan Policies are the means by which the City will implement the Plan.

Policies are official statements of strategy or principle that specify the intent of the City concerning the future growth and development of the community. Policies are presented at the end of each Plan Section.

SECTION 9.100 PLANNING

The Adair Village Comprehensive Plan is directed towards meeting the applicable Statewide Planning Goals and Guidelines of the Oregon Land Conservation and Development Commission (LCDC).

This introductory element specifically addresses the first two goals. **Goal 1, Citizen Involvement** reads: "To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process".

The Adair Village Plan was developed and adopted with extensive citizen participation over a period of three years. Provisions are also included in this element for continued citizen involvement in the planning process.

LCDC **Goal 2, Land Use Planning** 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 extensive inventories undertaken during preparation of the Comprehensive Plan, in addition to previous studies identified in the bibliography, provide the factual basis for the plan. Utilizing this factual data the Planning Commission and City Council, with the assistance of citizen involvement, evaluated alternative courses of action and made final policy choices, taking into consideration social, economic, energy and environmental needs. The information, policies and recommendations of the entire Plan are directed towards meeting Goal 2.

This introductory element describes the basic process used for land use planning in the Adair Village area and also describes the location of the City and the planning area that was analyzed during the planning process. Also included is the description of the development and purpose of the Plan; the state goals addressed; the citizen and agency programs utilized; a description of the structure and use of the Plan; the general recommendations adopted for Plan implementation.

Other specific planning issues are then addressed in each of the other plan elements.

SECTION 9.110 CITY OF ADAIR VILLAGE

Location

Adair Village is located on Pacific Highway 99 West, eight miles north of Corvallis in Benton County. It is also only eight miles northwest of Albany, the Linn County seat.

The City is situated on the western edge of the Willamette Valley on a foothill ridgeline of the Coast Range Mountains at an elevation of 328 feet above sea level.

The City is part of the former Adair Air Force Station, headquarters of the Portland air Defense Sector constructed in 1957. The base was abandoned and declared surplus by the federal government in 1969 and was subsequently acquired by various public agencies and private developers. Acquisition of housing parcels by individual property owners provided the basis for incorporation in 1976. For additional information see the Historical Background summary in **Section 9.800, Growth Management**.

Planning Considerations

Adair Village is located within the North Benton Planning Area of Benton County. The North Benton Citizen Advisory Committee and members of the Benton county planning staff provided background data for the area to assist the City in beginning the planning process.

A Planning Area was mutually agreed upon containing approximately 1069 acres surrounding the City and was considered to be an area of influence that could have an impact on the community.

An Urban Growth Boundary (UGB) was also established by mutual agreement containing 67 acres outside of the City. About 29 acres of the UGB have been annexed to the City leaving only 25 acres available for urban development. This means that an UGB expansion may be needed in the future to accommodate the growth needs of the City.

The City has outright planning responsibility for the area within the City Limits. The City, County and the North Benton Citizen's Advisory Committee cooperated in the planning process for the Planning Area outside the City Limits and have agreed to the land use designations and standards for the area. A City/County Agreement that establishes guidelines and procedures for cooperative review and action on planning and development proposals for the Planning Area, the Urban Growth Area and an Area of Concurrence for a portion of the Tampico Road Area was approved.

The Plan will be adopted by the Adair Village City Council after public hearings and will be reviewed and revised as needed on a periodic basis to take into account changing conditions and community attitudes.

The Plan, supporting documents, and implementing ordinances will be maintained on file in the Adair Village City Hall and are easily accessible to the public.

SECTION 9.120 COMPREHENSIVE PLANNING

The purpose of the Comprehensive Plan is to provide guidelines for conservation and development of community resources and to promote the public health, safety and general welfare of community residents. It is intended to ensure that the City's livability will be enhanced rather than weakened in the face of growth and change. It should not be considered a detailed development proposal, nor is it intended to offer solutions for problems that will require action at higher governmental levels. Nevertheless, local officials, public agencies, and private citizens are continually confronted by developmental decisions that can be facilitated if a general plan for future growth is established.

ORS Chapter 197, administered by the Land Conservation and Development Commission (LCDC), requires that cities and counties adopt comprehensive plans and ordinances which meet statewide planning goals and guidelines. ORS 197.010 provides the basic policy by stating that comprehensive plans:

1. Must be adopted by the appropriate governing body at local and state levels.
2. Are expressions of public policy in the form of policy statements, generalized maps and standards and guidelines.
3. Shall be the basis for more specific rules, regulations and ordinances which implement the policies expressed through the comprehensive plans.
4. Shall be prepared to assure that all public actions are consistent and coordinated with the policies expressed through the comprehensive plans.
5. Shall be regularly reviewed and, if necessary, revised to keep them consistent with the changing needs and desires of the public they are designed to serve.

ORS 197.175 more specifically outlines local government responsibility when it states, "...each city and county in this state shall:

1. Prepare and adopt comprehensive plans consistent with statewide planning goals and guidelines approved by the commission (LCDC) and
2. Enact zoning, subdivision and other ordinances or regulations to implement their comprehensive plans."

ORS 197.015 (4) provides the official definition of Comprehensive Plan as follows:

"Comprehensive plan" means a generalized, coordinated land use map and policy statement of the governing body of a state agency, city, county or special district that interrelates all functional and natural systems and activities relating to the use of lands, including but not limited to sewer and water systems, transportation systems, educational systems, recreational facilities, and natural resources and air and water quality management programs. "Comprehensive" means all-inclusive, both in terms of the geographic area covered and functional and natural activities and systems occurring in the area covered by the plan. "General nature" means a summary to policies and proposals in broad categories and does not necessarily indicate specific locations of any area, activity or use. A plan is "coordinated" when the needs of all levels of governments, semipublic and private agencies and the citizens of Oregon have been considered and accommodated as much as possible. "Land" includes water, both surface and sub-surface, and the air.

The Comprehensive Plan for Adair Village will become the City's official policy guide for conservation and development of community resources. It is intended to ensure that the City's livability will be enhanced rather than weakened in the face of growth and change and is designed to promote the public health, safety and general welfare of community residents.

The Comprehensive Plan is the document through which the citizens of Adair Village will implement their choices on how growth and change will occur and how it will be managed. It should not be considered a detailed blueprint for specific development proposals, but a general guideline within which public officials and private citizens can coordinate their individual developmental decisions.

SECTION 9.130 STATEWIDE PLANNING GOALS AND GUIDELINESThe City of Adair Village recognizes its responsibility to include consideration of the Statewide Planning Goals and Guidelines as adopted by the land Conservation and Development commission (LCDC). To fulfill this responsibility, the City has included consideration of the following goals:

- Goal 1 Citizen Involvement:** To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.
- Goal 2 Land Use Planning:** To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.
- Goal 3 Agriculture Lands:** To preserve and maintain agricultural lands.
- Goal 4 Forest Lands:** To conserve forest lands for forest uses.
- Goal 5 Open Spaces, Scenic and Historic Areas, and Natural Resources:** To conserve open space and protect natural and scenic resources.
- Goal 6 Air, Water and Land Resources Quality:** To maintain and improve the quality of the air, water and land resources of the state.
- Goal 7 Areas Subject to Natural Disasters and Hazards:** To protect life and property from natural disasters and hazards.
- Goal 8 Recreational Needs:** To satisfy the recreational needs of the citizens of the state and visitors.
- Goal 9 Economy of the State:** To diversify and improve the economy of the state.
- Goal 10 Housing:** to provide for the housing needs of the citizens of the state.
- Goal 11 Public Facilities and Services:** To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.
- Goal 12 Transportation:** To provide and encourage a safe, convenient and economic transportation system.
- Goal 13 Energy Conservation:** To conserve energy.
- Goal 14 Urbanization:** To provide for an orderly and efficient transition from rural to urban land use.

Applicability Of Goal Topics

The following tabulation indicates the applicability of LCDC Goals to the Adair Village Planning Area:

Goal Topic		Goal Topic	
3. Agricultural Lands	<u>Yes</u>	7a. Flooding	<u>No</u>

4.	Forest Lands	<u>Yes</u>	7b.	Erosion Areas	<u>No</u>
5a.	Open Space	<u>Yes</u>	7c.	Landslide Areas	<u>No</u>
5b.	Mineral Aggregate	<u>No</u>	7d.	Weak Foundation Soils	<u>Yes</u>
5c.	Energy Sources	<u>No</u>	7e.	Other Natural Hazards	<u>Yes</u>
5d.	Fish & Wildlife Habitat	<u>Yes</u>	8.	Recreation	<u>Yes</u>
5e.	Ecological, Scientific Natural Areas	<u>No</u>	9.	Economy	<u>Yes</u>
5f.	Scenic Views and Sites	<u>No</u>	10.	Housing	<u>Yes</u>
5g.	Water Areas	<u>Yes</u>	11a.	Schools	<u>Yes</u>
5h.	Wetlands	<u>Yes</u>	11b.	Water Supply	<u>Yes</u>
5i.	Watersheds	<u>Yes</u>	11c.	Sewage Disposal	<u>Yes</u>
5j.	Groundwater Resources	<u>Yes</u>	11d.	Drainage	<u>Yes</u>
5k.	Wilderness	<u>No</u>	11e.	Solid Waste	<u>Yes</u>
5l.	Historic Areas, Structures	<u>No</u>	11f.	Other Facilities, Services	<u>Yes</u>
5m.	Cultural Areas	<u>No</u>	12a.	Highways, Roads, Streets	<u>Yes</u>
5n.	Recreation Trails	<u>Yes</u>	12b.	Bicycle, Pedestrian Transportation	<u>Yes</u>
5o.	Wild, Scenic Waterways	<u>No</u>	12c.	Transit	<u>Yes</u>
6a.	Air Resource Quality	<u>Yes</u>	12d.	Rail Transportation	<u>Yes</u>
6b.	Water Resource Quality	<u>Yes</u>	13.	Energy Conservation	<u>Yes</u>
6c.	Land Resource Quality	<u>Yes</u>	14.	Urbanization	<u>Yes</u>

Goal topics with a "no" indication are not given detailed consideration in the Plan since these elements do not exist within the Planning Area or the topic does not apply.

SECTION 9.140 ADAIR VILLAGE CITIZEN INVOLVEMENT PROGRAM

The City of Adair Village recognizes its responsibilities under the Statewide Planning Goals and Guidelines as adopted by the Land conservation and Development Commission to prepare, adopt and implement a "Citizen Involvement Program." This program is intended to assure that all citizens have an opportunity to be involved in all phases of the planning process.

In order to fulfill this responsibility, the City has adopted the following Citizen Involvement Program:

1. Designation of the Adair Village Planning Commission as the Committee for Citizen Involvement.
2. Open public meetings will be conducted by the Planning Commission at key points during the course of the planning program. Through these meetings, citizens will be given the opportunity to participate in planning activities such as data collection, plan preparation and plan implementation.
3. In order that citizens will have the opportunity to be well informed of Planning Commission and City Council meetings, meeting notices will be mailed and posted in the area, and notices of meetings may be publicized in the Corvallis and/or Albany newspapers
4. Minutes of all planning commission and city council meetings are readily available for public use through the City Recorder.
5. The public will be given the opportunity to review and comment on planning proposals both verbally at public meetings and in writing. The city will make an effort to respond to these comments in an appropriate fashion.

6. Copies of plans and studies related to the City of Adair Village will be made available for public use through the office of the City Recorder.
7. The city will use the following techniques to encourage citizen involvement throughout the course of the planning program.:
 - a. Informal neighborhood or community meetings.
 - b. Surveys or questionnaires.
 - c. Neighborhood newsletters.
 - d. Townhall meetings.
 - e. Public hearings.
 - f. Newspaper articles.

SECTION 9.150 ADAIR VILLAGE AGENCY INVOLVEMENT PROGRAM

The City of Adair Village Recognizes its responsibility under the Statewide Planning Goals and Guidelines as adopted by the Land Conservation and Development commission, to prepare, adopt and implement a program for "Agency Involvement and Coordination." This program is intended to assure an effective working relationship with those local, state, and federal agencies that may have an interest in the city and its surrounding area.

In order to fulfill this responsibility, the city has adopted the following agency involvement program:

1. The city will establish direct contact with the following agencies:
 - A. State Agencies
 1. Department of Environmental Quality
 2. Health Division
 3. Public Utility Commissioner of Oregon
 4. Department of Transportation
 5. Department of Water Resources
 6. Division of State Lands
 7. Department of Fish and Wildlife
 8. Department of Land Conservation & Development
 - B. Federal Agencies
 1. US Rural Development
 2. Soil & Water Conservation District
 3. Environmental Protection Agency
 4. Department of Housing and Urban Development
 - C. Regional and Local Agencies
 1. Linn-Benton Housing Authority
 2. Linn-Benton Intermediate Education District
 3. Cascades West Council of Governments
 4. Linn-Benton Community College

5. Corvallis School District 509J
6. Adair Rural Fire & Rescue
7. Benton County
8. City of Albany
9. City of Corvallis
10. Consumers Power
11. Pacific Northwest Bell
12. Corvallis Disposal Company

D. Other Agencies

1. Santiam Christian School
 2. Oregon/Southwest Washington Labor Training School
 3. Willamette Carpenters Training Center
2. The city will inform the above agencies of the status of current planning efforts, future planning work schedules, and regular meeting dates of the city planning commission and the city council.
 3. The city will provide to the various agencies, on request, copies of studies, plans and ordinances which are related to the city's planning program.
 4. The city will request each agency to designate a contact person who will be responsible for coordination with the city.
 5. The city will inform the various agencies of public hearings and other meetings, when it is determined that it is in the interest of the city, the public, and the particular agency to have notice of and the opportunity to participate in the meeting.
 6. The city will encourage each agency to provide the information which is needed by the city to carry out its planning program. This may involve such activities as:
 - a. Provision of plans or studies prepared by the agency which may be useful to the city;
 - b. Participation by the agency in public hearings or other meetings;
 - c. Direct assistance by the agency in the development of a plan or study or in the consideration of a specific planning related problem.
 7. The city will seek to facilitate intergovernmental coordination between the city and appropriate agencies and to assist in identifying and resolving conflicts.
 8. The city recognizes the value of Cascades West Council of Governments and the State Intergovernmental Relations Division in enhancing needed intergovernmental coordination.
 9. The city understands that the statewide goals of LCDC require that federal, state and other local agencies coordinate their planning efforts with the city, and that plans and actions of these agencies shall be consistent with the city's adopted comprehensive plan.

SECTION 9.160 STRUCTURE AND USE OF THE PLAN

The Comprehensive Plan is structured into nine elements:

- 9.100 Planning**
- 9.200 Environment**
- 9.300 Population & Economy**
- 9.400 Housing**
- 9.500 Land Use**
- 9.600 Public Facilities & Services**
- 9.700 Transportation**
- 9.800 Growth Management**
- 9.900 Maps & Diagrams**

At the beginning of each Plan Section, introductory paragraphs identify the particular statewide goals that are addressed in that Section. Each Section then addresses individual topics that present the background information and findings relevant to the problems, needs and goals of the community. Each Section concludes with overall goals, policies and recommendations pertinent to the topics discussed.

Background Data and Findings

The background data and findings presented in each Section is based on previous studies and the land use and environmental surveys specifically conducted during preparation of the Plan. Sources are identified in the bibliographies at the end of each element. Sources are identified once in connection with the major subject, however, some sources are pertinent to more than one subject.

The background data was evaluated relative to the issues, needs and goals of the community during the preparation of the Plan. Findings or conclusions were then made after the evaluation.

The findings contained in each Plan Section, identify the relevant issues, conditions and needs which must be responded to in order to fulfill state and local goals. Findings also include an identification of the opportunities and constraints that could influence plan implementation.

Illustrative maps and diagrams have been prepared to assist in understanding various aspects of the plan. Many are included with the Plan although some are not, due to reproduction constraints. Those not included are referenced in the background data and source section and are on file at the Adair Village City Hall.

Goals

In addition to the applicable statewide goals, the City has adopted additional goals for each plan element.

The goals represent the ideals and results or achievement toward which the Plan is directed. They are statements of purpose and specify, on a general level, what the planning effort is intended to accomplish.

Policies

Policies are identified as "shall" statements (i.e. "The City shall"). The policies are the means by which the City will implement the Plan.

Policies are official statements of strategy or principle that specify the intent of the City concerning the future growth and development of the community. Adopted by the City

council, they represent the official position of the City of Adair Village while also providing:

1. A long-range guide for the evaluation of various proposals for physical change and improvement.
2. A framework for making sound decisions on zoning, subdivisions, capital improvement programs, and other codes and ordinances.
3. A guide for public programs and expenditures.
4. An indicator of more detailed and specific studies that are needed.
5. A source of information and a statement of planning policy that is useful to the local business community, the general public, and other governmental units in making decisions regarding their individual development plans.

Conservation Policies identify those elements or conditions of the community environment the citizens wish to preserve or enhance.

Development Policies identify those elements or conditions which require change or improvement and needed elements or conditions now lacking within the community.

Official City Planning Policies are the foundation of the comprehensive Plan. They are the primary means of achieving the goals and objectives of the Plan and the Statewide Planning Goals and Guidelines of the Oregon Land Conservation and Development Commission.

Recommendations

Recommendations are identified as "should" statements (i.e. "The City should). Recommendations are suggested actions that should be considered to assist in implementing the planning policies of the City.

Implementation

Implementation measures are intended to assist in putting the plan into effect. Generally, Plan implementation included the enactment of regulatory measures pertaining to land development such as Land Use Development Code, but should also include capital improvement programs or other management measures and detailed site-specific development plans.

Plan Amendments

Plan Amendments should be made as needed to maintain the Plan as an up-to-date guideline for urban development in the Adair Village area. **Section 2.700** of the Code provides the procedures for Code or Plan Amendments.

The City should undertake a general review of the Plan every two years to determine if any changes have occurred that would warrant amendments to the Plan. A complete Plan review should also be performed at least once every five years to determine if major revisions to the Plan or Code are necessary. A public notice should be issued if it is determined that amendments are needed.

Major Revisions

Major revisions include land use changes that have widespread and significant impact within the community.

The plan and implementation measures should be revised when public needs and desires change and when development occurs at a different rate than contemplated by the plan. Major revisions should not be made more frequently than every two years unless changing conditions strongly warrant this significant action.

Minor Changes

Minor changes are those that do not have significant effect beyond an immediate area or are individual aspects of the Plan that do not represent a major policy change relative to the community as a whole. Minor changes should be based on special studies or other information that will serve as the factual basis to support the change. The public need and justification for the particular change should be established. Minor changes should be made as needed to maintain the Plan as an up-to-date guideline for community growth and development.

The citizens in the area and affected governmental units should be given an opportunity to review and comment prior to changes in the plan and implementation ordinances. There should be at least 21 days notice of the public hearings on the proposed change. In determining the affected persons to receive notice by mail of proposed changes, renters should be considered among those affected. When adopted, the changes should be noted in a prominent place in the document, filed with the recorder, and copies made available to the public.

SECTION 9.170 IMPLEMENTATION

Implementation measures are intended to assist in putting the Plan into effect. Generally, Plan implementation includes the enactment of regulatory measures pertaining to land development such as zoning and subdivision regulations that are contained in the Adair Village Land Use Development Code, but should also include capital improvement programs or other management measures and detailed site-specific development plans.

The greatest value of the Comprehensive Plan is through its use as a policy guide for decision making. However, it can only have limited value unless it is supported by the community as well as city government. Possibly the most important factor in such a relationship is simply patient leadership, supported by citizens who feel that community improvement is a worthwhile aim.

Codes and Ordinances

There are several basic implementation instruments available to help the City achieve planning aims. The most important implementing ordinance is the Adair Village Land Use Development Code (Code). The following implementation instruments are utilized by the City of Adair Village:

Zoning

Zoning is probably the most familiar legal instrument used in plan implementation. While the Comprehensive Plan specifies the principals and policies for conservation and development of community resources, the zoning provisions of the Code actually provide the definite and precise standards and procedures to implement the Plan.

Zoning and the Comprehensive Plan

The Comprehensive Plan, while a guide for zoning actions, is not a zoning regulation. Zoning regulations are detailed pieces of legislation that are intended to implement the proposals of the Comprehensive Plan by providing specific standards for use of land in various districts within the community.

Two cases heard by the Oregon Supreme Court have had a profound impact on the relationship between the Comprehensive Plan and its implementation through zoning. In the case of **Fasano v. Washington County Commissioners** it was determined that: "the plan embodies policy determinations and guiding principles; the zoning ordinances provide the detailed means of giving effect to these principles," and that "it must be proved that the (zone) change is in conformance with the Comprehensive Plan."

The earlier decision was emphasized to a much greater extent in the 1974 case of **Baker v. City of Milwaukie**. In that case it was concluded "that a comprehensive plan is the controlling land use planning instrument for a city. Upon passage of a comprehensive plan, a city (or county) assumes a responsibility to effectuate that plan and resolve conflicting zoning ordinances. We further hold that the zoning decision must be in accord with that plan and a zoning ordinance which allows a more intensive use than that prescribed in the plan must fail."

It is important that zone change proposals be considered in relation to the policies and aims of the Comprehensive Plan. Amendments to the Zoning provisions of this Code that are consistent with the Comprehensive Plan can proceed as provided in the Code. However, zoning amendments that are contrary to the intent of the Comprehensive Plan should be reviewed first as a potential Plan change. If the zoning amendment is deemed in the public interest, then the Comprehensive Plan should be so amended before action on the zoning amendment proceeds. This procedure should guarantee essential coordination between the two planning instruments.

The City of Adair Village has prepared a Land Use Development Code in conformance with the City's Comprehensive Plan and has incorporated the Plan therein to facilitate coordinated decision-making.

To further facilitate coordinated planning efforts, the Zoning Map and the Comprehensive Plan Map have been combined into a single Land Use District Map.

Land Division Regulations

Review of proposed Land Divisions by the City is a useful means of achieving planning goals. Dedications of land to assist in street widening or extensions can be made a condition of approval for new developments. The overall design of Land Divisions, including the installation of required improvements, will have a direct bearing on the quality of new residential districts in Adair Village. The negative effects of an ill conceived, poorly constructed Land Division are difficult to overcome at a later date.

Land Division regulations provide the City with guidelines for approval of subdivision or partition plats. It specifies procedures for plat approval; contains design standards for streets, lots, and blocks; and lists improvements such as streets and utilities which are to be provided by the Land Divider.

Adair Village has adopted Land Division regulations into the Code in conformance with the Comprehensive Plan.

Building Permits

The Benton County administers the State Building Code and provides construction inspection services. A copy is forwarded to the City and maintained on file at the City Hall/Community Building providing a continuous building and development record.

Outright permitted uses may be issued a building permits without prior approval by the City. Developments requiring review and approval by the City are issued a building permit only after final approval is obtained.

Vigorous code enforcement helps to significantly reduce the number of deteriorating and dilapidated structures, as well as assuring that new buildings meet basic development requirements.

Official Street Map

The Comprehensive Plan is the Official Street Map for the City showing alignments of existing and proposed streets. In this way, the City can greatly facilitate the eventual realization of planning recommendations for streets and thoroughfares by indicating areas in which construction should be avoided, so that purchase and removal of improvements will not be necessary at a later time.

Although the Transportation Element focuses on highways, arterials and collector streets as primary network elements, there is also a need for local street continuity and extensions. Local streets are usually planned by individual developers and in most cases cannot be predetermined by the City in advance. Where needed local streets can be identified, they should be located on the Plan Map. Where they cannot be specifically located, they should be considered as part of the project review procedure.

Each project should clearly identify street extensions, closures or modifications within and beyond the project boundary as an integral part of the project proposal and review procedures. Approved development plans should be considered a plan amendment to guarantee that recommended street alignments beyond the project boundaries are officially designated.

Capital Improvement Program

It is essential that long range financial planning, based on available and anticipated resources, be maintained by the city.

Capital Improvements Programming is one of the programs available to the community for long range financial planning. The long range Financial Plan encompasses estimates of the City's expenditures for establishing, operating and maintaining public services and for constructing capital improvements.

A long range financial plan must be based on the following:

1. An Operating and Maintenance Budget for public services.
2. A Capital Improvements Program based on a Comprehensive Plan.
3. A Comprehensive Revenue Program.

Upon completion of the financial plan, it is carried out with the following programs:

1. A priority list of proposed capital improvements.
2. A four-year capital improvement budget.
3. The annual city budget.

It is essential that additional operating expenses brought about by capital expenditures be included in the annual budget to insure correlation of operating and capital budgets.

In estimating revenue sources, those public agencies not directly controlled by the City, but responsible for the provisions of certain capital expenditures relative to City requirements, must be related to priority scheduling in time and coordinated as to their availability of funds.

Based on detailed programs expressing levels of service, and a definition of facilities to provide this service, cost estimates for capital expenditures may be prepared and individual program priorities assigned. Priority projects for the various program areas can then be selected to prepare an annual capital expenditure budget, based on the anticipated revenues of that year.

Agreement between the City of Adair Village, Oregon and Benton County, Oregon for the management of the Adair Village Comprehensive Plan as it pertains to the Urbanizable Area within the Growth Boundary, and the Tampico Road Area of Concurrence, and the Adair Village Planning Area.

November 12, 1981

SECTION 9.190 PLANNING GOALS & POLICIES

GOALS AND OBJECTIVES

There are certain basic aims to which the Comprehensive Plan is broadly committed. These general goals and objectives are:

1. To encourage development in a planned and considered manner consistent with the community's general health, safety and welfare.
2. To achieve an environment that assures each individual the widest possible choices and opportunities for a productive and meaningful life-style within the community.
3. To preserve those features that are special and unique to the community while also being responsive to changing needs and conditions.
4. To preserve and maintain areas of the natural environment that are unique to the community's natural setting.
5. To broaden opportunities for services to meet community needs.
6. To achieve public interest, understanding, and support of the planning process and the goals toward which the process is directed.
7. To broaden employment opportunities to meet community needs.

Specific goals and objectives related to each of the five primary planning elements are:

1. To provide conservation and development policies for the orderly and efficient development of community resources.
2. To provide a land use policy plan which sets forth the suitable kinds, amounts and intensities of use to which land in various parts of the City should be put.
3. To provide a housing policy plan which seeks to increase opportunities for all citizens to enjoy safe, decent and sanitary housing and to assist in creation and maintaining neighborhoods in a manner consistent with the natural environment and the needs of the people.
4. To provide a transportation policy plan as a guide for development of a systematic network of traffic ways related to the patterns and needs of community activity.
5. To provide a public facilities policy plan as a guide for the location and development of future community facilities and utilities consistent with long-range community needs.

POLICIES & RECOMMENDATIONS

If the Comprehensive Plan is to be of value as an on-going decision-making guide, it must be maintained as an up-to-date working manual, otherwise it will quickly become another useless paper plan.

1. The Adair Village Comprehensive Plan shall be maintained as an on-going decision-making guideline for planning and development actions within the Adair Village Urban Growth Boundary.
2. The adopted policies shall be reviewed annually and may be revised and amended to reflect changing needs and conditions within the planning area.
3. All proposed revisions or amendments to the adopted policies shall be reviewed at public hearings before final action.
4. Local ordinances shall be in conformance with the adopted policies of the Adair Village Comprehensive Plan. Ordinance amendments, deemed in the public interest, that are contrary to the intent of the adopted policies shall be reviewed and amended as policy changes to the Comprehensive Plan in conformance with the ordinance amendment process contained in the Code .
5. Since planning problems requiring areawide action cannot be solved by the City alone, joint cooperative solutions involving more than one level of government shall be actively encouraged.
6. A project review or monitoring program shall be initiated by the City to evaluate the effectiveness of past planning decisions in accomplishing the goals, objectives and policies of the Adair Village Comprehensive Plan.
7. An active and on-going citizen involvement program shall be maintained by the City to insure that all citizens have an opportunity to be informed and involved in the planning process.
8. The City of Adair Village hereby adopts the applicable Statewide Planning Goals as they apply to the community and reinforces them through specific goals, objectives and policies in response to community needs.
9. Staff and commission members should record notes on planning issues directly in the plan text so they are not lost with time.
10. Plan maps should also be used to record changes and proposed amendments. As the Official Street Map, it is essential that the plan map be kept up-to-date to protect needed alignments and right-of-ways.
11. Land use data should be maintained on a continual basis as part of the building permit procedure to eliminate the need for future land use studies. As each occupancy permit is issued, it should also be recorded on the land use map and added to the City's statistical data base.
12. All future plan-related studies and reports should be recorded as source references. Specific conditions, issues or needs identified in these studies should also be referenced in the appropriate plan element to guarantee that future community projects are in legal conformance with the plan as required by state law.
13. The studies and plans of other agencies should also be referenced and plan related issues noted for future action in the applicable plan element. Close

coordination is required between the school districts, serving utilities, Benton County and other governmental agencies having facilities or programs in the area.

14. Development patterns and the results of staff and commission actions should be reviewed periodically to insure that the Comprehensive Plan and community needs are being adequately met.
15. The City should monitor significant area developments which may affect the City's growth.
16. Periodic monitoring of population trends is desirable in view of the possibility that sudden changes in projected population levels may result from new developments. Monitoring would also provide the City with a check against estimates of the Center for Population Research and Census.
17. Monitoring of building permit activity including type of building, size, characteristics and location of development both inside the City and in the surrounding planning area will help indicate changes and impacts on the community.
18. It is essential that a Capital Improvement Program be developed and maintained as an on-going component element of the Comprehensive Plan.
19. Most development proposals within the City require review and approval of the Commission. The criteria and procedures utilized for evaluation have been formalized in the implementation ordinances, so decisions and actions are consistently applied to the maximum extent possible without losing the advantages provided by individual project evaluation through the review process.
20. The Comprehensive Plan is the controlling planning instrument for the City of Adair Village as defined by state law. All other land use, development and management plans shall be in conformance with the plan.

The primary **Statewide Planning Goals** (Goals) related to this Section of the Plan are **Goals 5, 6, and 7**, although other Goals also have natural environmental implications.

Goal 5 reads: "To conserve open space and protect natural and scenic resources." In partial response to this goal, this element of the Plan includes an inventory of natural resources including geology, soil and aggregate resources, surface and ground water resources, natural vegetation and fish and wildlife resources. Also included are a series of policies to help insure the wise management of natural resources for future generations and to avoid land use conflicts damaging to the natural environment.

Goal 6 reads: "To maintain and improve the quality of air, water and land resources of the state." In partial response to this goal, this element includes consideration of waste process discharges including water pollutants, air pollutants and noise pollutants (see also the public facilities element). Policies are included to insure that waste and process discharges do not threaten to violate, or violate, state or federal environmental quality statutes, rules and standards, nor exceed the natural environmental carrying capacity of the area.

Goal 7 reads: "To protect life and property from natural disasters and hazards." In response to this goal, this element includes an inventory and map of known areas of natural disaster and hazard. Included in the policies are appropriate safeguards to insure against loss of life and property from natural disasters and hazards. The primary hazards in the Adair Village planning area are localized slope, slippage, ponding and erosion problems.

Finally, this element also includes information pertinent to **Goal 3**, "To preserve and maintain agricultural land," and **Goal 4**, "To preserve forest land for forest uses."

SECTION 9.210 CLIMATE

The climate of Adair Village is similar to that of most Willamette Valley communities although the adjacent hills provide some local microclimate modifications. Adair Village has a temperate climate with moderately warm, dry summers and mild, wet winters.

The average summer temperature ranges between 51 and 82 degrees. The average winter temperature ranges between 46 and 32 degree. Extreme temperatures of -12°F in December and 108°F in August have been recorded.

Annual precipitation averages about 43 inches, most of which occurs as rainfall at low intensities. About 84 percent of annual precipitation occur from October through April. December is the wettest month with 6.8 inches while July is the driest month with only 0.6 inches. An average of 6.5 inches of snow is possible, generally in December and January. The prevalence of moist marine air causes relatively high humidity and heavy dews throughout the year.

The prevailing winds are from the west and northwest during the summer and from the south and southwest during winter storm periods. Occasional easterly winds bring cold, clear weather in winter and exceptionally dry, warm weather in summer. Wind velocities are generally moderate in the range of 4 to 12 mph from April to September. Winter storm winds of 40 to 50 mph are not uncommon from October to April.

The growing season occurs between March and November for an interval of 263 days.

Climate extremes can produce hazardous conditions. Lightning can cause forest fires. Freezing rain can create hazardous traffic conditions. Strong winds can cause property damage like the 1962 Columbus Day winds that exceeded 70 mph. However, the predominant local hazardous condition is flooding caused by rapid snowmelt or intense rainfall like the floods of 1964 and 1996.

SECTION 9.220 TOPOGRAPHY

The Topography Map contains topographic and slope information for the Adair Village Planning Area.

The area topography is a transitional zone between the almost flat Willamette Valley floor on the northeast to the Coast Range mountains on the west. In the immediate Adair vicinity the topography consists of foothill ridges rising from the valley floor. The City is situated on one of these gentle ridgelines with elevations ranging from a high of approximately 328 feet to a low of 275 feet. Located on the crest of the ridge, the ground slopes away to the north, east and south. The residential area of the City is located on the north facing slope. This rolling topography provides varied topographic features for residents.

Immediately west of Highway 99 West lies the foothills of the Coast Range including Hospital Hill on the west and Poison Oak Hill on the northwest boundary of the Planning Area. The maximum elevation within the Planning Area is 525 feet.

The topography in the Planning Area poses few restrictions to development although there are some limited areas of steep slopes.

Slopes within the Planning Area range from 3 to over 30 percent. There are only limited areas of steep slopes that exceed 30 percent. These are located on Poison Oak Hill, parts of Hospital Hill and the upper reaches of Calloway Creek. Slopes within the Urban Growth Area are generally moderate, in the 3 to 15 percent range, except for the southern face of Poison Oak Hill.

Drainage

The City is located on a drainage divided between two small streams, each flowing westward and eventually feeding into the main channel of Bowers Slough which empties into the Willamette River approximately 3 miles west of Albany. Bowers Slough begins in the Tampico Road area and flows east along the City's present northern boundary. After passing through a small pond and the Adair County Park, this stream eventually feeds into the main channel of Bowers Slough. The southern portion of the Planning Area is drained by Calloway Creek which is also a tributary of Bowers Slough. Calloway Creek drains the Calloway Drive Area, the Oregon State Game Commission site and agricultural lands south of Ryals Avenue.

There are no flood hazards within the Planning Area. High water table and ponding occur at the base of the ridgeline on the valley floor adjacent to the northeast, east and southeast borders of the Planning Area.

SECTION 9.230 GEOLOGY & SOILS

The underlying geology is significant for a number of reasons. Geologic and soil characteristics indicate load-bearing strength, drainage potential, erodibility and suitability for use as agricultural land, timber land, or for recreational, industrial, commercial or residential development. The geologic characteristics can indicate

specific hazards, such as slippage problems, or specific resource values, such as the presence of economically exploitable mineral resources.

Geologic Characteristics

Most of the Planning area is located on a base geology of volcanic origin. The City itself and almost the entire area within the Urban Growth Boundary is volcanic pediment rocks. These rocks are gently inclined and generally covered with thin deposits of unconsolidated material. Drainage is shallow and intermittent. Streams with incised channels flow on the bedrock. Soils are dark-brown to reddish-brown silt and clay, 1 to 10 feet thick with shrink/swell cracks. There may be some creep movement on slopes and near drainage courses and limited mass movement near breaks in the slope.

Poison Oak Hill and Hospital Hill, including the development taking place in the Calloway Drive area, are on Eocene volcanic rock. Soils are dark-brown to reddish-brown silt and clay, 1 to 10 feet thick with shrink/swell cracks. Perched ground water zones provide moderate water yields generally adequate for domestic use. Hazards include local mass movement on steep slopes. The west slopes of Poison Oak Hill, located a quarter mile north of the Planning Area, are subject to mass movement hazard. No specific hazard exists in the Study Area but there could be localized problems on steep terrain.

The rolling hills to the east and south of Adair such as Voss Hill, Spring Hill and Logsdon Ridge are composed of sedimentary rocks. Between the igneous rocks of the ridges on the west and the sedimentary rocks of the hills on the east there are stream and terrace deposits which occupy the flat land of the narrow valley floor channels. Quaternary higher terrace deposits on the eastern fringe of the Planning Area including the agricultural lands to the northeast, the bottomlands in the Adair County Park and the agricultural lands south of the State Game Commission Regional Headquarters site. They consist of semi-consolidated gravel, sand, silt and clay of variable thickness. These rocks yield small to moderate groundwater depending on the depth to bedrock. Soils range from poorly to well-drained loams.

Aggregate Resources

Sand, gravel and crushed rock are important factors in the development of an area. These materials are used in concrete, asphalt, and construction. The economic hauling distance for such materials is approximately 15 to 20 miles. Due to the high cost of hauling, there is a need to preserve such resources, especially close to urban centers.

Quarry stone makes a better base for paved surfaces, and it is better suited to the construction of oiled roads than is stream gravel. However, it is generally not suited for use as concrete aggregate, and it is more costly to produce than sand and gravel.

Information on aggregate resources is contained in "Rock Material Resources of Benton County" by the Oregon Department of Geology and Mineral Industries. There are no economically significant rock material resources within the Planning Area. There are three former Oregon State Highway rock quarries on Coffin Butte, two miles north of Adair. The site is now used for solid waste disposal. There are however, large active rock and sand and gravel extraction operations in the North Albany area and the Corvallis area, both of which are within economical hauling distance of Adair Village.

A major fault occurs just east of the Planning Area near the Southern Pacific Railroad tracks. This "Corvallis Fault zone" occurs between the volcanic and sedimentary formations and is concealed by the stream and terrace deposits in the Adair vicinity. According to available information, this fault zone is no longer active and no seismic

activity has been recorded as originating from this fault zone. Earthquake activity affecting Benton county is associated with earthquakes occurring near Portland or off the Oregon Coast or with larger earthquakes occurring in the Puget Sound area. Due to the short period that records have been kept and the difficulty of detecting an active fault, some precaution is necessary. Adherence to the relevant provisions of the Uniform Building Code for Zone II Seismic Risk is required until more detailed data indicates a change.

Soils

The Soil Conservation Service has mapped the soil types in the Adair Village area in detail, and provided soil interpretation data for each type. This information has been used as major criteria in determining the Urban Growth Boundary and future land uses. The Soil Conservation Service uses a classification system of eight capability classes to indicate the suitability of soils for most kinds of field crops. The numerals indicate progressively greater limitations and narrower choices for practical uses.

Class I through Class IV soils can be cultivated. Class I soils have a few limitations while Class IV soils have very severe limitations that: reduce the choice of plants, require very careful management, or both. Classes V through VII soils are usually limited to pasture, range, woodland or wildlife. Classes VIII have limitations which restrict their use to recreation, wildlife, water supply or to esthetic purposes.

The following description of soil types in the Adair Village area begins with the ridge top soils, those having the steepest degree of slope, and is followed by a description of the soils of the foothills and the flatter bottomlands along the creeks. Further details can be obtained from the Soil Conservation Service's "Soil Survey of Benton County Area" and the attached soils map.

Ridge Tops and Upper Slopes

The soils on the upper slopes and ridge tops of Poison Oak Hill and Hospital Hill are either Witzel very cobbly loam with 30 to 75 percent slope (WLG) or Price-Ritner complex soils, 20 to 30 percent slope (PTE). Both soils are generally unsuitable for development.

Soils on the upper slopes of Poison Oak Hill are Witzel very cobbly loam with 30 to 75 percent slope. This is a Class VII soil. This soil is used for timber production, grazing, water supply and wildlife habitat. It has severe limitations to use because of shallow depth, a high content of coarse fragments and very steep slopes; and it is unsuited for cultivation. Because of the shallow depth the rooting zone for trees is very limited.

Run off is very rapid, and the hazard of erosion is high. Available water capacity is 1 to 2 inches. Permeability is moderately slow. Root penetration is limited to a depth of about 12 to 20 inches by the underlying basalt bedrock.

The upper slopes of Hospital Hill in McDonald State Forest and the small wooded hill south of Calloway Drive, which is presently being developed, are Price-Ritner complex soils with 20 to 30 percent slope. Runoff is rapid, the hazard of erosion is high. The soils of this complex are suitable mainly for pasture, timber, water supply and wildlife habitat. Because of the steepness and the high hazard of erosion, these soils have severe limitations to use for cultivated crops.

Price-Ritner complex with 20 to 30 percent slopes is a Class IV agricultural soil but has high productivity for woodland use.

Uplands and Foothills

The middle and lower slopes of Poison Oak Hill are Dixonville silty clay loam with 12 to 20 percent slopes (DnD) and Price silty clay loam with 12 to 20 percent slopes (PrD). Runoff is medium and erosion hazard is moderate. Permeability is moderately slow. Both are Class III agricultural soils, the Dixonville silty clay loam is only moderately productive for woodland but the Price silty clay loam has a high woodland productivity.

The most prevalent of all the upland and foothill soils is Jory Silty clay loam with 2 to 12 percent slope (JoC). This soil underlies the western half of the City of Adair Village, Part of the State Game Commission Regional Headquarters site, almost half of the Tampico Road area, plus most of the developed part of Calloway Drive. The Urban Growth Area west of Highway 99 West is underlain by this soil. It is classified as a Class II agricultural soil which is also highly productive for woodland use.

The Jory soil series consists of deep, well-drained soils that formed in colluvium weathered from sedimentary and basic igneous rocks. These soils are on the higher rolling uplands that border the steeper mountainous area.

This soil occupies broad ridges and side slopes. Slopes average about 7 percent. Runoff is medium and the hazard of erosion is slight. Available water capacity is 7 to 11 inches. Permeability is moderately slow. Root penetration is deep.

This soil, when used for agriculture, is suitable for cereal grain, grass seed, orchards, hay and pasture. Some areas are used for timber production, water supply, wildlife habitat and recreation.

The eastern part of Adair Village, plus a third of the State Game Commissions site and a very small area of Tampico Road are Dixonville silty clay loam with 3 to 12 percent slope (DnC). Runoff is medium and the hazard of erosion is slight. This is a Class II agricultural soil suited for unimproved and improved pasture, cereal grain, woodland, water supply and wildlife.

Lower Slopes and Bottomlands

The agricultural land immediately south of the State Game Commissions site consists of Amity silt loam (Am), McAlpine silty clay loam (Mn), Waldo silty clay loam (Wa), and Willamette silt loam of 3 to 12 percent slopes (WeC), all of which are agricultural Class II or III soils.

The rural residential development immediately north of Adair Village is on Witham Silty Clay loam with 2 to 7 percent slopes (WkB), McAlpin silty clay loam (Mn), Concord silt loam (Co), Woodburn silt loam with 0 to 3 percent slopes (WoA) and Waldo silty clay loam (Wa).

These soils share a common characteristic in that they pose moderate to severe limitations for the use of septic tank absorption fields, especially the Witham silty clay loam which underlies most of the existing development, and the more extensive Waldo silty clay loam which is largely undeveloped. Waldo silty clay loam and McAlpin silty clay loam occupy narrow bands along Bowers Slough and Calloway Creek.

McAlpin silty clay loam (Mn) is a Class II agricultural soil which occupies alluvial terraces and slopes are 0 to 3 percent. Runoff is slow and the hazard of erosion is slight. Available water capacity is 8 to 10 inches. Permeability is moderately slow. Rooting depth is deep but is somewhat restricted by a seasonal, temporary high water table.

The soil is used mainly for cereal grain, grass seed, hay and pasture, wildlife habitat and recreation. Some areas on alluvial bottom land are subject to stream overflow.

Waldo silty clay loam (Wa), a Class III agricultural soil, is in areas along the streams and drainage ways of the foothills. Runoff is slow and the hazard of erosion is slight. Rooting depth is limited by a seasonal high water table. Permeability is slow. Available water capacity is 9 to 11 inches.

This soil is suitable for pasture, hay, small grain, grass seed, wildlife habitat and recreation.

The agricultural area northeast of Adair Village and immediately east of the Urban Growth Boundary is predominantly Woodburn silt loam (WoA) with 0 to 3 percent slope. This is a Class II soil suitable for pasture, hay, small grain, grass seed, vegetables, berries, wildlife habitat and recreation. Runoff is slow to medium, the hazard of erosion is none to slight. Permeability is slow. Rooting depth is somewhat restricted by a seasonal water table in winter and spring.

Agricultural Suitability

Statewide Planning Goal reads, "To preserve and maintain agricultural lands". To help achieve this goal, the Goal calls for "the retention of Class I, II, III and IV soils for farm use".

The dominant soil class in the Planning Area is Class II with small areas of Class III and IV located on the north, west and south edges of the Planning Area.

Although most of the area has a good agricultural soils rating, much of this land is not in agricultural use. Most of the area is in public uses, urban use or rural residential use. Commercial agricultural operations exist mainly in the south and northeast, and future urban development has been directed away from both areas.

There are approximately 206 acres within the Planning Area that are presently in agricultural use. Of this total less than 20 acres, currently in pasture, are included within the Urban Growth Boundary. Within the Planning Area, four partial parcels totaling about 40 acres northeast of Adair Village and about 80 acres south of the Game Commission property are presently zoned Exclusive Farm Use (EFU) by the County. The 40 acres of EFU property contiguous to the City contains lots partially within the City and the City's UGB and partially with the County's EFU District. This area is the only immediately available area that could be included into the City's UGB if needed.

Woodland Suitability

Soils for the Planning Area have been rated for woodland suitability from Site Class 1 to 5, with 1 being the most suitable for timber production. The western half of the Planning Area is almost exclusively Class 2. The eastern half is about equally divided by Class 3, 4, and unclassified soils, with a small area of Class 2 in the Adair County Park. The most significant Fir growth is in the McDonald State Forest west of the City with scattered Oak growth throughout the Tampico Road rural residential area and around the Adair County Park.

Except for public lands, only 65 acres in the extreme northwest corner of the Planning Area has been recommended for Forest Conservation (FC40) by the County, a change from a previous Rural Residential (RR-5) designation.

Development Suitability

Soils Maps identify soil limitations for the construction of buildings without basements and for the operation of septic tank absorption fields. The maps are based on the Benton County soil survey. In addition, the Benton County Sanitarians Office was consulted regarding septic suitability.

Septic suitability ranges from "generally unsuitable" to "always unsuitable". Most of the Planning Area is generally suitable to marginal. Unsuitable areas are the low drainage areas north and south of the City and the steep hillsides on the west and northwest. The area east of the City is "generally unsuitable" due to high water table and slow permeability, although in each area on-site inspections may alter these general findings. The preliminary Urban Growth Area immediately north of the City limits was specifically identified by the County Sanitarian as a poor septic suitability area on the basis of existing land use patterns and the poor suitability of soils in the area.

SECTION 9.240 WATER RESOURCES

Surface Water Hydrology

The only surface water features in the area are Bowers Slough on the northern City boundary and Calloway Creek south of the City and small tributaries of these streams. There are also three small ponds, two on Bowers Slough in the Adair County Park and one on a tributary of Calloway Creek located on the State Game Commission Regional Headquarters site. There are also 28 acres of wetlands in the Adair County Park. The streams in this area are intermittent streams and are dry part of the year.

Water Quality Standards

Water Quality standards governing these streams are set forth in the "State-wide Water Quality Management Plan". They are included in the plan for the Willamette Basin under "All Other Streams and Tributaries". Beneficial uses to be protected include all uses except "commercial navigation and transportation". The standards state "the highest and best practicable treatment and/or control of wastes, activities and flows shall in every case be provided so as to maintain dissolved oxygen and overall water quality at the highest possible levels and water temperatures, coliform bacteria concentrations, dissolved chemical substances, toxic materials, radioactivity, turbidities, color, odor and other deleterious factors at the lowest possible levels".

Waste Discharge Permits

Waste discharge permits are issued by the Department of Environmental Quality (DEQ) for the construction and operation of new or modified sewage and industrial waste treatment facilities and related effluent disposal.

A National Pollutant Discharge Elimination System (NPDES) permit for discharges into public waters is issued pursuant to both federal and state requirements. The permit gives the permissible limits for plant operations.

Issued permits must meet applicable federal standards and guidelines as well as applicable portions of the State Water Quality Plan for the Willamette Basin.

The DEQ intends that any further applications for permits will be submitted to the appropriate local planning agency for certification of land use plan and goal conformance.

The DEQ has issued a NPDES permits for the operation of the Adair Sewage Treatment Plant. The DEQ concluded that the Adair Village NPDES Permits were being adequately addressed.

Water Quality Standards, Plans and Compliance

Standards and rules necessary to insure that beneficial use of public waters are not impaired by inadequate water quality are adopted by the Environmental Quality Commission and implemented by the DEQ.

The Statewide Water Quality Management Plan (OAR 340, Division 41) developed by DEQ includes beneficial water uses to be protected, water quality standards, minimum design criteria for point source controls and general policies.

The State Water Quality Management Plan contains standards for 19 drainage basins. Adair Village is within the Willamette Basin. All beneficial uses except commercial navigation and transportation are to be protected in the Willamette Basin.

The Statewide Water Quality Management Plan must be reviewed and updated every three years. Water quality standards are revised periodically based on new information or to meet new federal requirements.

To insure protection of water quality standards, the DEQ must issue a certification that standards will not be violated by anyone applying for a federal permit for actions in or adjacent to a waterway which may result in a discharge of pollutants to the waterway.

Groundwater

The volcanic rocks that comprise the foothills of the Coast Range yield small quantities of water which are usually adequate for domestic use. Records for wells in the nearby Lewisburg area show yields of 30 to 60 gallons per minute (gpm). Wells tapping the sedimentary rocks of marine sandstone and shale east of Adair produce small quantities of good-quality water adequate for domestic uses.

Groundwater resources should be protected from potential pollution. Pollution can result from septic tank wastes, urban runoff, solid waste leachates, and irrigation return water when wastes are allowed to percolate into the soil in areas of groundwater recharge.

Septic tanks particularly pose a pollution hazard to groundwater resources; and in areas of dense development on individual wells, the result can be a serious health hazard.

SECTION 9.250 VEGETATION & OPEN SPACE

Natural Vegetation Values

Vegetation provides a number of important values for the community. In addition to the obvious economic value, woodlands, forests and other areas of natural vegetation serve to conserve, protect and enhance other resources. On steep slopes the natural vegetative cover helps stabilize the soil and thereby protects water resources from excessive sedimentation. The protection of water quality by natural vegetation also helps protect fishery resources and provides habitat for a wide variety of wildlife. Natural vegetation supports outdoor recreation activities, provides an open space resource for the urban environment, and generally enhances the esthetic quality of the community.

Existing Natural Vegetation Resources

Within the City of Adair Village itself there is relatively little natural vegetation except on the eastern edge of the City. The surrounding area, however, contains significant natural vegetation resources including stands of coniferous, hardwoods, and mixed trees.

East of Highway 99 natural vegetation is confined largely to the eastern edge of the City and the Adair County Park which contains 18 acres of oak groves, and 28 acres of wetland. A natural vegetative buffer, consisting of oaks and other deciduous trees, separates the park activity areas from the residential portion of Adair Village. The only other notable natural vegetation east of Highway 99 is limited to a very narrow band of mixed hardwood riparian vegetation adjacent to the small creeks.

West of Highway 99 much of the land is either forested or wooded. Poison Oak Hill is covered with stands of Oregon Oak. The area along Tampico Road is a mixture of open lands, brush lands and wooded areas of predominantly Douglas Fir or Oregon Oak. McDonald State Forest, south of the Tampico Road area, is heavily wooded with stands of Douglas Fir and hardwoods. Finally, the southwest corner of the Planning Area adjacent to Calloway Creek is covered by residual Douglas Fir from previous logging and Oregon Oak and brush.

The Riparian Zone

The riparian zone is that band of land adjacent to and influenced by water bodies including lakes, ponds, marshes and intermittent and perennial streams.

Much of the best wildlife habitat is found in riparian zones. The most significant attribute of major riparian zones is variety. The mix of habitats, combined with the productive aquatic environment, is suited to the needs of virtually all wildlife species in the Willamette Valley.

The productivity of the riparian zone for wildlife is directly related to the diversity and quality of vegetation present. The larger the vegetated zone adjacent to the water, and the more diverse that vegetation, the greater its productivity.

All riparian zones, however, merit protection, owing to the particular importance to wildlife of diverse habitat near water.

Fish and wildlife requires undisturbed riparian areas as sources of food, water and/or habitat, and significant changes in these areas result in partial or total loss of fish and wildlife.

Although very limited in extent the riparian zones along Bowers Slough, Calloway Creek and other small streams and ponds should be protected.

SECTION 9.260 FISH AND WILDLIFE

The key to maintaining a diverse and abundant wildlife population is simply to provide an abundance of diverse habitats.

The Oregon Department of Fish and Wildlife identifies ten habitat types:

- Slow still waters
- Fast moving waters
- Marsh
- Riparian
- Open Areas

- Edges
- Deciduous trees
- Coniferous trees
- Coniferous and Deciduous mixed trees
- Dead defective trees

Nearly all areas can provide some habitat for non-game wildlife of some kind. Some species can adapt to a variety of habitats but others are restricted to specific habitat types. For example, the spotted owl is restricted to old growth timber areas while woodpeckers need dead or defective trees for nesting.

To insure an abundance and variety of wildlife, development proposals should be reviewed to insure the maximum feasible preservation of habitat types identified above. Preservation of riparian zones, particularly along streams, is of outstanding importance for wildlife. Provision and preservation of parks, open space and water areas is important.

Threatened or Endangered Wildlife Species

The Oregon Department of Fish and Wildlife has not identified any known "threatened or endangered species, or any specialized habitats" within the Adair Village Planning Area. There are also no significant fisheries resources though the pond in the Adair County Park is used by children fishing for crappies.

While there is no specially significant habitat within the Planning Area there are important wildlife areas nearby.

State Game Commission Lands and State Fisheries

The E. E. Wilson Game Management Area immediately adjacent to the northern boundary of the Planning Area is the only facility in the state where gamebirds are reared annually for release to the wild.

In addition, juvenile hunting of upland birds is permitted annually, other small game hunting is allowed by permit, and the area is used for bird dog trials. The area is one of the largest blocks of undisturbed wildlife habitat remaining in the Willamette Valley and has been the site of numerous wildlife field research projects.

The 117 acre site occupied by the Oregon State Game Commission Regional Headquarters on the south border of the City is not used very extensively for wildlife habitat or hunting purposes at this time although there is a small pond utilized by water fowl. There are no specific plans for more extensive use of this site for game purposes and the Commission has been in negotiation with the City and the Santiam Christian School to sell or trade some portions of this site.

West of Adair Village lies the extensive McDonald State Forest and the Paul Dunn State Forest. The McDonald State Forest borders Highway 99 West from Arnold Way almost to Ryals Avenue, while the Paul Dunn State Forest borders segments of Tampico Road. These state forests provide significant wildlife habitat immediately adjacent to the community.

Land Use Conflicts

The guidelines for achieving Statewide Goal 5, "Open Spaces, Scenic and Historic Areas and Natural Resources," states that "Fish and Wildlife areas and habitats should be protected and managed in accordance with the Oregon Wildlife Commission's Fish and Wildlife Management Plans".

Most of the policies and recommendations concerning fish and wildlife are based on those made by the Department of Fish and Wildlife in the Benton County fish and wildlife habitat protection plans. Preservation of the riparian zone and prevention of pollution are among the most critical concerns for both fish and wildlife,.

Changes in land use from open land uses to more intensive development are reducing the total wildlife habitat base, resulting in a net loss of both numbers and types of wildlife. Any activity that removes or alters existing habitat adversely affects the wildlife which requires that habitat. Those activities and land uses that can have adverse effects on fish and wildlife are:

Filling or draining of aquatic habitats.

Water pollution.

Clearing of riparian zones.

High density development in or adjacent to sensitive habitats.

Field burning and other practices which remove vegetation from roadsides, fence rows, and other unused areas.

Conversion of forest and agricultural land to small parcels.

The extension of urban development northward from the present city limits to the southern end of the E.E. Wilson Game Management Area has been restricted to include only those properties already developed at rural residential densities.

Farm use is considered the land use most compatible with the management area. However, even farm use pose problems including livestock trespass and transmission of parasites and disease from domestic fowl. Residential development could result in negative reaction from adjacent residents to hunting and depredations on wildlife by cats and dogs. To prevent future conflicts a land use buffer should be maintained between the two uses.

SECTION 9.270 AIR QUALITY & NOISE CONTROL

Air Quality

Winds are important in land use planning in a number of ways. In locating industrial plants, for example, it is necessary to consider the prevailing wind directions so that the harmful effects of air-polluting emissions will be reduced. Wind direction also has significance for the application of fertilizers, insecticides and chemicals for weed control on agricultural and forest lands. The nearest location for which wind information is available is Salem airport which should be fairly representative of the Adair Village Area. Winds are out of the south and southwest at Salem for 40 percent of the time; out of the north and northeast for 20 percent of the time; and out of the west and northwest for 20 percent of the time. Conditions are calm 11 percent of the time and winds from the east are fairly rare. The average wind speed ranges from 4.2 miles per hour, for winds from the east, to 8.2 miles per hour for winds from the south. Further information on climatic characteristics is contained in the "Soil Survey of Benton County" by the Soil Conservation Service.

The Adair Village Urban Growth Area is a Class II Prevention of Significant Deterioration (PSD) air quality area. The Environmental Protection Agency regulations designate three classes of PSD areas. Class I increments permit only insignificant air quality deterioration; Class II increments permit moderate deterioration; Class III allows for the greatest amount of deterioration, but in no case beyond the national air quality standards.

Under the federal regulations, all areas of the state are automatically classified as Class II areas except for mandatory Class I areas and "non-attainment" areas. The enforcement program is administered by a pre-construction and pre-modification permit program for certain types of stationary sources. The permit program insures that emission sources do not exceed numerical increments applicable to that class and that they use the best available control technology.

No Air Contaminant Discharge Permits have been issued in the Planning Area as there are no significant stationary sources of air pollution. The Department of Environmental Quality has classified the various communities in the state according to the "increment" available for total suspended particulate (TSP) and sulfur dioxide (SO₂), carbon monoxide (CO) and other significant pollutants. With no significant industrial development or other stationary source of air pollution in Adair Village the City has almost a full "increment" available of both TSP and/or SO₂ and there is no apparent danger of "closing out" of the airshed.

No specific sites have been identified in the plan for future industrial or major commercial development. Should an industry or commercial development wish to locate in Adair Village it would be subject to the Planned Development review procedures of the zoning ordinance which include provision for full consideration of potential environmental impacts, including air pollution.

Motor vehicle traffic cause anywhere from 80 to 90 percent of the CO generated in most urban areas of the state. Accordingly, the DEQ has devised a procedure, used on average speed and volume of cars, to determine if there is a possibility of violations of the 8-hour CO standards.

The DEQ's 8-hour CO standards for urban areas with a population of under 50,000 show that traffic would have to reach an average weekday level of 69,200 at 55 miles per hour for there to be a possible violation of the 8-hour carbon monoxide standard.

Therefore, it has been determined that the Adair Village Comprehensive Plan does not appear to conflict with Class II air quality standards and the roads in the Adair Village Comprehensive area do not cause existing violations, and will not cause future violations, of the 8-hour carbon monoxide standard.

Field Burning

The field burning program is administered by the DEQ with guidance from the Advisory Committee on Field Burning. The program seeks to minimize the impacts of field burning activities within safety and meteorological constraints. The program also involves coordination with fire districts to insure that field and other burning activities are performed in a safe manner.

Field burning is widespread in the Willamette Valley and occurs in the Adair Village vicinity. The location of Adair Village on the western edge of the Willamette Valley and the prevailing wind patterns provides adequate protection from field burning problems most of the time. DEQ standards for field burning should also reduce future impacts.

Coordination with Department of Environmental Quality

The DEQ requires that a Notice of Intent to Construct (NC) must be filed by all persons proposing to construct an air contaminant source. The NC is used to identify facilities which are considered air contaminant sources and which will require an Air Containment Discharge Permit (ACDP). Not all sources requiring NC's need an Air Containment Discharge Permit. Certain types of air contaminant sources are required to have a DEQ-issued ACDP before operation of that source can begin.

Certain types of parking facilities, highways, airports and other types of indirect sources of pollution require a DEQ Indirect Source Construction Permit (ISCP) prior to construction and operation.

The City of Adair Village will coordinate actions with the DEQ regarding the above site-specific permit activities. Specifically upon request from the DEQ, the Planning Commission will prepare a statement, to be forwarded to the DEQ, regarding compatibility of applications with the City's Comprehensive Plan and local ordinances.

DEQ Rule-Making Practices and Procedures

The DEQ is required to make public notification of and solicit public comment on all proposed regulations, e.g., ambient air and emission standards and programs, prior to adoption.

The DEQ presently notifies the City of Adair Village of all applicable rule-making actions of the DEQ.

Noise

In larger urban centers noise is an increasingly serious pollution problem. One of the reasons people live in a smaller city like Adair Village is to avoid the noise and other pollution problems of the larger cities.

Statewide Goal 6, to maintain and improve the quality of the state's resources and to insure future developments do not violate, or threaten to violate, applicable state or federal environmental quality statutes, rules or standards, includes noise concerns.

Federal and State Policy

Both the state and federal governments have adopted policies concerning noise. Federal Public Law 92-574, 2(b) states, "It is the policy of the United States to promote an environment for all Americans free from noise that jeopardizes their health or welfare."

The Oregon Legislature in adopting the Oregon Noise Control Act of 1971 found that the noise at "unreasonable levels is as much a threat to the environmental quality of life and the health, safety and welfare of the people of this state as is pollution of the air and water." (ORS Chapter 467). The legislature accordingly authorized the DEQ, through the Environmental Quality Commission, to adopt and enforce statewide standards of noise control (OAR 340-35).

The DEQ, for example, requires vehicles operating on public roads to meet noise emission standards (ORS 467.030). Industrial and commercial sources also must meet DEQ noise standards for all sources are contained in OAR 340-35-005 through 340-35-100.

The main noise problem in Adair Village is traffic related noise, especially traffic on Highway 99 West. Other minor sources include the Southern Pacific Railroad and potential activities within the Adair County Park in addition to the normal residential sources within the community.

Adair Village does not have a serious noise problem although there is a need to ensure that such problems do not arise in the future.

SECTION 9.280 PLANNING OPPORTUNITIES & CONSTRAINTS

There are no major hazards and few constraints for development in the Planning Area. The uniqueness of the areas natural environment, however, should be preserved to the maximum extent possible and future developments should be limited to the environments capacity to absorb growth and maintain the area's environmental values and resources.

A few areas, notably Poison Oak Hill and the Calloway Drive area, have some slope constraints. But the topography of the area, including ridges, rolling hills and bottomlands is generally a strong positive attribute, providing a varied and visually attractive environment. There are no economically significant geologic deposits in the area and the geology also poses no major constraints, except in the nearby areas of Poison Oak Hill. The soils of the Planning Area are generally good agricultural soils and urban growth has specifically been directed away from the most productive agricultural lands.

The water resources in the area are relatively few, with no rivers or lakes, and just two limited drainage courses, with small ponds. Their scarcity and the limited capacity to absorb development impacts from construction or pollution strongly suggest care must be taken to protect these resources. The area is rich in natural vegetation resources and associated wildlife. Development should also respect the need to preserve these values. Finally, both air and noise pollution are not serious problems and are not expected to be a problem in The Adair Village area.

There are several specific and general measures the City can take to reduce and prevent noise problems.

The impact of traffic noise from Highway 99 West can be reduced with the provision of a vegetative buffer. Currently there is a 25 foot strip between 99 West and Wm. R. Carr Avenue. This strip is owned by the City and is presently sparsely vegetated. Additional planting would greatly reduce any noise impact from 99 West.

The Planning Commission should include consideration of potential noise impacts from future development proposals in the planning review process. Projects with potential adverse impacts should be submitted to the DEQ for review and comment to insure that new noise sources do not violate state noise standards.

In exercising the planning review function, the Planning Commission should seek to insure that future noise-sensitive land uses such as residential areas, are not located near existing noise sources. Future noise-generating facilities should not be located near noise-sensitive areas.

SECTION 9.290

ENVIRONMENTAL GOALS & POLICIES

GOALS & OBJECTIVES

1. To recognize the opportunities and constraints posed by the natural environment
2. To protect the unique resources of the Adair Village area.
3. To insure that future development will not result in adverse impacts on the natural resource base.

POLICIES & RECOMMENDATIONS

Topography

1. Development proposals on slopes in excess of 15 percent shall submit engineering investigations of the site for project review to insure that no environmental problems will result from development.
2. Development on slopes in excess of 15 percent shall maintain the maximum vegetative cover to protect soils and prevent land slippage problems.
3. Undeveloped steep-slope areas exceeding 30 percent shall be maintained as natural open space to protect soils, vegetation, water, wildlife and open space resource value.

Geology & Soils

1. Development proposals in areas considered to pose geologic hazards, such as land slippage, poor drainage, ponding and high water table, shall submit engineering investigations of the site for project review to insure that no environmental problems will result from development.
2. The City and the County shall coordinate plans to insure preservation of adequate economical aggregate resources necessary for the development of the Adair Village area.
3. Urban growth in the Adair Village area shall be contained within the Adair Village Urban Growth Boundary. As additional land is needed to accommodate the City's growth needs the Urban Growth Boundary may be expanded. Preservation of the most productive agricultural soils shall be a factor in determining the revised Urban Growth Boundary.
4. Developments in the Urban Growth Area on soils with severe limitations for septic tank absorption fields shall be discouraged unless sewer service can be provided.

Water Resources

1. The City of Adair Village shall seek to comply with state and federal water quality protection requirements and regulations recognizing the City's limited resources to address these issues.
2. Applications for National Pollutant Discharge Elimination System (NPDES) permits shall be reviewed for conformance with the goals and policies of the Comprehensive Plan.

3. Groundwater resources shall be protected from potential pollution from septic tank wastes, urban run-off, solid waste leachates and irrigation.
4. The City shall seek to protect ponds, sloughs, wetlands and streams as a natural resource for the community.

Natural Vegetation, Fish & Wildlife

1. The remaining areas of native vegetation shall be preserved to the maximum extent possible.
2. Riparian vegetation shall be preserved or restored to the maximum extent possible to protect water quality and the wildlife habitat associated with riparian corridors.
3. In-channel vegetation, i.e., the bank vegetation between the water's edge and the topographic break at the level of the surrounding terrain, shall be protected through the development standards and the project review procedures of the City.
4. Designated greenways along water courses shall be used to protect natural vegetation and water resource values (see sections on parks and trails).
5. Development of land uses that require channelization, excessive removal of streamside vegetation, alteration of stream banks and filling of stream channels shall be restricted to maintain stream integrity.
6. Public access to rivers and stream areas shall be secured and maintained wherever appropriate.
7. Parks and open areas shall be managed to protect existing native vegetation. Undeveloped natural areas in existing and future parks shall be protected to the maximum extent possible while still meeting the recreational needs of the community.
8. Development proposals for residential, commercial or industrial developments shall recognize the value of existing on-site native vegetation and shall inventory and preserve these resources to the maximum extent feasible.
9. During development, large live trees should be preserved wherever possible, and dead trees of any size should be preserved for wildlife habitat when there is little hazard or obstruction to doing so.

Air Quality

1. The City of Adair Village shall seek to comply with state and federal air quality protection requirements and regulations recognizing the City's limited resources to address these issues.
2. The City shall coordinate with the Department of Environmental Quality regarding air quality issues within the community.
3. Future development in the Adair Village area should not conflict with regional air quality standards.

Noise

1. The City and all other applicants for development approval shall comply with the DEQ Noise Control regulations, the Oregon Noise Control Act and all other applicable federal, state and local noise control regulations.
2. The noise impact of future development proposals shall be considered in the planning review process.
3. Proposals for new and improved street and highways shall include consideration of noise impacts on nearby properties and measures such as vegetative buffers, berms, etc., to minimize any adverse noise impacts.
4. Vegetative buffers shall be encouraged for any future proposed stationary noise source, such as an industrial operation.
5. Development proposals, including major highway proposals, with adverse noise impacts shall be submitted to the DEQ for review and comment.

SECTION 9.300 POPULATION & ECONOMY

The primary **Statewide Planning Goals** (Goals) related to this Section of the Plan are **Goals 2 and 9**, although other Goals are also impacted by the Population and Economy element of the Plan.

Goal 2 reads, "To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions." Population trending and projections are a means of identifying potential land use needs for future growth and development.

Goal 9 reads, "To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens." Comprehensive Plans should contribute to a stable and healthful economy and should provide areas for suitable for increased growth and development of the areas economic base."

Section 9.300 contains background data on existing population and employment levels and projections of future population and employment trends. Population and economic data for Adair Village cannot be viewed in isolation. Adair Village is an integral part of the larger Corvallis and Benton County region.

Population and economic data provide the basis for determining land use, housing, transportation and public facility needs, and also indicate the expected impact on the environment from population and economic growth.

SECTION 9.310 POPULATION

A projection of population growth is an essential step in the comprehensive planning process. Projections serve as a tool in assessing future land use needs. **Section 9.310** contains background data on existing population, trends and future population projections. A projection is an estimate based on assumed growth factors. Therefore, the projected population for any target date may occur before or after the projected period based upon changes in local growth conditions.

Adair Village did not exist at the time of the 1970 U.S. Census and there is no historical data available prior to the City's incorporation in 1976, Portland State University Center for Population Research and Census (PSU), provided a limited enumeration of the City's population at incorporation. PSU has continued to make yearly estimates of the City's population. These estimates are required by law and are the basis for the distribution of state cigarette, liquor, and highway tax funds and federal revenue sharing funds.

The only other source of information on Adair Village's population is a limited survey undertaken in 1978 as part of the Plan's preparation. The 1980 U.S. Census will produce the first detailed profile of the City's population.

Population projections have been estimated for Adair Village by Benton County in coordination with the State Office of Economic Analysis. These projections are based on County projections for the entire Benton County area recognizing that local developments in Adair Village could significantly change the projected outlook for the City.

Table 9.300 A summarizes the City's population and housing at the time of incorporation.

**TABLE 9.300 A
INCORPORATION ENUMERATION SUMMARY
1976**

TYPE OF UNIT	HOUSING			POPULATION		Average Household Size
	Occupied Units	Vacant Units	Total Units	Occupancy Rate	Population	
Single Family Units	26	4	30	0.87	121	4.65
Multiple Family Units	117	3	120	0.98	417	3.56
Mobile Homes	-	-	-	-	-	-
Group Quarters	-	-	-	-	-	-
TOTAL ALL UNITS	143	7	150	0.95	599	3.76
Unoccupied mobile homes are not counted as housing units.						
Owner-Occupied Housing Units	31		Population	116		
Renter-Occupied Housing Units	112		Population	422		

Source: Portland State University (PSU)

The only additional information relevant to the age structure of the Adair Village population resulted from a 1978 questionnaire. Thirty households, or one-fifth of all the households in the City (150), responded the questionnaire. These households included some 118 people with an average household size of 3.9 people. Some 15 percent of the people in these households were preschool children; 22 percent were school-age children; 25 percent were young adults, ages 18 to 30; 35 percent were adults, ages 30 to 65; 3 percent were over 65.

In addition to the resident population, PSU estimated of the Adair Village population included an allowance for the use of the former military base facilities by the Oregon-Southwest Washington Laborer's Training School and the now defunct Chicano Indian Study Center of Oregon (CISCO). In 1976, these two operations added an estimated full-time population equivalent of 61 people, for a total population estimate of 599 people. PSU estimated the City's 1980 population at 589, the 1990 population as 554 and the July 1999 population as 570.

The 1990 Census

The 1990 U.S. Census provides the last detailed profile of Adair Village's population. The 2000 Census is currently being compiled and will provide a more up to date population profile of the community. When this information is available it should be included in the Plan.

The Adair Village 1990 Census population was 554 people.

Table 9.300 B summarizes the 1990 Census population characteristics for Adair Village.

**TABLE 9.300 B
ADAIR VILLAGE 1990 POPULATION CHARACTERISTICS**

	Characteristic	Number	%
	Persons	554	100.0%
	Sex		
	Male	270	48.7%
	Female	284	51.3%
	Race		
	White	506	91.3%
	Hispanic	26	4.7%
	Black	9	1.6%
	American Indian	7	1.3%
	Asian	3	0.5%
	Other	3	0.5%
	Age		
	Under 6	66	11.9%
	6-12	100	18.1%
	12-15	54	9.7%
	16-18	30	5.4%
	19-34	133	24.0%
	35-65	158	28.5%
	Over 65	13	2.3%
	Families	137	
	Households	156	
	Owner	42	26.9%
	Renter	114	73.1%
	Housing Units	165	
	Occupied	156	94.5%
	Vacant	9	5.5%

Source: 1990 US Census

Population Trends

Adair Village's population has been relatively stable. Some population has been lost due to closure of the Chicano Indian Study Center and a reduction in the resident population for the Labor's Training School. However by the year 2000, 15 housing units had been constructed. In addition, three interrelated subdivisions have been approved with 101 additional dwelling units. When all of these are constructed, an additional population of approximately 250 people could be added to Adair Village resulting in a 44% increase in population.

Table 9.300 C also demonstrates that Adair Village has had small variations in overall growth, resulting in a virtually stable community.

**TABLE 9.300 C
ADAIR VILLAGE POPULATION TRENDS**

YEAR	POPULATION	DIFFERENCE	% CHANGE
1970	NA		-
1976	599		-
1980	589	-10	-1.67%
1990	554	-35	-5.94%
1999	570	+16	2.89%

There are certain primary conditions that influence a community's potential for growth:

- Employment opportunities, either within the community or within easy commuting distance.
- Availability of raw materials such as agriculture and timber resources.
- Availability of a skilled labor force.
- Transportation access.
- Infrastructure facilities, particularly water and sewer.
- Availability of buildable land for all needed uses.
- Housing availability for a range of incomes and conditions.
- Community facilities such as schools, parks, fire protection, police, health care and city services.
- Public policy as defined in the comprehensive plan.
- Livability and quality of life opportunities.

There are also several regional demographic trends that could affect Adair Village's development:

- About 70% of population increase will come from net migration.
- Household size is expected to continue declining.
- Baby boomers in their 50s are about to reach the "empty nest" stage and these households have different needs than families.

- The rate of formation of single-parent households is slowing as is the rate of formation of married couple families with children.

In all, Adair Village's potential for growth and development will depend on national and regional conditions as well as local factors, but most of all it will be the City's attitude, responsiveness and preparedness that will guide development.

Projected Population

In Oregon, there are state requirements for coordinated forecasts of population at the county level. This means that:

- Counties must adopt state forecasts for the county or present compelling information for diverging from those forecasts and;
- The combined local forecasts for incorporated and unincorporated areas in the County must be equal to a county's coordinated forecast.

Similar requirements do not exist for forecasting employment.

In Executive Order 97-22, signed December 16, 1997, Governor Kitzhaber directed key state agencies such as DLCD and ODOT to "use the population and employment forecasts developed or approved by the Department of Administrative Service's Office of Economic Analysis (OEA) in coordination with Oregon's 36 counties to plan and implement programs and activities." That means the OEA projections are the standard for the coordination of local population projections required by ORS 195.036.

There are, however, problems associated with forecasting small community growth. The following conditions are why forecasts for small cities are highly uncertain:

- Projections for population in most cities and counties are not based on deterministic models of growth; they are simple projections of past growth rates into the future. They have no quantitative connection to the underlying factors that explain why and how much growth will occur.
- Even if small cities had a sophisticated model that linked all these important variables together (which they do not), they would still face the problem of having to forecast the future of the variables that they are using to forecast population or employment growth. In the final analysis, all forecasting requires making assumptions about the future and conditions affecting those assumptions are subject to change.
- Comparisons of past population projections to subsequent population counts have revealed that even much more sophisticated methods than the ones used in planning studies are often inaccurate for extended periods of time, even for relatively large populations. **The smaller the area and the longer the period of time covered, the more unreliable the results for any statistical method.**
- Small cities start from a small base. A new subdivision of 100 homes inside the Portland UGB has an effect on total population that may be too small to measure. That same subdivision in Adair Village could increase the City's population by

about 21%. If phased in over three years, for example, the City's average annual growth rate during that period would be over 7%.

- Small cities can have rapid growth for many reasons including:
 1. The availability of urban services particularly water and sewer.
 2. The introduction of a major employer.
 3. Because they are near to metropolitan service areas (like Corvallis).
 4. Because they have high quality of life values for homesteads, retirement and proximity to recreational activity areas.

There is ample evidence of very high growth rates in the short-term and there are also some cases of high growth rates sustained over many years for small communities like Adair Village.

Although not necessarily accurate, forecasts of population and employment do drive everything else in the planning process. Population and employment growth means more households; more households need more houses; more households also need more services; and housing and services both require more buildable land.

The forecasts contained in **Table 9.300 D** rely on the coordinated forecasts prepared by Benton County and the Office of Economic Analysis that allocated population growth to cities. Although constrained by these forecasts, they do provide the most logical place from which to begin an examination of alternative futures for Adair Village.

To understand the population growth factors for the Adair area, it is necessary to view the community within the larger regional context. The Adair area is essentially a rural residential community in an attractive living environment with a full range of public services for people working elsewhere, primarily in Corvallis and Albany.

The Adair area is within an easy 10 minute commuting distance from both Corvallis and Albany. The Corvallis and Albany areas are the fastest growing segments of Benton and Linn Counties. Adair Village will continue to be a highly desirable living area attractive to people employed in the Corvallis and Albany areas. **Table 9.300 D** summarizes the coordinated population projection for Benton County and Adair Village

TABLE 9.300 D
PROJECTED POPULATION GROWTH
(2000-2020)

Year	Benton County	Adair Village
1970	53,776	-
1980	68,211	589
1990	71,237	554
2000	79,291	570
2005	82,116	656
2010	85,080	742
2015	88,167	828
2020	91,345	913

Source: Oregon Office of Economic Analysis

The population projections in **Table 9.300 D** are based on an approximate annual growth rate of 2.8%. Compared to past trends this is an optimistic projection but with an operational municipal sewer and water systems and an approved subdivision containing 101 building lots the City could expect even higher rates of growth particularly in the short-term.

The 913 population projection by the year 2020 has been accepted by the City as an estimated base for determining future land use needs although areawide projections and the City's growth potential due to available urban services indicate a higher growth potential for the City. The City will monitor development trends and will amend the Comprehensive Plan as needed to accommodate future growth increases.

SECTION 9.320 ECONOMY

This Section provides an outline of the City's economy and presents policies to guide its future economic development. It is clear that Adair Village's potential for economic development has long been impacted by the City's close proximity to Corvallis.

Included in the element is a discussion of the various sectors of Adair Village's economy, along with an analysis of the City's economic base.

Oregon's economy is expected to follow a pattern of modest growth. The long-term population forecast by Oregon's Office of Economic Analysis predicts steady population growth at an annual average rate of 1.1% between 1995 and 2040. At this rate of growth, Oregon is expected to add one million people by 2015 and another million by 2040, growing from 3.1 million in 1995 to 5.2 million in 2040. Over 70% of this population growth, 1.7 million people, is expected to come from net migration into Oregon.

The Bureau of Economic Analysis projects per capita income in Oregon will increase from \$20,500 in 1993 to \$26,200 in 2015. Per capita income in the United States is projected to increase at the same rate as in Oregon, so the state's per capita income is expected to remain at 94% of the U.S. average.

Employment growth in Oregon is expected to be led by growth in the Services and Retail Trade sectors, which are expected to account for 60% of the 309,200 additional workers over the 1996–2006 period. According to a forecast of growth by industry from the Oregon Employment Department, five of the leading growth industries are in the Services sector, including the relatively high-wage Business Services, Health Services, and Engineering & Management Services industries.

The Manufacturing sector is projected to contribute 10% of Oregon's employment growth over the 1996–2006 period. Leading manufacturing industries, in terms of employment growth, are Electronic & Electrical Equipment (12,300), Transportation Equipment (6,000), Machinery (5,700), Instruments & Related Products (3,300), and Printing & Publishing (2,200).

The only industries in Oregon that are expected to decline in the 1996–2006 period are in the Manufacturing sector: Lumber & Wood Products (-3,300), Textile Mill Products (-200), and Apparel & Leather Products (-100). Paper & Allied Products is not expected to have any employment growth or decline over the forecast period.

Adair Village's economy is tied to national and state trends and to its proximity to Corvallis.

Existing local employment opportunities in the Adair area are limited. Total local employment is estimated at approximately 119 jobs, most of them apparently held by people who live outside the Adair area (See the following element on Commuting Patterns).

The major local employers are the Santiam Christian School, Oakcreek Manufacturing, Valley Catering, Oregon-Southwest Washington Laborer's Training School, and the Oregon Game Commission.

The Laborer's Training School had a staff of 19 people in early 1980 that is now down to 9 people although 2 more may be added in the near future. The Adair regional office of the Oregon Department of Fish and Wildlife is responsible for the Department's programs from Monmouth to Eugene in the Willamette Valley, and from Lincoln City to south of Florence on the Oregon Coast. Approximately 25 people are based at the Adair offices.

Table 9.300 E summarizes Adair Village area employment within and adjacent to the City.

**TABLE 9.300 E
ADAIR VILLAGE EMPLOYERS**

Employers By Sector	Year 2000 Employees	Future Expansion	City Acreage	UGB Acreage	Plan Area Acreage
Manufacturing					
Oakcreek Manufacturing Weekly Furniture & Cabinet Shop	11		1.56		
Retail					
Adair Village Market	5		0.75		
Valley Catering	12-15	25-35 Ptime		6.82	
Education					
Santiam Christian School			18.54		
Staff	46	2			
Students	700	50			
Mennonite Church	3		1.75		
Ore/Wash Laborer's Training School	9	2	11.43		
Ore/Wash Carpenter's School	1	-1	5.74		
Public					
City of Adair Village	4		8.67		27.25
Benton County Parks	Mobile			7.18	113.27
Adair Rural Fire District	Volunteers				
Oregon Fish & Wildlife Department	25				116.96
UGB Employment Total	119		48.44	14.00	257.48

Source: Local Survey 2000

Oregon's per capita income in 1970 was \$14,548 and in 1996 it was \$23,111. A 59% increase over 26 years. Benton County's average payroll per employee in 1998 was \$32,038.

Income data for Adair Village households is contained in the **1990 Census** data as follows:

1990 Population:	554
Below Poverty Level:	48
Per Capita Income:	\$ 8,872.00
Percent below Poverty Level:	8.7%

Households:	170
Median Household Income:	\$ 24,583
Households with Earnings	152
Households with no Earnings	18
Households with Public Assistance	19
Households with Social Security Income	21

Families:	139
Below Poverty Level:	13
Median Family Income:	\$ 27,125
Percent below Poverty Level:	7.6%

Unemployment

City of Adair Village **1990 Census** Unemployment was 11 people out of 208 in the labor force, for an unemployment rate of 5.3 percent.

Historically, the unemployment rate in Benton County has tended to be lower than the State and National average. Unemployment has continued to decrease with an improved economy, but will likely increase with an expected downturn in the economy.

Work Place Location

The 1990 Census found that only 11 workers or 5.3% worked in Adair Village and 195 commuted outside of the City. 139 worked in Benton County while 65 worked outside of Benton County, most likely in the Albany area, and 2 worked outside the State.

Commuting Patterns

Most of the people who live in Adair Village work elsewhere. Primary transportation was by vehicle, 166 drove alone and 21 carpooled, 4 bicycled, 7 walked and 8 worked at home.

SECTION 9.322 ECONOMIC SECTORS

Sectors are groups of related industries, as defined by the Standard Industrial Classification (SIC) system. These are the same categories utilized by the Oregon Employment Department.

Table 9.300 F identifies the **1990 Census** work force by Employment Sector for Adair Village Residents.

**TABLE 9.300 F
INDUSTRIAL SECTORS**

ADAIR VILLAGE WORKERS

Employment Sectors	Adair Village Employees
Agriculture, Forestry, Fisheries	10
Mining	0
Construction	9
Manufacturing	30
Transportation	7
Communications & Public Utilities	6
Wholesale Trade	0
Retail Trade	33
Finance, Insurance, Real Estate	5
Business & Repair Services	7
Personal Services	8
Recreation & Entertainment Services	2
Professional & Related Services	
Health Services	12
Education Services	32
Other Professional Services	29
Public Administration	18
Totals	208

Source: 1990 US Census

Projected Employment

Projected employment levels are used as a basis for determining industrial and commercial land use needs and population levels.

With a small residential commuter community like Adair Village, it is impossible to project the future local employment level. Adair Village is located in a larger economically developing region. Additional regional economic development will be the prime force in generating additional population growth in the Corvallis-Albany area, which in turn will impact Adair Village's growth potential.

Table 9.300 G forecasts employment to 2006 by industry sector for Linn, Benton and Lincoln Counties.

**TABLE 9.300 G
EMPLOYMENT FORCAST BY SECTOR
BENTON, LINN & LINCOLN COUNTIES**

Sector/Industry	1996	2006	Change	% Change
Services	20,770	28,410	7,640	36.8%
Trade	19,820	24,030	4,210	21.2%
Manufacturing	21,250	24,270	3,020	14.2%
Machinery & Electronic Equipment	7,060	9,110	2,050	29.0%
Other Durable Goods	2,110	2,670	560	26.5%
Primary Metals	2,300	2,570	270	11.7%
Other Nondurable Goods	1,340	1,580	240	17.9%
Food Products	1,470	1,560	90	6.1%
Paper & Allied Products	1,830	1,880	50	2.7%
Lumber & Wood	5,140	4,900	(240)	-4.7%
Government	22,650	25,050	2,400	10.6%
Construction & Mining	4,000	5,070	1,070	26.8%
Finance, Ins., & Real Estate	3,540	4,290	750	21.2%
Trans., Comm. & Utilities	3,170	3,580	410	12.9%
Total Nonfarm Payroll Employment	95,200	114,700	19,500	20.5%

Source: Oregon Employment Department 1997

Table 9.300 H shows the distribution of employment by land use site category. The four land use site categories in this analysis are groups of employment sectors that generally have similar types of land use:

- **Commercial:** Retail Trade.
- **Office:** Finance/Insurance/Real Estate and Services.
- **Industrial:** Agricultural Services/Forestry/Fishing, Mining, Construction, Manufacturing, Transportation/Communications/ Utilities, and Wholesale Trade.
- **Public:** Federal, State, and Local Government.

Table 9.300 H shows employment in Benton and Linn Counties by land use site category between 1990 and 1997. The revised forecast of total employment in 2020 was allocated to land use types using assumptions about the future distribution of employment in each county. These assumptions are based on the 1990–1997 trend in employment growth and long-run trends in employment growth at the state and national level. Assumptions about the share of total employment by land use type are applied to the 2020 forecast of total employment to forecast 2020 employment by site category.

TABLE 9.300 H
DISTRIBUTION OF EMPLOYMENT
BY SITE CATEGORY
BENTON & LINN COUNTIES

	1990		1997		2020		1997-2020	
	Emp.	Share	Emp.	Share	Emp.	Share	Growth	%Growth
Benton County	27,504	100%	36,201	100%	43,764	100%	7,563	21%
Commercial	4,609	17%	5,367	15%	6,127	14%	760	14%
Office	7,030	26%	10,178	28%	13,129	30%	2,951	29%
Industrial	7,928	29%	12,599	35%	14,004	32%	1,405	11%
Public	7,937	29%	8,057	22%	10,503	24%	2,446	30%
Linn County	33,028	100%	42,347	100%	53,927	100%	11,580	27%
Commercial	5,603	17%	6,952	16%	8,089	15%	1,137	16%
Office	6,563	20%	9,024	21%	14,021	26%	4,997	55%
Industrial	15,423	47%	19,392	46%	23,189	43%	3,797	20%
Public	5,439	16%	6,979	16%	8,628	16%	1,649	24%

Source: Oregon Employment Department 1997

SECTION 9.323 LOCAL ECONOMIC OPPORTUNITIES

Bedroom Community

It has been expressed that Adair Village is a bedroom community to Corvallis. A Classic bedroom community has few if any industries and less commercial businesses than would normally be present for a given population.

The proximity to Corvallis is certainly an important factor in Adair Village's development, one that may have more benefits than liabilities. Adair Village has many advantages that will be attractive to people, industries and businesses. As the City's population increases, it will be capable of supporting the additional services that are now desired. The key issue is how this growth and development is managed.

Commercial Opportunities

There is only one distinct commercial area in Adair Village. The AV Market, Deli, Grill and Pub is the City's commercial center. In addition, this area contains the Adair Village Community Building and Park and the City's administrative offices. This area could support additional commercial facilities. The four-plex across from the Community Building is already zoned for commercial use and could be developed.

Industrial Opportunities

Adair Village has two distinct industrial development opportunities. The first area is located one and a half miles north of the City in the Adair Industrial Park. This area contains 149 acres that could support additional employment with improvements and services while providing the City with an income base. The second area is the existing Labors Training School and the Carpenters Training facilities if they become available in the future. This area could support a clean high-tech type of employment base in the future.

Infrastructure

The infrastructure of a community can be defined as those public facilities and services that contribute to the basic structure of the community, such as water and sewer

systems, roads, and community services. It is apparent that community growth and development is dependent upon the availability of these facilities.

Facilities in Adair Village having the most apparent impact upon the City's economy are its municipal water and sewer system, transportation system, public facilities and services, such as fire, parks and municipal government.

Improvements to the municipal water system and sewer system are substantial assets to economic development.

Local Actions for Growth and Development

While activities like business recruitment and marketing strategies can produce some results, this can be an expense that has limited success, particularly for small communities. It would be better to let the experts address this aspect. Adair Village should maintain contact with the Oregon Department of Economic Development and the Corvallis-Benton County Economic Development Partnership for business recruitment.

Statistics indicate that the majority of new jobs are created locally. Support of local businesses is an attraction feature for new potential employers. Besides specific development incentives, the most useful and inexpensive actions a community can take is preparedness.

A factor that may influence more economic growth in Adair Village is the attractiveness of an Adair Village location for Corvallis businesses. Land availability, support facilities, administrative assistance, attractive housing areas and most of all, a positive helpful community attitude are the most important factors influencing economic development.

Community preparedness and a positive attitude begins with the City's adopted goals and policies.

SECTION 9.390

POPULATION & ECONOMY GOALS & POLICIES

OVERALL GOAL

To encourage economic developments for the Adair Village area compatible with maintaining the area's livability.

POLICIES & RECOMMENDATIONS

1. The City shall strive for continual and substantial progress toward improving the quality of life for area residents including livability and economic prosperity.
2. All 1990 Population and Economic Census data contained in the Adair Village Comprehensive Plan shall be replaced with 2000 Population and Economic Census data when it becomes available to the City.

Population

1. The City accepts the population projection of approximately 913 people for the year 2020 authorized by Benton County and the Oregon Office of Economic Analysis until development trends indicate the need for an update.
2. The City shall track population growth on an annual basis to determine if growth projections remain valid. If growth exceeds projections over a five-year period, a reexamination of urban growth needs may be initiated to determine if there is a need to expand the Urban Growth Boundary.

Economy

1. Adair Village shall encourage business and economic activity that helps meet community needs.
2. The City shall encourage broadening of local employment opportunities and shall seek expansion of the City's industrial base.
3. The City shall seek industrial developments that will utilize the excess capacity of the City's sewer and water systems.
4. The City shall seek employment opportunities for the Adair Village area that are compatible with maintaining the environmental and livability resources of the area.
5. The City shall specifically encourage commercial and service developments suited to the community's needs.
6. The City shall continue the cooperative association with local business and agencies to assist with their problems, needs and desires, to the mutual benefit of the City and these agencies.
7. The City shall maintain liaison with the Oregon Department of Economic Development and the Corvallis-Benton County Economic Development Partnership to assist in attracting developments that will improve employment opportunities for the area.

8. The City of Adair Village shall work cooperatively with the City of Corvallis and Benton County to ensure a continually improving economy for the area.

SECTION 9.400 HOUSING

Statewide Planning Goal 10 reads: "To provide for the housing needs of the citizens of the state".

Goal 10 requires incorporated cities to complete an inventory of buildable residential lands and to encourage the availability of adequate numbers of needed housing types in price and rent ranges commensurate with the financial capabilities of its households.

The Housing Section of the Adair Village Comprehensive Plan presents an inventory of existing housing, housing trends, housing demand, housing need and buildable land needs. Comparisons with conditions in 1980, 1990 and 2000 are presented representing the last 20 year planning period. As the City of Adair Village did not exist in 1970, there is no U.S. Census information on housing in the community. A major source of information used in developing the Housing Element was a 1978 and 2000 field survey conducted in conjunction with the land use surveys.

Although these comparisons are somewhat informative, they are of little value in assessing Adair Village's present trends and conditions. Municipal sewer system and water system improvements have increased the City's growth potential. Already in the year 2000, the City has approval final development plans for Creekside Planned Development and Castlelands Planned Development that includes 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 lot townhouse duplex development for the Castlelands development.

The Housing Element of the Adair Village Comprehensive Plan contains an inventory of existing housing in the Adair Area including - total housing units, types, conditions and trends. Due to the uniqueness of Adair Village it is not possible to use normal techniques for projecting future housing demand. There is a potential demand, however, and buildable residential lands that can accommodate that demand have been identified.

The Adair Area offers a desirable living environment which has attracted increasing numbers of people who commute to work elsewhere. "Adair presently provides one of the few examples of affordable, moderate income housing within commuting distance from Corvallis and Albany" (North Benton Citizen Advisory Committee Plan). It can be expected that given the opportunity, additional people will be drawn by the natural attractiveness and the recreational opportunities which the area offers. Adair Village also is the only community in North Benton County that offers a full range of public facilities.

Data Base

- **The 1980 and 1990 Census data provide the census statistical housing data. All 1990 Census data will be replaced with 2000 Census data when it is available. If the 2000 data causes changes to the assumptions and policies of the Plan, amendments to the Plan will be made in accordance with the amendment procedures of the Land Use Code.**

- The 2000 housing count was compiled from a local Community Survey and compares housing type changes and is used to project housing type balances to year 2020.
- The Oregon Housing and Community Services Department (HCS) has prepared a housing needs analysis methodology for 1999 utilizing data from the Bureau of Labor Statistics - Consumer Expenditure Survey and from Claritas, Inc. that provides income and housing needs for renters and owners.

The housing counts and data may vary somewhat depending upon where the data was obtained and will be noted as to source. Also actual numbers will vary from Table to Table due to rounding and percentage calculations. This variation is very small.

It should also be noted that the Community Survey and the HCS total housing count agree at 180 housing units

SECTION 9.410 EXISTING HOUSING

The original 150 housing units within the City were constructed to accommodate the military housing needs of the U.S. Air Force in 1957 and were acquired by a private developer in 1969 when the property became surplus. The developer divided the property and sold it to the general public except for the vacant parcels which he still owns. The first residents moved into the housing units in July 1973. By 1980 there were still only 150 housing units in the City.

The 1990 Census identified a total of 165 housing units within the Adair Village City Limits and a 2000 Community Survey produced a count of 173 housing units. This may be due to the four-plex unit annexed to the City in 1990 and the UGB annexations in 1994-1999.

Housing Units By Type

Table 9.400 A summarizes the number of housing for each type and their percentage of the total housing in the community.

**TABLE 9.400 A
20 Year Housing Type
1980-2000**

Year	Population	Housing Units	Single-family Homes		Multi-family Homes		Manufacture Homes	
			No.	%	No.	%	No.	%
1980 ¹	589	150	30	20%	120	80%	0	0%
1990 ²	554	165	41	25%	124	75%	0	
2000 ³	570	180	63	35%	115	64%	2	1%

Sources: ¹ 1980 U.S. Census.

² The 1990 Census does not enumerate housing type.

³ From the 2000 Community Survey. Includes annexations of 1-four-plex, 2-Single-family and 2- manufactured homes

Single-family Homes

At incorporation in 1976 single-family housing accounted for only 20% of Adair Village's housing. There are now 63 single-family units out of a total housing count of 180 units, or approximately only 35% of Adair Village's total housing. This is still an unusual condition for a small community due primarily to the types of housing built by the military when Adair Village was a military base.

The City has encouraged conversion of duplex units to single-family units and some homeowners have converted duplex units into larger single-family houses that has helped to bring single-family units and home ownership into a better balance for the community.

Manufactured Homes

Surprisingly, Adair Village has a relatively low percentage of manufactured homes (MH), 2 units for approximately 1% of Adair Village's total housing. Even these two units were pre-existing prior to annexation to the City. No MH units have been placed in the City. There are also no manufactured home parks within the City.

New manufactured homes are constructed to similar standards as site constructed homes and their appearance is generally indistinguishable from most single-family homes. Recognizing that the cost of construction of single-family homes is beyond the means of an increasing number of families, the City has made allowance in the Adair Village Code for more moderately cost housing by permitting manufactured homes on individual lots within the City's residential districts.

Multi-Family Housing

The primary housing type in Adair Village is still duplex housing. There are a total of 104 duplex units (91%), one four-plex unit (3%), and 7 multi-family units (6%) on the Santiam Christian School property for a total of 115 multi-family housing units comprising a relatively high percentage (64%) of Adair Village's total housing units. While duplex units are sometimes considered single-family structures, they are included herein with multi-family units since they are usually rental properties like other multi-family units.

In addition, there are 7 multi-family housing units are located on the Santiam Christian School property housing 15 people although this number can vary. This housing is private housing for the school and is not available to the general public.

Multi-family housing is the primary affordable housing opportunity for young families and the elderly in Adair Village.

The R-2 Single-family Residential District permits multiple-family housing in conformance with the "Planned Development" procedures in **Section 4.210 of the Adair Village Land Use Development Code** (Code).

Planned Developments

Planned Developments are permitted in the Adair Village Code that encourage the application of new techniques to achieve efficiencies in land development while providing enhanced and economical living environments. In 1999 the City granted final approval Creekside and Castlelands Planned Developments for the City's the first

planned development. In 2000 final development plans were approved 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 lot townhouse duplex development for the Castlelands development.

Planning Area Housing

Housing within the Planning Area offers a total mix of housing types in four distinct areas.

1. Within the City, Adair Meadows includes both multiple-family and single-family medium income urban housing with City amenities.
2. Within the Rural Residential, R-2 Urban Growth Boundary (UGB) area north of Bower's Slough there is moderate income housing with 6 single-family homes and 3 manufactured homes on lots generally in the 1 to 3 acre range.
3. The Rural Residential housing on Tampico Road is on lots of varying size, ranging from less than an acre to forty acres with newer medium to upper income homes.
4. The Calloway Drive area contains new upper income suburban type development on approximately one acre lots.

Housing Condition, Value & Tenure

Housing conditions in Adair Village are generally good. The 2000 Community Survey found no housing in "poor" condition. Housing in Adair Village is mostly moderate income housing in sound condition. The newer housing, since 1980, adjacent to Arnold Road ranges from moderate to upper-middle income housing and is in good condition.

The median year for housing age is 1954. Therefore half of Adair Village's housing is over 47 years old. A County Community Consortium offers loans for home improvements that has several units in the program in Adair Village.

The 1990 Census specifies the total number of housing units in Adair Village at 165. Of this total 156 were occupied and 9 vacant for a total vacancy rate of 5.5%. Only 1 house was vacant for sale and only 2 units were vacant for rent. This clearly indicates that housing availability is exceptionally low in Adair Village.

Owner Units

Of the 156 occupied housing units only 42, or approximately 27%, were identified as owner occupied in the 1990 Census.

The median 1990 value for owner-occupied housing was \$ 55,800 with the lower value quartile at \$ 46,500 and the upper value quartile at \$ 66,300. There were no housing units exceeding \$ 100,000. The largest number of houses, 25 or 60%, were priced between \$50,000 and \$ 74,999.

Rental Units

Of the 156 occupied housing units, 114, or 73% were identified as renter occupied in the 1990 Census.

The median 1990 contract rent was \$ 367 with the lower rent quartile at \$ 326 and upper rent quartile at \$ 420.

The 2000 Census will provide a more timely summary of tenure and costs. The 2000 Census data will be substituted herein when it becomes available .

The Oregon Housing and Community Services Department (HCS) has prepared a housing needs analysis methodology for 1999 utilizing data from the Bureau of Labor Statistics - Consumer Expenditure Survey and from Claritas, Inc. **TABLE 9.400 B** summarizes their findings for 1999 conditions:

**TABLE 9.400 B
1999 POPULATION & HOUSING STATUS**

Population	Persons in Group Quarters	Persons per Household	Total Dwelling Units	Occupied Dwelling Units	Vacant Units	Owner Occupied Units	Rental Units	% Owner Occupied	% Rental Occupied
570	0	3.36	180	170	10	106	64	62.4%	37.6%

Source: Oregon Housing and Community Services Department

HCS identifies 180 housing units in the City of Adair Village with 170 occupied.

Housing Costs

Housing became less affordable in the 1990's. Housing costs grew at rates nearly double incomes. The increasing cost of housing is beyond the means of many households without some form of assistance. A recognized standard of maximum shelter costs is 30 percent of household income. In Oregon, 37.2% of renters and 22.5% of owners pay more than 30% of their household income for housing.

Without financial assistance, many elderly and low income families are forced to accept inadequate housing. For these households, the cost of either maintaining a home or finding rental shelter at a cost of less than 30 percent of their net income becomes very difficult.

The cost of purchasing a new home on a moderate income is unattainable for many families. More and more people are being forced out of the housing market due to increased inflationary costs. Land costs and municipal services have risen sharply in recent years and building costs have increased at the rate of one percent a month.

A single family home is increasingly beyond the means of many households. Nationally, the result has been a rise in the number of apartments, duplexes, and manufactured homes.

Housing costs and rent levels in Adair Village are modest compared to many areas of the state, but a substantial increase can be expected. The City will continue to seek means of reducing housing costs within the City. However, it must be recognized that municipal water and sewer and other public facilities and services will contribute to higher housing costs. Reduced lot sizes, efficient planning and inexpensive construction alternatives can be utilized to maintain housing within affordable limits.

Table 9.400 C indicates an HCS estimated demand for 67 rental units in Adair Village. The rental market is usually comprised of multi-family housing units that include apartments and duplexes and single-family housing. There are 126 multi-family units in Adair Village that that have at least one of the units as a rental . Nationally one-third of single-family housing are also rental units. According to the 1990 Census 114 households were renters in Adair Village constituting 73% of all households.

It is estimated that 14 single-family and 82 multi-family units are rentals in Adair Village. This is less than the 114 units identified in the 1990 Census and may be the result of the City's efforts to promote homeownership to balance the owner/renter ratio. Even with this lower number of renters **Table 9.400 C** estimates that demand is 29 units less than the number provided.

TABLE 9.400 C
1999 Rental Housing Supply & Demand

% Single-family Rental ¹	Single-family Rentals	1999 Multi-family Units	1999 Total Rentals	Rental Units Needed	Existing Need
30%	14	82	96	67	-29

Source: Oregon Housing and Community Services Department

Table 9.400 D shows the estimated need for owner and renter occupied housing by age group. Younger households under 45 years old are more likely to live in rentals while those over 45 years old are estimated to be home owners. In Adair Village 95 households were under 45 years of age while 76 households were over 45 years of age.

Table 9.400 D
1999 Age Group Housing Demand

Age Group	Total Households	Owner Occupied	Rental Occupied	% Owner Occupied	% Rental Occupied
<25	5	0	5	0.0%	100.0%
25 to 45	90	47	43	52.2%	47.8%
45 to 65	58	44	14	75.9%	24.1%
65>	18	15	3	83.3%	16.7%
Total	171	106	65	62.0%	38.0%

Source: Oregon Housing and Community Services Department

Tables 9.400 E presents the needed housing by income levels for 1999. Demand for owner-occupied housing increases with income. The table shows 74% of households earning over \$40,000 annually own their own homes. Its also noteworthy that 56% of those earning less than \$20,000 annually also own their homes. This may be due to older households that have built considerable home equity over time.

TABLE 9.400 E
1999 Income Based Housing Demand

Household Income	Total Households	Owner Occupied	Renter Occupied	% Owner Occupied	% Renter Occupied
<\$20,000	18	10	8	55.6%	44.4%
\$20 to \$40,000	64	33	31	51.6%	48.4%
\$40 to \$75,000	60	43	17	71.7%	28.3%
\$75,000>	29	23	6	79.3%	20.7%
Total	171	109	62	63.7%	36.3%

Source: Oregon Housing and Community Services Department

The needed ownership of **Table 9.400 E** indicates an overall need for 109 owner-occupied units. The **1990 Census** indicated that there were only 42 owner-occupied units in Adair Village. The 2000 estimate is 84 owner-occupied units, a 100% increase in ten years. This is still short of the 109 units indicated by demand.

Affordable Housing

The State of Oregon has declared a Statewide Goal that all communities have the responsibility of providing an adequate number of household units at price ranges and rent levels commensurate with the financial capabilities of Oregon households.

Affordable housing means it would take at least \$ 20,000 yearly income to purchase a \$ 60,000 home or pay \$ 500 a month in rent. Or it would take \$ 32,000 yearly income to purchase a \$ 120,000 home or pay \$800 a month in rent.

Small communities like Adair Village are limited in their ability affect the housing market. It is clear that the most a community can do is not to place undo burdens on the availability of land and the cost of municipal services. Maintaining administrative costs for land use decisions within reasonable limits and provision of timely decisions can also encourage developers to choose an Adair Village location.

As stated earlier, housing authorities are more likely to address housing needs for special classes of individuals like low-income, those with disabilities or other special needs. Small cities have a more difficult time specifically addressing these special housing needs; especially when one considers that determining the socioeconomic needs and distribution for an expanding population is a highly speculative task at best.

Among the means at a City's disposal are Code provisions for smaller lots, the provision of multi-family zones in the community, as well as provisions for manufactured homes. It is also important that a community preserve and maintain its existing housing stock for the purposes of conserving natural resources used in home construction and for providing lower priced housing to residents of the community.

The City recognizes their existing housing stock as an extremely valuable resource. Therefore, the City has adopted policies pertaining to the rehabilitation of existing housing and the maintenance of a wide range of housing prices in Adair Village. Unfortunately, property assessment laws discourage a homeowner from making improvements to the home. By automatically raising the assessed valuation of a house after repair, these tax laws provide a disincentive to home repair.

Table 9.400 F shows demand for owner-occupied housing in various price ranges and represents the upper limits for affordable housing for that group. The cost figure represents the value of a mortgage, not the actual price paid for a home. Affordable housing is defined by a cost burden of no more than 30% of household income.

TABLE 9.400 F
1999 Owner-Occupied Housing Need by Cost

Housing Cost	Housing Units	%Owner Occupied Units
<\$60,000	11	9.8%
\$50 to \$90,000	16	14.3%
\$75 to \$120,000	19	17.0%
\$100 to \$150,000	14	12.5%
\$125 to \$225,000	29	25.9%
\$187,000>	23	20.5%
Total	112	100.0%

Source: Oregon Housing and Community Services Department

The overlapping price ranges reflect the variability of loan interest rates that can shift the purchasing ability of households to different price ranges.

Table 9.400 G shows the demand for rental housing is greatest for units that cost between \$430 and \$910 per month. The demand is approximately 33 units or 52% of the total rental need. Surprisingly there appears to be a need for 15 units renting for more than \$1,150.

TABLE 9.400 G
1999 Rental Housing Need by Cost

Monthly Rent	Housing Units	%Rental Occupied Units
<\$430	7	11.1%
\$430 to \$665	16	25.4%
\$665 to \$910	17	27.0%
\$910 to \$1,150	8	12.7%
\$1,150>	15	23.8%
Total	63	100.0%

Source: Oregon Housing and Community Services Department

There is also a need for 7 units priced below \$430 per month that may require some form of rental assistance.

Assisted Housing

The 1990 Census identified 19 households or 12% of Adair Village's households with some form of public assistance. 21 households also received Social Security income and 18 had retirement income.

There are a number of public and private housing assistance organizations that can help provide affordable housing in Adair Village. This assistance includes new home purchase, rent supplements, low interest loans and grants for rehabilitation as well as other programs.

The two most prominent public assistance programs is provided by The Linn-Benton Housing Authority through the HUD Section 8 voucher program and the US Rural Development Department (FmHA)

The Linn-Benton County Housing Authority currently has 6 households in Adair Village receiving rental assistance under the Section 8 program. Currently in Adair Village, the US Rural Development (FmHA) has 1 outstanding loan for home purchase (low-interest loans through the 502 program) and one grant for home rehabilitation under the 504 program.

The Benton County Housing Consortium also provides loans for home improvement. Presently there are 5 households utilizing this program in Adair Village.

The number of assisted housing programs in the City will continue to vary from year to year due to availability of funds and qualifications of applicants.

The City recognizes its responsibility to accommodate assisted housing in Adair Village. There is a strong preference for programs that assist households in obtaining housing already available in the community as opposed to targeted housing developments that concentrate assisted housing in one area or in single developments.

The Federal Fair Housing Act of 1988 protects the right to freely choose a place to live without discrimination.

Qualified citizens of Adair Village should be aware of available assistance programs, and should participate in them if they choose. The City can be a source of information concerning housing availability in general should assist those seeking information on housing assistance.

SECTION 9.420 HOUSING TRENDS

As noted in **Section 3 Population & Economy, Table 9.300 C**, population growth in Adair Village has decreased from 589 in 1980 to 570 in 1999. Growth since 1990 has been only 16 people for a gain of only 2.89%. However there was a gain of 30 housing units during this same period. This previous 20 year trend period is summarized in **Table 9.400 H**.

**TABLE 9.400 H
Housing Trends 1980-1999**

Period	Population decrease	Total Units	Housing Units					
			Single-family		Multi-family		Manufactured	
			No.	%	No.	%	No.	%
1980-1999	(19)	30	33	110%	(5)	-2%	2	7%

Source: 1980 and 1990 Census 1999 and the 2000 Community Survey

This makes little sense. The only explanation appears to be that temporary people in the Educational Facilities District were counted in earlier Census counts and excluded in the 1990 count.

The last 20 year housing trend provides little information that is helpful in projecting future needs. The municipal sewer and water system improvements will substantially increased housing opportunities providing an immediate incentive for housing production in Adair Village. This is evidenced by the Creekside and Castlelands development.

There are several regional trends that will affect the type of housing needed in the next 20 years in addition to local conditions:

- About 70% of population increase will come from net migration.
- Household size is expected to continue declining.
- The region will add more residents that are 65 and older and group quarters will increase by about 2%.
- Younger people in the 20 to 34 age range are more mobile and generally have less income than people who are older and they are less likely to have children. All of these factors mean that young households are more likely to be renters and renters are more likely to be in multi-family housing.
- Baby boomers in their 50s are about to reach the "empty nest" stage and these households have different needs than families.

- The rate of formation of single-parent households is slowing as is the rate of formation of married couple families with children.
- Income statistics indicate a substantial preference for single-family housing and ownership when incomes allow that choice regardless of age.
- The rate of increasing housing costs is approaching double that of the rate of income

Residential locational choice trends also include:

- Access to work.
- Access to shopping, recreation and friends.
- Public services.
- Community and neighborhood characteristics.
- Land and improvement characteristics.

In all, Adair Village's potential for growth and development will depend on these national and regional trends as well as local factors, but most of all it will be the City's attitude, responsiveness and preparedness that will guide Adair Village's housing development.

Single-family Homes

Although becoming increasingly expensive, single-family homes are the primary choice of homeowners in Adair Village. Already in the year 2000, the City has 44 housing sites being constructed in two subdivisions. All are intended to be site-constructed homes. Single-family homes can be expected to continue as the housing of choice and their percentage of the total housing market will increase initially but manufactured homes and multi-family alternatives may also show some gains in the longer term.

Manufactured Homes

The cost of single-family homes is beyond the means of an increasing number of families. Manufactured homes are therefore rapidly becoming the house of choice for low to moderate income families. They provide excellent value, and with housing costs growing at rates nearly double incomes, they will likely be the affordable housing choice throughout the planning period. Manufactured homes comprised only 1% of Adair Village's existing housing in 1999. Adair Village has not experienced manufactured housing placements although they may be expected to increase their share of the housing market during the planning period.

Multi-Family Housing

There are 115 multi-family housing units comprising 64% of Adair Village's 1999 housing units. Most of this is duplex units that account for 104 of the units comprising 58% of the City's multi-family housing. Only one four-plex unit and 7 multi-family units in the Santiam Christian School completes Adair Village's Multi-family Housing. This is a comparatively high percentage compared to other communities and was primarily due to type of construction preferred by the military when Adair Village was a military base. There has been no new multi-family housing development in the Adair Village area except for four approved duplex buildings now under construction.

The percentage of multi-family units is expected to decline overall while the actual number of multi-family may increase in the long term in Adair Village. The initial phase of Creekside and Castlelands has a ratio of 12 duplex units, 27% to 32 single-family units for a 73% share. A reversal of the City's existing condition. Also these duplex units are essentially townhouses that are intended for individual ownership as single-family units.

Planned Developments

The City has approved two Planned Development in 1999 that are presently under development. Planned Development proposal trends are expected to continue during the planning period as a means of addressing the affordable housing issues in the community. Planned Developments can increase overall residential density while providing enhanced living environments that can help to reduce housing cost.

SECTION 9.430 PROJECTED HOUSING DEMAND & NEED

The language of Goal 10 and ORS 197.296 refer to housing need and requires communities to provide needed housing types for households at all income levels. Goal 10's broad definition of need covers all households.

House Bill HB2709 codified in the Statewide Land Use Planning Laws ORS 197.296 also requires an analysis of demand for new housing. Specifically it:

1. Refined the definition of buildable lands to include "redevelopable land".
2. Requires coordination of population projections with the County and State.
3. Sets criteria for prioritizing land for UGB expansions.
4. Sets specific requirements regarding buildable lands for needed housing.

Provisions 1 through 3 apply to all jurisdictions. Provision 4. Applies to only to certain jurisdictions. DLCD has waived the requirements of ORS 197.296 for 50 cities in Oregon including the City of Adair Village. However, ORS 197.296 restated pre-existing law or administrative rules that still apply to all jurisdictions.

Demand is what households are willing to purchase in the market place. Growth in population leads to a growth in households and implies an increase in demand for housing units that is usually met primarily by the construction industry based on the developer's best judgment about the types of housing that will be absorbed by the market.

Most plans make forecasts of new housing demand based upon population projections. Housing authorities are more likely to address housing needs for special classes of individuals like low-income, those with disabilities or other special needs.

Trying to determine the future socioeconomic and special housing needs for an expanding population is highly speculative at best.

Projected Housing Demand

Housing demand in the Adair Village area cannot be accurately projected based upon past construction trends due to the unique circumstances surrounding development in the area.

As noted in **Section 9.300 Population & Economy**, population growth in Adair Village has increased only 2.89% since 1990 while the projected increase from 2000 to 2020 is 60%.

The population forecasts contained in **Table 9.300 D** relies on the coordinated forecasts prepared by Benton County and the Office of Economic Analysis that allocated population growth to cities. Although constrained by these forecasts, they do provide the most logical place from which to begin an examination of housing demand for Adair Village.

As summarized in the **Section 9.300** population projections, Adair Village is expected to witness a year 2020 population of 913 people. The 1990 U.S. Census indicates that the average household size is approximately 3.77. This is a slight decrease from the 3.76 persons per household reported by the 1970 Census but it is an increase from the 1980 Census of count of 2.94 persons per household. Oregon's household size is continuing to drop and was 2.53 persons per household in 1990.

For the purposes of revising the Adair Village Comprehensive Plan to accommodate the projected year 2020 population, it was assumed that an average household size of 3.36 persons per household would occur over the planning period.

As illustrated in **Table 9.400 I**, it is projected that an increase of 343 people by the year 2020 will require 106 additional dwelling units based upon the coordinated population projections.

TABLE 9.400 I
Projected Housing & Buildable Land Demand
2000-2020

Planning Period	Estimated Population Increase ¹	^{3 & 4} Required New Dwelling Units	⁵ Required Buildable Acres
2000-2005 ²	71	22	7
2005-2010	81	26	8
2010-2015	92	28	9
2015-2020	99	30	9
Total	343	106	33

Notes: ¹ Assumes projected County increase of approximately 2.4% per year.
⁴ Assumes 3.36 persons/household over the planning period.
⁵ Assumes 5 housing units per net acre with an additional 25% for roads and services and an additional 25% to provide locational choice

Table 9.400 J presents a scenario of Adair Village's projected housing need, by type, between 2000 and 2020. Single-family housing is emphasized to gain a better housing type balance in the community. Multi-family units will gain in number only slightly while their percentage of the housing stock will decline by 21%. Manufactured homes are projected to gain in number only slightly although their percentage of the total housing stock will increase 3.2%.

TABLE 9.400 J
Projected Housing Distribution by Type 2000-2020

Time Period	Projected Housing Mix	Additional Dwelling Units	Accumulative Total Units	Adjusted Housing Mix

1999				
Single-Family	35%		63	
Multi-Family	64%		115	
Manuf Homes	1%		2	
Totals	100.0%		180	
2000-2005				
Single-Family	90.0%	20	83	41.1%
Multi-Family	5.0%	1	116	57.4%
Manuf Homes	5.0%	1	3	1.5%
Totals	99.0%	22	202	100.0%
2005-2010				
Single-Family	85.0%	22	105	46.1%
Multi-Family	7.5.0%	2	118	51.8%
Manuf Homes	7.5.0%	2	5	2.1%
Totals	100.0%	26	228	100.0%
2010-2015				
Single-Family	80.0%	23	128	49.8%
Multi-Family	10.0%	3	121	47.1%
Manuf Homes	10.0%	3	8	3.1%
Totals	100.0%	28	257	100.0%
2015-2020				
Single-Family	75.0%	23	151	52.8%
Multi-Family	12.5%	4	123	43.0%
Manuf Homes	12.5%	4	12	4.2
Totals	100.0%	30	286	100.0%
Year 2020		106	286	

It is estimated that single-family will increase from 35% to 53% by the end of the planning period in 2020.

The estimated increase in multi-family units is only 10 units. Castlelands technically will provide 12 units although since they are individual homeowner attached units and should be considered single-family.

The estimated increase in manufactured homes is also quite small given today's preference as the affordable housing of choice. A gain of only 10 units is presented. If state and regional trends continue Adair Village could expect a higher percentage of manufactured homes.

Based on the projected population projections Adair Village needs 106 new dwelling units. Creekside and Castlelands would provide approximately 100 of these at build-out leaving only 6 units to be provided by others.

The assumptions and estimates are intended to increase the single-family housing percentage while allowing for the other types of housing as their need increases.

Projected Housing Need

Although Adair Village has received a waiver from some of the needed housing requirements of ORS 197.296 it is apparent that needed housing in addition to housing demand is an issue that should be addressed.

Housing costs have grown at rates that are nearly double incomes during the 1990's. Due to rising land and housing costs, Oregon is witnessing a trend in which many people are seeking more affordable types of housing than conventional single-family units on large lots provide.

City of Adair Village has projected few additional units of multi-family housings because of the unusual circumstances that have created the high number of multi-family housing units. The existing mix of 64% multi-family units would drop to 43% by the end of the planning period. This is still well above the multi-family needs of most small communities including Adair Village. The City has made a strong commitment to accommodate low and moderate income housing needs. Most of the existing duplex units will continue to provide valuable rental housing during the planning period.

Although multi-family and mobile home trending has been minimal, the City has provided for future inclusion of both housing types in the Comprehensive Plan Policies and the Land Use Code to assist in reducing housing costs. In addition, the City has also encouraged division of existing duplex units to further assist in providing low cost housing opportunities for the area.

The duplex division procedures and the mobile home approval procedures and standards will accommodate these needs successfully. Additionally, the City can accommodate new multi-family development through the PUD procedures. In combination, these techniques clearly allow the City to achieve a housing mix that is consistent with community needs and income capabilities.

As stated earlier, housing authorities are more likely to address housing needs for special classes of individuals like low-income, those with disabilities or other special needs. Small cities have a more difficult time specifically addressing these special housing needs; especially when one considers that determining the socioeconomic needs and distribution for an expanding population is a highly speculative task at best.

However, Goal 10 does require cities to address housing need. The approach adopted by Adair Village is threefold:

- 1. The City will not discriminate against needed housing types and programs that address the needs of its citizens.**
- 2. The City will provide for a variety of housing opportunities for its citizens through implementation of the Adair Village Land Use Development Code.**
- 3. The City will seek means to reduce housing cost by providing a mix of housing type and density that address the needs of its citizens.**

The Oregon Housing and Community Services Department (HCS) has prepared a projected housing needs analysis methodology for 2020 utilizing data from the Bureau of Labor Statistics - Consumer Expenditure Survey and from Claritas, Inc.

Table 9.400 K projects a population of 913 by 2020. A projected 286 dwelling units will be needed representing an increase of 106 housing units over the next 20 years, an increase of 74 owner-occupied and 32rental units.

**TABLE 9.400 K
Projected 2020 Population & Housing Status**

Estimated Population	Persons in Group Quarters	Persons per Household	Total Dwelling Units	Occupied Dwelling Units	Vacant Units	Owner Occupied Units	Rental Units	% Owner Occupied	% Rental Occupied
913	0	3.36	286	272	14	151	121	55.5%	44.5%

Source: Oregon Housing and Community Services Department

Table 9.400 L Compares the projected rental housing with the demand for rental units to arrive at the number of needed units. Based upon national and statewide trends, 30% of rental units are provided by single-family houses. This will provide about 45 rental units. Based upon the existing conversion trends in Adair Village, it is assumed that 70% of the 112 duplex units will be rental units providing another 78 rental units for a projected total of 123 units.

Since the City's incorporation in 1976 the City has encouraged the conversion of duplex units to owner-occupied units to achieve a more balanced owner to rental ratio. Some duplex units have been converted to single-family units while other duplexes have been divided, creating two single-family units. Presently it is estimated that that 30% of the duplex units will convert to owner-occupied units.

**TABLE 9.400 L
Projected 2020 Rental Housing Supply & Demand**

% Single-family Rental	Single-family Rentals	Multi-family Rentals	Total Projected	Rental Units Needed ¹	Existing Need
30%	45	78	123	121	-2

Source: Oregon Housing and Community Services Department

Table 9.400 L projects that there will be a slight surplus of 2 rental units relative to need. Essentially the projections address the rental housing needs of Adair Village.

Table 9.400 M projects the 2020 need for various types of units by age of householder. About 74% of all rental units will be needed by households younger than 45. Approximately 56% of the owner-occupied houses will be will over age 45.

**TABLE 9.400 M
Projected 2020 Age Group Housing Need**

Age Group	Total Households	Owner Occupied	Rental Occupied	% Owner Occupied	% Rental Occupied
<25	6	1	5	16.7%	83.3%
25 to 45	144	74	70	51.4%	48.6%
45 to 65	94	71	23	75.5%	24.5%
65>	28	25	3	89.3%	10.7%
Total	272	171	101	62.9%	37.1%

Table 9.400 N projects the 2020 housing units needed by income. Approximately 10% of all households will earn less than \$20,000 annually and occupy 13% of all rental units.

TABLE 9.400 N
Projected 2020 Income Based Housing Need

Household Income	Total Households	Owner Occupied	Renter Occupied	% Owner Occupied	% Renter Occupied
<\$20,000	27	14	13	51.9%	48.1%
\$20 to \$40,000	102	53	49	52.0%	48.0%
\$40 to \$75,000	97	68	29	70.1%	29.9%
\$75,000>	46	35	11	76.1%	23.9%
Total	272	170	102	62.5%	37.5%

Source: Oregon Housing and Community Services Department
Income is expressed in 1999 dollars.

Table 9.400 O projects the 2020 housing need by mortgage costs for owner-occupied housing. 41% of the projected housing need will be for housing costing less than \$120,000.

TABLE 9.400 O
Projected 2020 Owner-Occupied Housing Need by Cost

Housing Cost	Housing Units	%Owner
<\$60,000	18	10.1%
\$50 to \$90,000	26	14.5%
\$75 to \$120,000	30	16.8%
\$100 to \$150,000	25	14.0%
\$125 to \$225,000	48	26.8%
\$187,000>	32	17.9%
Total	179	100.0%

Source: Oregon Housing and Community Services Department

The needed Owner-Occupied Table indicates an overall need for 179 units by the year 2020, up 73 from the 106 units in 1999 and up 137 from the 42 actual owner-occupied units in the 1990 Census.

Table 9.400 P projects the 2020 housing need for rental units. Of the 107 rental units approximately 41 or 38% will be needed in a cost range of less than \$665 per month in 1999 dollars. It can be assumed that a number of these households may require some form of rental assistance.

The needed Rental Table indicates an overall need for 107 units. The 1990 Census showed there were 114 rental units in Adair Village with a median contract rent of \$ 367 and a lower rent quartile of \$ 326 and upper rent quartile at \$ 420. The 2000 Census should provide a better comparison.

TABLE 9.400 P
Projected 2020 Rental Housing Need by Cost

Monthly Rent	Housing Units	%Rental
<\$430	14	13.1%
\$430 to \$665	27	25.2%
\$665 to \$910	28	26.2%
\$910 to \$1,150	24	22.4%
\$1,150>	14	13.1%
Total	107	100.0%

Single-family Homes

It is recognized that single-family homes will be the preferred housing type in the City of Adair Village and its share of the housing market is projected to increase although demand for manufactured homes and multi-family housing will also increase. The existing percentage of 35% for the single-family share is projected to be 53% by 2020, or 151 houses. An increase of 88 over the existing 63 houses during the planning period.

Manufactured Homes

Manufactured Homes are continuing to gain market share in Oregon because they have become one of the best values available to a home purchaser. Recognizing that the cost of single-family homes is beyond the means of an increasing number of families, there will be a demand and public need for manufactured homes. The Adair Village Plan assumes that there will be a greater demand for manufactured housing during the planning period resulting in a 4% share by 2020 for a total of 12 manufactured home units. An increase of 10 manufactured homes during the planning period. This number may be too low. The City could expect it to increase altering the percentages between site-built single-family and manufactured homes.

Multi-family Housing

It is assumed that multi-family housing will increase overall but the percentage of multi-family housing will decrease from its present level of 64% to 43% by the year 2020. However, only 10 units, or 5 duplexes, are projected to be added during the planning period. Multi-family housing in Adair Village is anticipated to be low to medium density in nature and limited in numbers. It is assumed that multi-family housing will continue to take the form of two to four unit structures in most cases.

Planned Developments

The City expects and encourages more proposals for Planned Developments during the planning period. Planned Developments can increase residential densities while providing enhanced living environments that can help to reduce housing cost.

SECTION 9.440 BUILDABLE LANDS FOR RESIDENTIAL USE

Buildable lands, as defined by LCDC: "refers to lands in urban and urbanized areas that are suitable, available and necessary for residential use".

County-sized rural residential lands within the Planning Area total 296 acres, consisting of 84 parcels containing 60 housing units. Some 112 acres are zoned "Rural Residential 5 acres" and the remaining 184 acres are zoned "Rural Residential 10 acres PD". Under the County's present land use standards, only 6 additional parcels could be created and 69 additional housing units added within the Planning Area, provided septic tank approval can be obtained.

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 can experience rapid growth in the future.

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 35 acres of buildable land, as identified in **Table 9.400 I**, to accommodate the additional housing needs of the community based upon the coordinated population projections .

A total of 32.88 acres remain in the Adair Village Urban Growth Boundary (UGB) suitable for future urban development. After subtracting developed and undevelopable areas, there remains approximately 20 net acres of residential area for future development within the unincorporated Adair Village UGB. Adding 8 acres available for residential development within the City, other than Castlelands and Creekside, provides 28 gross acres for future residential development.

The 28 gross acres of residential land could accommodate approximately 100 new housing units at urban densities with roadways. Maximum urban densities for the existing developable city area is approximately 5 housing units per acre.

**TABLE 9.400 Q
BUILDABLE RESIDENTIAL LAND NEED SUMMARY**

Existing Population	570 People
Existing Housing Units ²	180 Units
Projected Population ¹	913 People
Projected Household Population	3.36 People
Projected Housing Units Needed	106 Units
Proposed Creekside & Castlelands Units ²	100 Units
Remaining Housing Need	6 Units
Projected Buildable Land Need	2 Acres
Available City & UGB Buildable Land	28 Acres
Remaining Capacity	26 Acres

Notes: ¹ Benton County and the Oregon Office of Economic Analysis

² 2000 Land Use Survey Count

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.

It should be noted that the City is bounded on three sides by public lands and the only other area abutting the City east of Pacific Highway 99 West is a potential land trade with the Oregon Fish & Game Commission for property abutting the City's southeast boundary.

Buildable 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 land is needed at this time to support the City's growth and development to the year 2020 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 residential expansion and to maintain and improve the area's livability and environmental resources.

SECTION 9.490

HOUSING GOALS & POLICIES

GOALS & OBJECTIVES

1. To provide a housing policy plan that seeks to increase opportunities for all citizens to enjoy safe, decent and sanitary housing.
2. The City recognizes the need for an adequate supply of sound, decent and attractive housing that includes a variety of types and designs that are responsive to community needs.
3. The City supports the need for all citizens of the community to participate in an open housing market and to have the opportunity to live in sound housing, adequate to their needs, at a reasonable cost relative to their income.

POLICIES & RECOMMENDATIONS

General

1. The City shall not discriminate against needed housing types and programs that address the needs of its citizens.
2. The City shall provide a variety of housing opportunities for its citizens through implementation of the Adair Village Land Use Development Code.
3. The City shall seek means to reduce housing cost by providing a mix of housing type and density that address the needs of its citizens.

Housing Types

1. The City shall encourage an intermix of housing types and densities within the locational criteria of the Zoning Ordinance.
2. While the City supports the need for an intermix of housing types, new housing units within the R-1 Residential Zone shall be single-family units in order to achieve a balance of housing types in this area.
3. The Urban Growth Area shall provide for single-family housing and manufactured homes on individual lots and multi-family alternatives will be considered under the City's "Planned Development" procedures. of the Land Use Code.
4. Mobile homes shall continue to be allowed on individual lots within the unincorporated Urban Growth Boundary as a viable housing alternative.
5. The City shall encourage innovative design and planning concepts to reduce the cost of housing and services through the "Planned Development" zoning regulations that allow an increase in density if the project demonstrates improved livability.

Owner Occupancy & Rental Units

1. The City shall encourage an increase in owner-occupied housing within the City in order to achieve a higher ownership ratio for a more stable community population.

2. The City shall allow individual ownership of single duplex units upon approval of an application request.

Housing Conditions

1. Housing conditions are presently good. The City shall continue to maintain the good housing conditions through enforcement of its codes and ordinances while encouraging rehabilitation of basically sound housing.

Housing Costs & Housing Assistance

1. The City supports the need to reduce housing costs and has provided for a variety of housing opportunities to accomplish this goal.
2. The City encourages programs for property tax relief at all levels as one means of reducing housing costs and supports alternatives to the existing property tax system to encourage residential rehabilitation within the community.
3. The City supports innovative methods of construction to reduce building costs.
4. The City supports housing and family assistance programs that would benefit the local community.
5. The City should identify federal and state housing assistance programs that are compatible with area needs.

Buildable Lands

1. The City shall maintain an adequate availability of residential buildable lands that provides locational choices for each housing type.
2. The City shall maintain a 25% supply of residentially zoned land above projected needs to provide locational choices and to assist in keeping land costs for housing at reasonable levels.
3. The City should provide needed water and sewer services to adjacent residential areas within the City's service capacity to prevent potential health and safety hazards to residents.

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.

**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)	<u>65</u>
Total Planning Area	<u>1,069</u>

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 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 & 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>

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 & 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

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 Logsdon 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 Forrest 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 led 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 approved 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 & Semi-public Trends

The primary trending in the public and semi-public area 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 & 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 & 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 & 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 & POLICIES

GOALS & 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.

POLICIES & RECOMMENDATIONS

General

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

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 & 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.

SECTION 9.600 PUBLIC FACILITIES & SERVICES

Statewide Planning Goal 11 addresses public facilities and service needs and reads: "To plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban and rural development".

Adair Village is the only community in North Benton County which has a full range of public facilities and services including water and sewerage facilities, storm drains, fire protection, parks and recreation facilities and library services.

Adair Village's public facilities, services and utilities must be expanded or improved if the City is to maintain an adequate level of service. Since the public facilities are often costly and relatively permanent, it is especially important that they be planned to economically fulfill the long-range needs of the community.

This element of the Plan contains an inventory, policies and recommendations concerning schools, parks, water and sewerage facilities, storm drainage, solid waste disposal, fire protection, energy and communications systems, public buildings and other public services.

It is important that the extension of urban services for developing areas be undertaken in a coordinated manner to achieve balanced community growth while also taking into consideration the opportunities and constraints of the environmental and economic resources.

SECTION 9.610 GOVERNMENTAL SERVICES

Adair Village

The City maintains an office in the Adair Village Community Building on Wm. R. Carr Avenue. The City is staffed by a City Administrator / City Recorder, an Administrative Assistant, a Water Treatment Plant Operator, and a Wastewater treatment Plant Operator. In addition, the City contracts for a City Attorney, a City Planner and a City Engineer.

Adair Village has an elected Mayor-Council form of government. The Mayor and Council members all serve without pay. The City also has an appointed Planning Commission.

Adair Village levies a Property Tax and receives revenues from State revenue sharing, water and sewer charges, utility franchises, and miscellaneous fines and charges, and property leases. Expenditures include general administration and operations, contract services, materials, park maintenance and development, street maintenance and improvements, and water, sewer and storm drainage operation and improvements.

A Capital Improvement Program is needed. A long-range financial program should be initiated as a complement to the yearly budget.

Benton County

County Police Protection

The City of Adair Village does not have a police department. Police protection is provided by the Benton County Sheriff's Department as part of its rural service area. There is no specialized service agreement between the City and County although space is provided in the Adair Village Community Building for a Sheriff's office.

With expanded use of the Adair County Park and with expansion of the Santiam Christian School and the Laborer's Training School programs there will be an increasing need for police protection.

County Library

A Bookmobile library is located in the City on Arnold Avenue.

SECTION 9.611 HEALTH AND SOCIAL SERVICES

The City of Adair Village has no local health facilities. No doctors or dentists maintain offices in Adair Village, and residents must use the facilities in Corvallis, Albany and Salem for emergency medical treatment. Fire department personnel are available for emergency aid.

Health and social service programs originating in a small community are rare, consequently they must be sought out from larger jurisdictions. Corvallis organizations provide some assistance and social services to local residents but the majority of these services are obtained from Benton County or the State of Oregon.

SECTION 9.612 FIRE PROTECTION & EMERGENCY SERVICES

Adair Village is within the Adair Rural Fire Protection District. It extends from one mile south of Adair Village to the northern county line. On the east, the District is bounded by the Willamette Pacific tracks. On the west, it takes in the Tampico Road and Soap Creek Road areas. The District has a total area of 18 square miles.

The main fire station is located in Adair Village at 6021 NE Marcus Harris Avenue, midway between Arnold Avenue and Vandenberg Avenue. The Oregon Southwest Washington Laborer's Training School owns the building and permits the District to utilize the facility. There are presently five bays in the station. A second station is located at 37096 Soap Creek Road.

The District responds to all types of emergencies including fire, medical and rescue. The District has three pumpers, one tender, a rescue squad vehicle, and two brush rigs. The major equipment is listed on **Table 9.600 A**. The Department is staffed by 13-15 volunteer firefighters. There are currently three support staff members, five officers, and eight volunteers. All fire fighters are required to be trained to NFPA FF 1 and EMS First Responder level. In addition the Department encourages those who desire to become Emergency Medical Technicians (EMT's). The Department currently has 5 Basics and a Paramedic. The rescue squad vehicle serves the emergency medical quick response unit and the Corvallis Fire Department ambulance provides full emergency ambulance service. The District equipment and stations are maintained with volunteer help.

**TABLE 9.600 A
ADAIR RURAL FIRE & RESCUE DISTRICT EQUIPMENT**

Pumpers

- 1 - 1,000 gallons per minute pumpers with 1,000 gallons holding capacity (1994 Central States and 2001 Central States)
- 1 - 750 gallons per minute pumper with 1,000 gallons holding capacity. (1968 Western States)
- 2 - Type III four-wheel-drive bush rigs (1968 Jeep and 1992 Chevrolet)

Tender

- 1 - 3,000 gallon tanker (1987 GMC/Starline)

Other

- 1 - Rescue Squad Vehicle (1995 Chevy/Braun 4x4)
- 1 - Utility 4x4 Pickup
- 1 - Staff Car

Adair Village is supplied with water from the City's municipal water system and currently has about 50 fire hydrants. 28 fire hydrants in the residential area and 22 in the area occupied by the Santiam Christian School, the Labor Training Center and the Willamette Carpenter School. The Fire District tests all hydrants annually. The water system, the County 911 Center and the Fire Department are responsible for the (ISO) insurance rating of 4 in the City and 8 in the surrounding rural area.

There are few serious fire hazards within the City, with the District being primarily a bedroom community for the surrounding cities. The area has a very light commercial fire hazard with the most significant life hazard being the schools. The District's greatest hazard being the wildland interface properties and the landfill. The District has enjoyed Mutual Aid agreements with the neighboring fire Departments since the early 1980's and has established a first alarm mutual response policy with the Corvallis Fire Department, Albany Fire Department, SE Polk Fire District in 1900-200.

SECTION 9.613 PARKS & RECREATION

Park and recreation facilities in the Adair Village area are provided by the City and Benton County.

Playgrounds

The City owns a 2.31 acre site between Laurel Drive and Columbia Avenue which is used as a playground. Facilities include basketball, swings, slides and a see-saw. The site is accessible by a public footpath linking Laurel Drive and Columbia Avenue. The site could be enhanced by additional landscaping.

As the City of Adair Village grows, consideration should be given to local playground facilities to serve these additional areas.

Adair Village Park

The City has acquired a 2.6 acre site west of Wm. R. Carr Avenue for development of a park and Community Services Building. The site includes an existing building of approximately 2,800 square feet. Both the park area and building are being improved on a continuing basis. The building is used for recreation and community functions and houses the City Hall offices of the City.

Benton County Park

A County Park is located east of Wm. R. Carr Avenue on a 7.2 acre site, across the street from the Adair Village Park. The County facility includes a ballfield and a building used by the Benton County Model Railroad Club. Both the City and County lands should continue to be developed as a community recreational facility.

Adair County Park

Adair Village is fortunate in that it is located immediately adjacent to the regional Adair County Park, owned and developed by Benton County. The Adair County Park is the largest, most developed park in the Benton County Park System. The park site, located north of Arnold Avenue, was obtained by the County in 1971 from the Federal Surplus Lands Program and includes 114 acres of park and recreation lands. Formerly, this area served as a recreational area for the Adair Air Force Station.

The only remaining military facilities are the tennis courts. The courts have been improved and additional facilities have been added. Facilities include two group picnic areas with kitchen shelters and barbecue pits seat a total of approximately 300 picnickers. Extensive sports facilities including baseball and softball fields, sand volleyball courts, horseshoe pits, open turf areas, walking paths, and a small children's play area. Hiking trails are available.

A Master Plan for the Adair County Park was prepared and improvements are continually being made to this important regional facility. Planned improvements include expanded covered picnic facilities, children's play area, interpretive trails and restrooms. The Park also has wooded areas for camping as additional funding assistance becomes available. All proposed developments are subject to review by the City of Adair Village in accordance with City/County Urban Growth Management Agreement.

The park serves residents regionally including North Benton County and the Corvallis and Albany areas. The Adair County Park is a needed public facility. The State Outdoor Recreation Plan indicates a need for regional parks in Benton County. In addition to serving regional recreation needs, the Adair County Park provides the residents of Adair Village immediate access to quality recreation facilities.

The park represents a major residential asset to the community but it can have a number of impacts on Adair Village as usage increases. Potential impacts include increased traffic through the community and the surrounding area; a potential need for improved police, fire, and emergency services; an increased demand for water and sewer facilities, and increased noise and auto-generated air pollution in the area. The park activity areas, however, are well buffered from the Adair Village residential areas helping to minimize potential problems.

SECTION 9.620 SCHOOLS

Adair Village school children attend Corvallis District No. 509J schools, Santiam Christian School and the Prince of Peace Mennonite Church has a Pre-school. Schools servicing Adair are listed in **Table 9.600 C** with their enrollment and capacity.

**TABLE 9.600 C
SCHOOLS SERVING ADAIR VILLAGE**

School	Grades	Enrollment	Capacity	Condition
Corvallis District No. 509 J				
Mountain View Elementary	K - 5	248	450	Good
Cheldelin Intermediate	6 - 8	678	690	Good
Crescent Valley High	9 - 12	1,270	1,290	Excellent
Santiam Christian School				
	K	36	38	Good
	1 - 6	279	280	Good
	7 - 8	125	130	Good
	9 - 12	282	290	Good
Mennonite Pre-school				
	Pre-school	17	20	

Mountain View Elementary School

Elementary school children attend Mountain View Elementary School, located in Lewisburg, three miles south of Adair Village. Lewisburg Elementary School is being used at approximately 55 percent of its capacity. The 2001 enrollment included 28 kindergarten children and 220 elementary school children. Enrollment is presently 200 students below the school's capacity.

Mountain View has 10 classrooms. The school was built in the 1960's and is in good condition. There are no plans for any major expansions or improvements.

Cheldelin Intermediate School

Adair children in grades 6 through 8 attend Cheldelin Intermediate School, located within Corvallis, approximately 5 miles south of Adair Village. Cheldelin Intermediate School is being used at near capacity. In 1980, enrollment was 582 students and is now 687 students. There was no data on the number of students attending from Adair Village.

Cheldelin has a staff of 60. The school was built in the 1960's and is in good condition. There are no plans for expansion.

Crescent Valley High School

Adair Village high school students attend Crescent Valley High School, located 5 miles southwest of Adair Village. Crescent Valley is currently operating at near capacity.

The high school was built in 1971 and is in good condition. The 1980 enrollment was 1,134 students and is now 1,270 students. Crescent Valley has 71 certified teachers and a total staff of 120. There was no data on the number of students attending from Adair Village.

Santiam Christian School

Santiam Christian School is located in Adair Village on Arnold Avenue on an 18.54 acre site in the Educational Facilities District, E-1. It includes buildings for elementary, junior high and high school in addition to support and administrative facilities. Fifteen people live on campus in 7 housing units.

Santiam Christian School is operated by the Santiam Christian School Corporation, an interdenominational non-profit corporation. The school is parent sponsored and governed by a Board of twelve members who are elected by the parent society. They set policy and direct the school as prescribed by its constitution. The School is fully accredited and meets the requirements for graduation of the Oregon State Department of Education.

The Prince of Peace Mennonite Church

The Mennonite Church has a Pre-school that currently has 17 students and 3 employees.

Future Needs

Population growth and the distribution of that growth impacts local schools and the need for facility improvements. Urban growth in the Adair Village area will impact the local public schools although impacts to the local Christian schools is less significant since these schools draw students from six surrounding counties.

Generalized projections indicate a decline in the school-age population. The population holding capacity of the Adair Village Urban Growth area is estimated at 1,030 people. At that level, there could be an estimated 300 elementary school children in Adair Village as opposed to the estimated 180 or so today.

No additional public elementary schools are presently planned for the area. As growth in the North Benton area reaches the point where another elementary school is needed, strong consideration should be given to locating a new school in Adair Village.

Elementary schools provide an important focus for a community. An elementary school in Adair Village would be both a convenience and a major step in reinforcing Adair Village as an urban service center for the North Benton County area.

The location of schools should be compatible with educational needs and community land use patterns. New schools should be located in coordination with other community facilities, particularly parks, bike and pedestrian ways and streets and highways.

SECTION 9.630 WATER SYSTEM

Background

The original Adair water system included the existing treatment plant, major transmission lines, and storage reservoirs. It was built in 1943 to serve the old Camp Adair Army base which at times contained over 50,000 soldiers. As a result, the Adair

Village Water System today has a potential capacity considerably in excess of the City's needs.

Improvements were made to the original system in 1960 when the Air Force Base was constructed and in 1972 Ownership of the water system was transferred to the City of Albany when the base property became surplus. Albany maintained and operated the system until 1978 when it returned the facility to the federal government. During this time, the system was limited to less than 200 users.

The City of Adair Village acquired the water system in May 1978. The City, Benton County and the North Albany County Service District immediately hired a consultant to prepare a "Comprehensive Water System Development Program". The report was completed in June 1978 by HGE, Inc. It included recommendations for system improvements to meet the City's needs, and also recommended improvements to meet the needs of the North Albany area.

Negotiations were held between the City of Adair Village and Benton County to consolidate the water supply system for the North Albany area. Agreement could not be reached and eventually Pacific Power and Light Company was selected to supply most of the North Albany area with water. One water district, the Dumbeck Water District, voted to utilize the Adair Water System.

In November 1978, A Comprehensive Water System Development Program was prepared that recommended an improvement program for the Water System. In September 1993 a Water System Evaluation and Master Plan was completed for the City. Both of these studies recommended capital improvements to the system and a maintenance program that the City has systematically undertaken within its funding availability.

The **Water System Evaluation and Master Plan**, January 1994 by Westech Engineering, Inc. is hereby included by reference in the Adair Village Comprehensive Plan as part of this Section.

Existing Service Area

Today the Adair Village water system serves the City and adjacent properties, The Adair Industrial Park and the Dumbeck Water District.

The system known as the Adair Industrial Site, formally the Wells Property Inc., served the Boise-Cascade plant and other buildings in the old North Cantonment area of the Camp Adair Army Base.

The Dumbeck Lane Water District serves a rural-suburban area 2 miles east of Adair Village. The Dumbeck district currently has 88 active water users. At current zoning standards, the Dumbeck district could accommodate a potential of 150 homes.

Water Source

Adair Village obtains its water from the Willamette River. The intake structure and nearby water treatment plant are located three and a half miles southeast of Adair Village. The City has an 82 cfs Water Permit.

Treatment Plant

The Adair water treatment plant provides full treatment with coagulation, flocculated, sedimentation, filtration and disinfection. The 1994 Adair Village Master Plan indicated that the maximum daily output for 2002 would be 1.128 million gallons a day (mgd) and

current Plant capacity is limited to 2.3 mgd with a potential to upgrade to the original capacity of approximately 10 mgd with major reconstruction of the facilities.

The plant operator has indicated that the current capacity of the plant is 70,000 gallons per hour. On a 24-hour basis this amounts to 1.6 mgd. The plant capacity is limited by the pumping capacity of 70,000 gallons per hour.

Storage

Storage facilities include two storage reservoirs. The Voss Hill reservoir has a storage capacity of 1 million gallons. Improvements have been made at the Voss Hill reservoir, including a new roof. The Hospital Hill reservoir has a storage capacity of .5 million gallons. In addition to the 1.5 million gallon storage provided by the reservoirs, an additional 250,000 gallons can be stored at the treatment plant.

Transmission and Distribution System

A ten inch line conveys the treated water from the treatment plant to the Voss Hill storage reservoir. Two ten inch lines lead out of the Voss Hill reservoir. One serves Adair Village, the other line extends to the Adair Industrial Park. A six inch line connects to the Industrial Park line to supply the Dumbeck Lane Water District.

The ten inch transmission line from the Voss Hill reservoir to Adair Village feeds into a booster pumping station just inside the City's eastern boundary.

A system of eight and six inch distribution lines serves the residential area and the Laborer's Training School.

The transmission and distribution system is in need of substantial improvements. The 1994 Master Plan indicated substantial water losses in the system resulting in only 48% of the water production being consumed by metered users.

Existing Capacity and Future Demand

The Adair water system is potentially an under-utilized public facility. The system has treatment and storage capability in excess of the City's existing or projected needs.

Table 9.600 D outlines the City's 1993 and 2020 water requirements according to the Master Plan report adjusted from the target year of 2012 to 2020 since the population projection use in the report for 2012 are now the same as those projected to the year 2020. Using estimated population figures of 554 people in 1990 and 913 people in 2020, the report estimated maximum daily flow demand as 887,000 gallons in 1993 and 1,472,000 gallons in 2020. The treatment plant capacity was estimated at 2.30 mgd in 1994.

The estimated storage need was 1,019,000 gallons in 1993 and 1,225,00 gallons for 2020. The existing storage available is 1,500,000 gallons.

It is currently estimated that the system has sufficient capacity to serve the City's need through the year 2020 and with improvements the system could serve a substantially larger population. One of the potential benefits of the Adair Village potential water capacity is Adair's capability of meeting emergency needs of the North Albany area.

**TABLE 9.600 D
WATER REQUIREMENTS FOR 2020**

<u>Year</u>	<u>1993</u>	<u>2020</u>
Total Population	554	913
Average Daily Demand by User		
Residential 314.5 gpd/meter	0.126	0.193
Commercial 483.0 gpd/meter	0.032	0.049
Dumbeck 452.0 gpd/meter	0.066	0.102
Flow Demand		
Average Daily, mgd	0.224	0.343
Maximum Daily, mgd	0.961	1.472
Maximum Hourly, mgd	2.883	4.415
Fire Flow, gpm	1,000	1,000
Storage Requirements:		
Equalizing Storage, mg	0.073	0.111
Fire Reserve, mg	0.630	0.630
Emergency Reserve, mg	<u>0.316</u>	<u>0.484</u>
Total Required Storage, mg	1.019	1.225
Existing Storage, mg	1.50	1.50

Source: "Adair Village Water System Evaluation & MasterPlan", WE, Inc., 1994.

SECTION 9.640 SANITARY SEWER SYSTEM

The provision of public sewers is a powerful tool by which urban growth can be guided, especially when coordinated with the provision of other public services. Benton County has adopted a policy whereby sewerage service shall be restricted to Urban Growth Areas unless a severe health hazard exists.

Many of the soils in the Adair area are moderately or poorly suited for septic tanks. There is already a potential hazard from septic tank use in the area immediately north of the City. Future development within the Adair area will depend on the availability of City sewer service more than on any other single factor.

The Adair sewage system was originally built in 1958 to serve the Air Force Base. The Adair water and sewage systems became the property of the City of Albany in 1972 but later reverted to the federal government until they were acquired by the City of Adair Village in May of 1978.

All of the base housing and buildings are connected to the sewerage system. A few of these structures, including the Benton County Club House and properties of the Oregon Game Commission, lie outside the present City limits, but the sewerage system is otherwise presently limited to the area within the incorporated limits of Adair Village.

The City has completed several studies for improvements to the sanitary sewer system over the years. The **Sanitary Sewerage System Facilities Plan** and the **Wastewater Facilities Plan Supplement** are the most recent. Both of these studies recommended capital improvements to the system and a maintenance program that the City has systematically undertaken within its funding availability.

The **Sanitary Sewerage System Plan Facilities Plan**, July 1988 by Westech Engineering, Inc. and the **Wastewater Facilities Plan Supplement**, January 1990, by HE, Inc. are hereby included by reference in the Adair Village Comprehensive Plan as part of this Section.

Treatment Plant

The treatment plant is located in the Adair County Park. Treatment consists of an Imhoff tank for primary settling, trickling filters, secondary clarification and chlorination. Although the treatment plant is 42 years old, the major structures and equipment are in excellent condition and performance is presently within the range expected and is operating better than average.

Treatment Plant improvements and a new waste discharge system was implemented in the 1990's that now discharges treatment plant effluent into a 5 acre holding pond for summer irrigation on a 25 acre site acquired by the City on the east side of the railroad. Treated and stored wastewater is discharge by Force Mains to the Willamette River at river mile 122 during winter high stream flows.

This new system was selected because of its low monetary costs, its beneficial use of wastewater, reliability and flexibility for expansion.

Receiving Stream

Formerly, wastes from the Adair Treatment Plant were discharged into Bowers Slough in winter and spray irrigated on land in summer, without discharge into public waters. Problems related to discharges into Bowers Slough necessitated a new discharge system that did not require utilization of Bowers Slough. Also, one of the other problems is that Bowers Slough is a poor receiving stream due to the limited stream flow that would limit any expanded use of the Adair Treatment Plant.

The new treatment and discharge system now irrigates on City land in the summer and discharges to the Willamette River at river mile 122 during high water winter stream flows.

Collection System

The Adair sewage collection system consists of two subsystems. One subsystem serves the Adair Meadows residential area, the other serves most of the former military base facilities.

Wastes from the Adair Meadows area flows by gravity into a trunk line of Azalea Drive and then to a pumping station in the Adair County Park. From there the wastes are pumped to the treatment plant. Most of the wastes from the former military installations flow into a second trunk line along Arnold Avenue which also connects to the treatment plant.

Studies of the collection system have been performed and there are indications that a significant infiltration problem exists. Flow in winter is approximately four times that in

summer. Also, during the summer months some effluent may be seeping out of the system and not reaching the sewage treatment plant.

Future Needs

The Adair sewerage treatment system has the capacity to accommodate the projected growth to the year 2020. Treatment and flows can accommodate a population of 952 people during dry weather and 970 people during wet weather.

It is apparent that Adair Village has a serious inflow and infiltration (I/I) problem with the existing collection system. The collection system needs additional analysis and correction and the recommendations of the 1988 Facilities Plan should be implemented

Sewage Works Grant Funds

The DEQ annually develops and adopts a prioritized sewage works list to govern the distribution of EPA sewage works construction grants. This list significantly governs public sewage works construction as federal funds cover 75% of eligible facility costs.

The DEQ must certify sewage works construction grant applications as being complete (including land use plans and state goal conformance), as meeting state requirements and as being a priority need in the state.

State grant and loan financial assistance may also be available to help finance sewage works construction.

On-Site Sewage Disposal

There are two houses in the prior UGB area that are still on septic tanks within the City of Adair Village although the housing within the Planning Area is dependent on septic systems. There are 33 potential building sites within the Planning Area that could be built upon, provided County approval of septic suitability is obtained.

Standards and Permit Requirements

The Environmental Quality Commission adopts and the DEQ implements rules and standards necessary to control on-site sewage disposal in order to prevent water pollution, health hazards and nuisance conditions.

The DEQ has delegated the actual responsibility for approving on-site sewage disposal in Benton County to the Environmental Health Services Division of the Health Department which issues permits for septic tanks. The Benton County program is monitored by the Salem office of the DEQ.

After receipt of an application for septic tank installation, county sanitarians perform an on-site evaluation of the soil and approve or deny the request.

Land use clearance is required prior to issuing an on-site sewage disposal permit. Benton County reviews applications for conformance with local land use plans. Septic tank approval must also be obtained for buildings not reserved by public sewers prior to issuing a building permit.

SECTION 9.650 STORM DRAINAGE

There are three piped storm drainage systems in Adair Village. One serves the Adair Meadows Residential area and empties storm waters into Bowers Slough.

The other two systems drain the former military base area. The western system is piped to the south where an open drainage channel flows to Calloway Creek. The eastern system is piped to the east where open drainage channels flow into Bowers Slough.

The storm drainage system is separate from the sanitary sewer system and there is no treatment of storm wastes.

In newly developing areas, insufficient consideration is sometimes given to storm drainage, especially if an area develops slowly, in a piece-meal way. The Planning Commission should consider the adequacy of storm drainage plans as part of its development review process.

Storm drainage projects can be disruptive of the natural environment. Plans for storm drainage improvements should include consideration of environmental as well as land use impacts. Construction of storm drainage channels along natural waterways must be executed with care in order not to reduce the environmental, recreational and open space values of these stream corridors.

SECTION 9.660 SOLID WASTES

Benton County administers the area's Solid Waste Management Program.

The regional landfill for the Linn-Benton and Polk County area is the Coffin Butte Site three miles northwest of Adair Village.

Solid wastes in Adair Village is collected by the Corvallis Disposal & Recycling Company and is disposed of at Coffin Butte.

Coffin Butte is operated by Valley Landfill, Inc. The North Benton Plan has recommended that Valley Landfill execute a resource recovery system.

The establishment, construction, and operation of a solid waste disposal site, including transfer stations and demolition landfills, requires a permit from the DEQ. Valley Landfills, Inc. has been issued a permit to operate Coffin Butte.

While the provision or supervision of solid waste disposal sites is not the responsibility of Adair Village, the City has a vital interest in ensuring that adequate disposal facilities are available and that the management of disposal sites is in line with sound environmental practices. There is always potential for surface and ground water pollution from solid waste landfills, but potential pollution from Coffin Butte should not affect the Adair area as the site lies in another drainage basin.

SECTION 9.670 ENERGY & COMMUNICATIONS SYSTEMS

Primary energy and communications services are provided by the following companies:

- Consumers Power, Inc. (CPI)
- Northwest Natural Gas Company
- Qwest Telephone Company
- TV Cable – AT&T Broadband

Electric Power

The electrical system serving Adair Village was originally constructed as part of the military installations and after the property was declared surplus, electrical service was taken over by Consumers Power, Inc. (CPI).

Consumers Power obtains its power supply from the Bonneville Power Administration (BPA). A BPA substation and a CPI substation are located adjacent to one another near the Adair Industrial Park two miles northeast of Adair Village. CPI transmits the power at 7,200 volts for distribution in the Adair Area. Transformers on individual utility poles convert power for domestic use. The overhead distribution system in Adair Village exhibits a seemingly excessive number of poles, transformers, and lines, and detracts from the appearance of the community.

Several aspects of electric power service has significance to the comprehensive Plan. First, there is the need to conserve electrical energy. The conservation programs of Consumers Power are discussed in the Energy Element of Section 9.800.

Another concern is the location and design of major facilities such as transmission lines and substations. These facilities can have a blighting effect on an area unless carefully designed and located to minimize adverse impacts. Overhead distribution lines within a community, particularly in residential areas, can also have a blighting effect. The City requires review and approval of substation facilities and utilities for subdivisions. Underground utilities are required for all residential subdivisions in the Adair Village Land Use Development Cod.

Natural Gas

Natural gas within the general Adair Village area is provided by the Northwest Natural Gas Company. Natural Gas lines have been extended to serve Adair Village.

Telephone

Telephone service is provided by Qwest. An equipment substation is located at the intersection of Arnold Avenue and Laurel Drive on a 0.35 acre site.

TV Cable

Cable Service is provided by AT&T Broadband cable service.

SECTION 9.680 PLANNING IMPLICATIONS

Public facilities and services are an essential planning component and provide the primary elements to support community growth.

Adair Village's public facilities and services are capable of supporting additional community growth although there are some improvements needed. City Hall improvements and expanded police protection are identified needs that will increase as growth occurs.

Schools and fire protection are currently serving Adair Village very well, although expansion of both the level of service and support facilities will be needed as growth occurs. Both of these facilities have available land for their expansion needs. The City should maintain communication with these agencies and keep them informed of future community growth trends that could impact their level of service and facility needs.

The municipal sewer system and water system are capable of accommodating the projected community growth although improvements to both systems will be needed and should be included in a Capital Improvement Program.

In summary, Adair Village's public facilities and services are currently serving the needs of the community and with identified improvements Adair Village is capable of providing an excellent level of service to an expanding community.

SECTION 9.690

PUBLIC FACILITIES & SERVICES POLICIES

GOALS & OBJECTIVES

To provide a public facilities policy plan as a guide for the location and development of future community facilities and utilities consistent with long range community needs.

POLICIES & RECOMMENDATIONS

General Policies

1. The City shall insure that public facilities contribute to an efficient frame work for incremental community growth and development.
2. The City shall consider the impacts on community facilities before building, rezoning, or annexation requests are approved.
3. The City shall maintain procedures that require development projects to bear the cost for needed support facilities.
4. Growth trends shall be carefully monitored to accurately anticipate the need for future public facilities expansions.
5. The City shall develop a Capital Improvements Program to guide financial implementation of needed facilities and services. The program shall include: parks and recreation facilities, water and sewerage facilities, storm drainage, streets and other transportation improvements, public buildings, and any other necessary public facilities.
6. The City shall maintain SDC fees for the reimbursement and improvement costs for capital improvements and shall review these charges annually to insure that they keep pace with rising costs and community needs. SDC charges shall be maintained for the municipal water system, sanitary sewer system, drainage system, transportation system and park system.
7. The City shall seek financial assistance grants for needed facility improvements.

Schools

1. The City shall maintain a coordination program with the Corvallis School District 509J and the Santiam Christian School as part of its ongoing planning effort. Mountain View Elementary School, Cheldelin Middle School and Crescent Valley High School could be impacted by growth in the City of Adair Village.
2. The City shall keep the School District informed of development trends and projects with substantial population increases as part of the City's project review process.
3. Should a new elementary school be needed to serve the North Benton County Area, strong consideration should be given to locating the school in Adair Village.

Parks

1. The City should maintain a long-range park and recreation program.

2. The long-range park program should include consideration of greenway buffers and bicycle and pedestrian trails.
3. The City should cooperate with Benton County in developing the City and County park lands within the Adair Village area.
4. The City shall seek to maintain a minimum standard of park and playgrounds of 10 acres per 1,000 population.
5. The City shall support programs of public and private urban landscaping.
6. The City should cooperate with the Benton County Parks Department in the planning and development of the Adair County Park.
7. Development proposals for the Adair County Park shall be submitted to the City for review and approval as specified in the Urban Growth Boundary Management Agreement.
8. The City shall seek financial assistance for the planning and development of the Adair Village City Park.
9. Funds should be sought for the planning and development of the City's park and recreation program.

Water System

1. Water service shall be provided to meet the needs of existing and future users and shall provide adequate fire flow capabilities to protect the public.
2. The provision of water services shall be coordinated with the provision of other public services, particularly sewerage service.
3. The City shall seek to insure that water system improvements are undertaken in a manner that will be least disruptive to the environment and the community.
4. The City shall seek to maximize the existing investment in the water system through the encouragement of additional connections to assist in reducing individual service fees.
5. The City shall supply water service on to areas within the UGB at an urban level of service and to areas outside the UGB at a rural level of service.
6. The City shall provide water service to requesting areas at cost within the service capability of the facilities and the City's financial limitations. "At cost" shall include the costs of Capital Improvements, operational and maintenance costs and future system expansion needs.

Sewerage Facilities

1. The city shall seek additional grants and loans to implement system improvements recommended in the City's Wastewater Facility Plan.
2. The City shall provide sewerage service to the Adair County Park if requested, within the limits of the system's capability.

3. The City should seek Facilities Planning Grants for the Adair sewerage system.
4. The City should provide sewerage service at cost upon request to areas within the City's UGB at an urban level of service.
5. The City should provide sewerage service to requesting areas at cost within the service capability of the system and the City's financial limitations. "At cost" shall include the cost of Capital Improvements, operation and maintenance costs and future system expansion needs.
6. The City shall seek funds to correct infiltration problems in the sewage collection system.
7. Sewer facility improvements shall be maintained as part of the City's ongoing Capital Improvement Program shall be updated and maintained as an integral part of the City's ongoing planning process.

On-Site Sewage Disposal

1. No on-site sewage disposal systems shall be allowed in the City unless the municipal system is unavailable. On-site sewage disposal systems may be approved by the City and County for the UGB area subject to approval by the county sanitarian after an on-site analysis of site capability.
2. The County should only approve on-site sewage disposal systems for low-density developments that will not result in health hazards, water pollution or the untimely extension of public services.
3. Areas with existing on-site sewage disposal systems that pose potential health and pollution hazards shall receive a high priority for City Sewer Service.
4. On-site sewage disposal systems shall be discouraged in areas immediately adjacent to the City, where City sewers can easily be extended.

Storm Drainage

1. As part of the City's project review process, private developments shall be required to submit detailed drainage plans in conformance with area plans.
2. The City and the County shall review plans for developments within the Urban Growth Boundary to insure that storm drainage plans for developments are adequately related to the needs of the entire area.
3. Storm drainage plans shall be reviewed to determine the impact of projects on existing and future land use and on the natural environment.
4. Open drainage courses that can function as linear greenways shall be preserved as open space wherever possible in lieu of creating covered storm drains.
5. Area storm drainage projects should be maintained as part of the City's ongoing Capital Improvement Program.

Solid Wastes

1. Adair Village supports Benton County's continued Solid Waste Management Program.

2. Benton County should continue to monitor any adverse effects of the nearby Coffin Butte disposal site.
3. The City supports the County in investigating and encouraging recycling efforts.

Fire Protection & Emergency Services

1. The City supports the continued development of the Adair Rural Fire Protection District, for fire protection and emergency services.
2. The City supports the need for expanded fire protection and emergency services to meet the needs of additional urban development and the Adair County Park.
3. Newly urbanized areas shall be equipped with a fire hydrant system.
4. Subdivisions and Partitions shall be submitted to the Adair Rural Fire District for review and recommendation.
5. Development proposals for areas of rough terrain, notably on Poison Oak Hill, shall be reviewed with special consideration given to ease of providing adequate fire protection.

Energy & Communications Systems

1. Electric power distribution systems, telephone and cable television lines shall be located underground in all future developments.
2. Development of a conversion schedule should be encouraged to convert existing overhead utilities to underground service in the future.
3. Wherever possible, future utility substations shall be located outside residential districts. When this is impossible, means shall be sought to visually integrate these facilities with nearby developments by fast-growing landscaping or attractive fencing.
4. The City shall keep all private utilities informed of community planning policies and development trends and shall submit subdivision and development plans to local utilities as part of the City's project review process.

Other Public Facilities & Services

1. The City supports the need for improved police protection resulting from continued growth and development of the City and the Adair County Park.
2. The City shall continue to improve to the Community Building as a needed center for the community.
3. The City shall continue to provide administrative and public works services within its financial capabilities while seeking outside assistance and programs for needed services.

SECTION 9.700 TRANSPORTATION

Statewide Planning Goal 12 reads: "To provide and encourage a safe, convenient and economical transportation system". In response to this goal, the transportation element of the Comprehensive Plan contains an inventory, recommendations and policies concerning streets and highways, mass transit, bicycle and pedestrian ways, and railroads for the Adair Village area.

Although the major element of the transportation system is the street and highway network, the Plan seeks to strengthen all modes of transportation and thereby facilitate the improved flow of people, goods, and services.

It is important to recognize that transportation systems function as more than systems for the safe and efficient movement of people and goods. They also become the basic structural and organizational framework on which a community grows and develops. The Comprehensive Plan recognizes this interrelationship with other plan elements and seeks to improve it through recommended improvements to the primary transportation system.

Changes to the transportation system can have a wide variety of economic, social and environmental impacts. Major transportation facilities should efficiently meet economic and social needs, without disrupting urban social units, unique natural resources, or cohesive land use districts.

SECTION 9.710 STREETS & HIGHWAYS

Streets, Highways and Land Use

The streets and highways element of the Comprehensive Plan has a two-fold purpose. First, to provide an efficient circulation system for the community. Second, to function as an organizational framework for community growth and development. Streets and highways must therefore compliment other elements of the Plan to form a coordinated and comprehensive planning program for the community.

Street and highway policies can affect the overall direction and pace of urban growth, can help determine appropriate areas for differing land uses, and can influence the character of individual neighborhoods.

As the street and highway network changes, traffic patterns also adjust and seek the most convenient route. As route choices increase, individual street traffic decreases. If choices are limited, traffic increases. As traffic increases, adjacent livability is affected due to such problems as noise, air pollution, traffic hazards and parking problems.

Discontinuous streets, stop streets, and curved streets discourage traffic and increase adjacent livability. Through streets, on the other hand, encourage traffic, which then becomes an attraction for commercial developments. As commercial developments occur along major thoroughfares, efficient movement of traffic decreases due to commercial access conflicts.

The interrelationship of street and highway networks with land use development patterns is clearly evident and requires careful coordination to achieve the desired goals and objectives of the Comprehensive Plan.

Private City Streets

Educational Facilities District

Marcus Harris
Santiam Lane
Ebony Lane
Birch Lane

60 ft. row from Daphne Ct north

Private Easement
Private Easement
Private Easement
Private Easement

Fish & Wildlife Department Property

Vandenberg Avenue

60 ft. row to Wm. R. Carr
Private Easement
South Boundary of City
Private Road

Purple Vetch Lane

Traffic Volumes

Table 9.700 B shows traffic volumes for the roads and highways in the Adair area. Traffic volume on Pacific Highway 99 West at Adair Village has increased from 4,950 vehicles a day in 1979 to 12,100 vehicles a day in 1999. The State Highway Department has no projections of future traffic volume for Highway 99 West at Adair Village, but using the Department's 20-year, rule-of-thumb growth factor of 1.9, indicates traffic on Highway 99 West at Adair Village, but using the Department's 20-year, West could exceed 23,000 vehicles per day by the end of the planning period. However, this is a rough estimate. Development in Adair Village, Corvallis and cities north of Adair Village could alter estimates substantially. Also it is uncertain what the future impact of energy costs will have on traffic levels.

**TABLE 9.700 B
ADAIR VILLAGE AREA
TRAFFIC VOLUMES**

<u>Highway/Arterial</u>	<u>Average Daily Traffic (ADT)</u>	<u>Year</u>	<u>Average Daily Traffic (ADT)</u>	<u>Year</u>
Pacific Highway 99 West @ Benton-Polk County Line*	4,300	1979	7,600	1999
@ Camp Adair Road (2 miles N of Adair Village)	4,300	1979	7,400	1999
@ Adair Village (South of Arnold Ave)	4,950	1979	12,100	1999
Arnold Avenue Between U.S. 99 West and Wm. R. Carr St.	1,198	1979	1,150	1985
Ryals Ave.			1,000	1993
Ryals Avenue @ U.S. 99 West	208	1979	200	1991
@ Independence Road*	525	1979	700	1989
Tampico Road @ U. S. 99 West	525	1978	700	1989
@ Soap Creek*	263	1978	400	1991
Arboretum Road @ South end*	624	1977	600	1991
@ North end	137	1977	200	1991
Wm. R. Carr Ave.	200	1979	250	1981

Source: ODOT & Benton County

Arnold Way, the City's main access arterial to Highway 99 West, also serves as the main access to the Adair County Park. The Park could increase the average daily traffic on Arnold Way by 300 vehicles on an average day and by 1,000 vehicles on a peak day.

Ryals Avenue connects Pacific Highway 99 West with Independence Road south of Arnold Avenue serving as a bypass around the southern end of the City but carries limited traffic at this time. The average daily traffic on Ryals Avenue remains relatively slight. however, it does provide access to the Albany area from the Adair Village area and could be impacted by increased development in Adair Village and increased usage in the Adair County Park.

Tampico Road is another major arterial in the Adair Village Planning Area connecting to Pacific Highway 99 West. Traffic on Tampico Road at Highway 99 West has increased only slightly due to development limitations on rural lands in Benton County.

Street and Highway Functional Classification and Standards

The streets and highways element of the Comprehensive Plan establishes a four-fold functional classification system based upon the type of traffic a street is intended to carry.

Highways carry regional traffic with origins and destinations outside the area.

Arterials carry major local traffic between communities or nearby areas, or between community districts.

Collectors carry traffic between sub-areas or neighborhoods of the community and between arterials.

Local Service Streets carry primarily local traffic seeking access to adjacent property.

The Adair Village Land Use Development Code (Code) establishes the minimum right-of-way, and roadway widths.

The City should maintain an ongoing street improvement program for all City streets and should cooperate with county, state and federal agencies to provide needed improvements to streets that extend beyond municipal jurisdiction.

Street improvements for Adair Village should include the following goals:

1. Minimum right-of-way widths should be provided in conformance with the City's Development Standards.
2. Pavement widths should be provided in conformance with the City's Development Standards.
3. Curbs, gutters, storm drainage and underground utilities should be provided throughout the community.
4. Sidewalks with street trees and landscape buffers between walks and curbs should be provided.
5. A logical continuation of collector and arterial streets should be provided for.
6. Curvilinear and discontinuous streets in residential districts should be utilized to discourage through traffic.
7. Future right-of-way expansion potentials should be protected by setback requirements and zoning Code standards coordinated with the Comprehensive Plan.

In order to implement the City's street improvement program, the City should seek funds from the State Highway Division or other state agencies.

In addition to carrying out improvements to existing City streets, the Plan recommends future extension of Columbia Avenue and Tampico Road as part of the City's long range plan.

Highways

Highway 99 West bisects the Planning Area from north to south. This highway is the major thoroughfare linking Corvallis and the Monmouth-Independence area of Polk County. From Monmouth, Highway 99 West continues north to McMinnville and Portland.

Highway 99 West is part of the Federal Aid Primary System and is maintained by the State of Oregon. The highway adjacent to Adair is two-lane with a central turn lane and is in good condition. All of the incorporated area of Adair Village abuts the highway on the east side. The major issues related to the highway include traffic safety, access, access control, and adjacent development controls. The Benton County Plan states

that access control and frontage road development should occur in developable areas bisected by a highway such as Highway 99 West.

Arterials

There are four county-maintained arterials in the Adair area, each of which connects with Highway 99 West. The most significant of these to the City is Arnold Avenue which serves as the City's primary arterial, dividing the residential area to the south from institutional area to the north. Arnold Avenue joins with Ryals Avenue east of the City at the railroad tracks which connects with Independence Road outside the Planning Area.

Ryals avenue is a county-maintained road which is part of the Federal Aid Secondary System. Ryals Avenue serves two functions. The western segment, which skirts the Oregon Game Commission property on the south boundary of the City, serves in part as a southern bypass around Adair. The eastern segment, connecting Arnold Avenue and Independence Road, provides Adair Village with access to the growing North Albany area.

Tampico Road and Arboretum Road are the other two county-maintained arterials. Tampico Road links the Soap Creek area and parts of southern Polk County with Highway 99 West. Arboretum Road is part of the original old Highway 99 West that has now been bypassed in this segment by the present highway.

If future urban development occurs west of Highway 99 West, the basic street extension alternatives appear to be:

1. Allow urbanization to occur on both sides of Highway 99 West without a cross-traffic tie, creating a split community separated by a limited access highway. A split community is difficult but not impossible. Many communities are divided by highways or railroads and are able to function, but it is not the preferred planning strategy
2. Extension of Arnold Avenue west across the Highway 99 West creating an intersection with the private road, Blake Lane that connects to Tampico Road. This would provide a good intersection for the Tampico Road area connecting both sides of Highway 99 West if urban expansion occurs in the Tampico Road area.

Collectors

Three interconnected roads are designated as City Collector Streets. Vandenberg Avenue and its connection to Wm. R. Carr Avenue and Wm. R. Carr Avenue's connection to Barberry Drive and Barberry Drive's connection to the Adair Frontage Road in the Creekside residential development are the City's Collector Streets.

Vandenberg Avenue, provides an alternate eastern access to Highway 99 West from the City and links Wm. R. Carr Avenue to Arnold Road, the Adair Meadows area and the newly developing Creekside residential area north of Bowers Slough. Wm. R. Carr Avenue is the major collector for all local residential streets in the City.

Vandenberg Avenue and Wm. R. Carr Avenue from Highway 99 West to Arnold Road has a 60 ft. right-of-way. Wm. R. Carr Avenue from Arnold to Barberry has a 50 ft. row and Barberry has a 50 ft. row width to Daphne Court and 60 ft. north of Daphne.

Local Streets

The remaining streets in the area are Local Streets. The Local City streets in the Adair Meadows area are Laurel Drive, Willamette Avenue, Holly Lane, Columbia Avenue, Azalea Drive and Cedar Lane. These streets are all undersized, allowing only one lane of one way travel with one curbside parking lane. This condition can cause traffic congestion and vehicle-pedestrian conflicts that may be hazardous. Parking is limited within the Adair Meadows area. Since street widening cannot be accommodated, off-street parking facilities may be needed as new development occurs.

Daphne Court in the Creekside residential development is a new Local Street

All of the Local City streets in the Adair Meadows area have a 40 foot right-of-way width. Daphne Court has a 50 foot right-of-way width.

Other future Local Streets in the Urban Growth Area north of the City will connect with Barberry Drive that will connect to the Adair Frontage Road.

Local private streets serving the institutional area south of Arnold Avenue are, Marcus Harris, Santiam Lane, Ebony Lane, Birch Lane and Vandenberg Avenue.

SECTION 9.720 MASS TRANSIT

Approximately 25 percent of the energy consumed in Oregon is consumed by the private automobile. The provision of mass transit can help in reducing this energy consumption.

Existing Services

The residents of Adair Village have limited access to public bus services.

Local bus service is available to Senior Citizens and the handicapped from the Benton County Dial-A-Bus system. No fare is charged but donations are accepted. The system is subsidized by the Benton County Parks and Recreation Department and operated by the Senior Citizens Council of Benton County.

The Dial-A-Bus system is a demand-responsive bus system. It serves Adair Village when requested. The only other bus system in Benton County is the Corvallis bus system that operates almost solely within the confines of the City of Corvallis.

Future Needs

Local transit service for residents of Adair Village is only available to Senior Citizens and handicapped persons. As discussed in the Population and Economy Element, many people living in Adair Village commute to work in Corvallis and Albany. These two cities also serve Adair residents as shopping and entertainment centers. Additional public mass transit service to Adair would be a convenience for many residents, particularly youth, elderly and people of low income. It would also assist in the conservation of energy, the reduction of air pollution, and the improvement of overall community livability.

Sometime within the planning period, a regularly scheduled public bus service to Adair Village should become a possibility, particularly with expanded use of the Adair County Park. A regularly scheduled public bus service to major communities in Benton and Linn counties would be of benefit to the citizens of Adair Village. Such a system would require cooperation by all governmental bodies within Linn and Benton counties.

SECTION 9.730 BICYCLE AND PEDESTRIAN WAYS

Bikeways and pedestrian ways are elements of a balanced transportation system. Bikeways can help meet daily travel needs and can particularly contribute to meeting recreation needs. Bikeways help in the conservation of energy and contribute to overall physical fitness.

Types of Bikeways

Funds are available from the Oregon State Highway Division for the construction of bike and pedestrian ways. The Division uses a three-fold classification system for bike and pedestrian ways. The classes are:

Class I: A separate trail for joint use by bicyclists and pedestrians.

Class II: A route that is adjacent to the travel lane of motorized traffic, but provides a physically separated through lane for bicycles and pedestrians (i.e. sidewalk).

Class III: A route that shares the roadway with motor vehicles. Routes are designated by signs, striping, or other visual markings only.

Existing and Potential Bicycle and Pedestrian Ways

The Highway 99 West passes along the western edge of the City. This federal Aid highway provides bicycle access to Adair Village from other areas of Benton and Linn Counties with direct links to Corvallis and McMinnville providing bicycle access to the Adair County Park.

There is a designated bicycle way in Adair Village along the north side of Arnold Avenue leading to the Adair County Park. A footpath exists, linking Columbia Avenue and Laurel Drive through the playground which lies between these two streets.

The plans for the Adair County Park include pathway connections from the City to the park at Azalea Drive and Willamette Avenue. The Benton County Parks Department has also discussed plans to provide a bicycle and pedestrian way along Arnold Avenue interconnecting the Highway 99 West, the City and the Adair County Park.

The increased traffic that will be generated by Park visitors from outside the Adair area, suggests that strong consideration be given to the provision of a pedestrian and bikeway link from the Highway 99 West, through Adair Village, to the Adair County Park. Such a link could be provided by securing an easement across the vacant land along Arnold Avenue, creating a bike and pedestrian path. An alternative could be the striping of Arnold Avenue for bicycle travel. Allowing for the provision of a bicycle and pedestrian access to the park could reduce potential auto traffic while providing protected access for pedestrians and bicyclists.

As the community continues to develop, the City should include the need for future bicycle and pedestrian pathways in the planning review process. Any major development proposals should include consideration of these pathways.

The provision of pathways can often be combined with the preservation of open space greenways. Preservation of greenways is particularly desirable along Bowers Slough on the northern edge of the City. A pathway provided in conjunction with such a greenway could be connected into Azalea Drive and the system of trails planned for the Adair County Park.

SECTION 9.740 RAILROADS

A single-track Willamette & Pacific Railroad line lies just east of the City of Adair Village and forms the eastern boundary of the Adair Village Planning Area. The Willamette & Pacific Railroad operates 184 miles of former Southern Pacific/Union Pacific branch lines west of the Union Pacific main line linking communities west of the main line.

There is no passenger service. The AMTRACK station nearest to Adair Village is located eight miles away at Albany. The North Benton County Plan calls for "serious consideration to be given to possible future utilization of the railroad for passenger and commuter transportation, as well as increased freight transport usage."

The North Benton Plan points out that rail passenger transportation is potentially a more efficient utilization of energy resources and land right-of-way resources than the automobile. Recognizing this, the State Department of Transportation is presently endeavoring to encourage increased passenger rail travel in the Willamette Valley and has begun an experimental state-subsidized expanded service. The experiment will help determine the direction for future passenger rail service in the Willamette Valley. The Corvallis-Adair Village area is off the main Eugene-Albany-Salem-Portland route therefore passenger rail service to the Corvallis-Adair area is doubtful.

The Willamette & Pacific line that passes by Adair is not the primary Union Pacific line but it does provide a resource for existing and future industrial site and the freight needs of the area. There are no sidings at Adair Village, but a siding does exist at the Adair Industrial Park northeast of the City.

Ryals Avenue crosses the Willamette & Pacific track immediately east of the Adair County Park. With increased traffic at the Park, the crossing may pose a potential hazard that will have to be considered.

SECTION 9.790 TRANSPORTATION GOALS & POLICIES

GOALS & OBJECTIVES

To provide a transportation policy plan as a guide for a systematic network of traffic ways related to the patterns and needs of community activity.

POLICIES & RECOMMENDATIONS

General Policies

1. The City shall seek to develop a balanced transportation system that includes all transportation modes appropriate to the City's needs.
2. Transportation proposals shall be reviewed to determine whether they enhance or deter the overall growth policy for the Urban Growth Area.
3. Transportation proposals shall be reviewed to minimize adverse social, economic, energy and environmental impacts and costs.

Streets & Highways

1. Future streets and highways shall contribute to the creation of an efficient circulation network and provide for convenient movement of traffic and access to all parts of the community.
2. The circulation network shall help encourage compact community development, without disrupting or bisecting areas with a natural unity.
3. The street element of the Comprehensive Plan shall be the Official Street Map for the City of Adair Village.
4. The Street and Highway Functional Classification System and Standards for "highways", "arterials", "collectors", and "local service streets" shall apply.
5. The City shall investigate alternatives to improve traffic and safety conditions on existing City streets and shall develop standards for new streets to prevent traffic congestion and hazards.
6. The City shall cooperate with the County and State to guarantee that safety conditions on County and State roads are maintained for the protection of area residents.
7. Arterials shall provide for the convenient movement of traffic around the periphery of main concentrations of community activity.
8. The use of land adjacent to arterials shall not be allowed to conflict with the safe and efficient movement of traffic.
9. Arnold Avenue shall be preserved and maintained as the City's primary Arterial Street.
10. Collector streets shall provide for movement within the City's neighborhoods and collect and distribute traffic from arterial streets and highways.

11. Wm. R. Carr Avenue and Barberry Drive shall be preserved and maintained as the City's Primary Collector Street and shall be connected to the Adair Frontage Road when extended to serve the North Urban Growth Area.
12. Local residential streets shall be designed and constructed to discourage through traffic within residential neighborhoods.
13. Existing local residential streets of narrow width shall not be widened. Increased street width would eliminate off-street driveway parking and reduce needed front yard space.
14. Marcus Harris and Vandenberg Avenue should be designated as public streets if the City expands south into some of the Fish & Game Commission property.
15. New streets shall provide a logical continuation of the existing street system.
16. The alignment of new streets shall be determined with consideration given to existing property lines, natural features and maximum land utilization.
17. New streets shall provide for a logical pattern of street names and addresses.
18. Existing and proposed street alignments and right-of-ways shall be protected from encroachment by future developments through adherence to the standards and review criteria of the Development Code.
19. Hillside developments shall be designed for a minimum of cut and fill to avoid adverse environmental conflicts wherever possible.

Mass Transit

1. The City has a need for a public transit system to transport area residents to nearby urban centers and shall encourage development of a regional transit system.
2. The City supports the Benton County Dial-A-Bus service as a necessary and needed transportation system for elderly and handicapped citizens.
3. The City supports the need for Adair Village to be included in a general inter-city bus service.
4. The City shall support additional mass transit services to meet the transportation needs of the community and to assist in the conservation of energy, the reduction of air pollution and the improvement to overall community livability.
5. The City shall support the provision of improved mass transit services to meet the needs of the transportation-disadvantaged, including those individuals who have difficulty in obtaining transportation because of their age, income or physical or mental disability.
6. The City shall work with and support efforts by other governmental agencies or private industry interests concerned with future regional public transit within the Linn-Benton County area.

Bicycle & Pedestrian Ways

1. The City shall develop a bikeway and pedestrian plan in the future, as part of its on-going planning program.
2. In developing the bicycle and pedestrian plan, consideration shall be given to relating bike and pedestrian pathways to the Adair County Park, the City park and playground, and future potential greenways and buffers.
3. The bike and pedestrian plan shall contain a priority list of future bike and pedestrian ways.
4. The Planning commission shall include consideration of bicycle and pedestrian needs as part of the project review procedure.
5. The City shall continue to provide and improve sidewalks and pedestrian ways as part of its continuing street improvement program.
6. The City shall cooperate with the County in providing connections or extensions to future bike or pedestrian ways within the Planning Area.

Railroad

1. The railroad is recognized as a community resource for possible future freight service for the area, and expansion of its use is encouraged.

The Growth Management Element of the Plan builds on the data in all the other plan elements to provide the basic framework for future development in the Adair Village area. It addresses the basic problems of urbanization and responds to **Statewide Planning Goal 14**, "To provide for an orderly and efficient transition from rural to urban land use".

In the past, the City has had limited powers to guide development which would eventually become part of the City. The policies for greatly improved governmental coordination and ensure that the timely provision of urban services and facilities will provide an orderly and efficient transition from rural to urban uses.

The Growth Management Element of the Plan presents the overall development strategy for the Adair Village Urban Growth Area. This strategy is based on the background data and findings in the previous elements on Population and Economy and the Natural Environment. The information, policies, and recommendations contained in the other plan elements are detailed refinements of the Growth Management Element and were utilized in formulating the overall urban growth strategy.

As an introduction to the Growth Management problems and needs of the Adair Area, this element begins with a brief historical profile in partial response **Statewide Planning Goal 5**, "To preserve historic resources", and outlines the area's historic resources. Subsequent sections address the overall pattern of development in the Adair Area and the problems posed by urban growth.

In response to these problems, an Urban Growth Boundary has been defined to ensure an orderly and efficient conversion of land to urban use.

The final Section assesses the energy implications of both the overall growth strategy and the energy implications of the other elements of the Plan in response to **Statewide Planning Goal 13**, "To conserve energy".

SECTION 9.810 HISTORICAL BACKGROUND

Adair Village is located at the junction of two former wagon roads. One route is now largely occupied by Pacific Highway 99 West, linking Corvallis and Monmouth. A second wagon road branched off at Adair along what is now Tampico Road and led to Dallas. Tampico Road is part of the old Portland and Umpqua Valley Road which followed the foothills of the Coast Range, skirting the valley floor.

The Adair area remained a rural agricultural and forest resources area until the 1940's when the area began to experience its first dramatic change since the early pioneer days. In 1943, during World War II, the Camp Adair Army base was constructed. At one time this camp contained over 50,000 men. The old army base is now commemorated by a historical marker two miles north of Adair Village at the junction of Camp Adair Road and U.S. 99 West. The marker explains that the Camp Adair Army base was the site of the cantonment where three World War II Divisions trained: the 91st Infantry (Powder River Division), the 70th Infantry (Trailblazer Division) and the 104th Infantry (Timberwolf Division).

After the war, the army camp was dismantled. Limited sales were made to private owners and eventually most of the former base became what is now the E. E. Wilson Game Management Area. All that is visible today are a few structures and the extensive road system which once served the camp and now crisscrosses the game

management area. One of these former army camp roads extends through the Adair Village UGB to Bowers Slough. Also remaining are the major water system components including the treatment plant, transmission lines and storage reservoirs that once served the camp. Today, a portion of this system serves the City of Adair Village.

The structures and other facilities in Adair Village were constructed in 1957 when a portion of the former army camp became an Adair Air Force Station (AFS). The Adair Air Force Station was the headquarters of the Portland Air Defense Sector. The main focus of the base was the Semi-Automatic Ground Environment buildings (S.A.G.E.). Still standing today, the S.A.G.E. building is a massive concrete blockhouse which once housed 28 million dollars worth of electronic equipment. In addition to the S.A.G.E. building, other facilities included some 35 military related structures, 150 housing units and recreation facilities.

The Air Force Base was declared surplus property by the federal government in 1969. The facilities were then parceled out and deeded to several new owners. The housing was sold to a private developer that subdivided the area now known as Adair Meadows and sold individual lots to new owners. The remaining facilities were deeded to two governmental agencies, the Oregon Game Commission and Benton County; and two private non-profit organizations, the Chicano-Indian Study Center of Oregon (CISCO) and the Oregon Southwest Washington Laborers Training Trust ((OSWLTT).

The purchase of individual properties initiated formation of the Adair Village Homeowners Association in 1973 to administer land use controls and provide for the needs the residents. The Homeowners Association purchased property, developed a playground and initiated the formation of the City.

The City of Adair Village was incorporated on May 25, 1976. The first City Council meeting was held on August 18, 1976, and the first meeting of the Planning Commission occurred on October 11, 1976.

The CISCO property again became surplus in 1977 and most of the property was added to that already held by the OSWLTT Laborer's Training School that provided full-time technical training for apprentices in the construction trades. The base chapel was acquired by the "Prince of Peace" Mennonite Church and the Bowling Alley, building 246, was acquired by a private developer and leased to RCA Woodworking, Inc., a private cabinet making shop, now the Oakcraft Furniture & Cabinet Shop.

The land and facilities, including the Officers Mess, building 257, was acquired by Benton County and are now used for recreation. Benton County administers and continues to improve the Adair Regional Park at this site. The facilities acquired by the Oregon Game Commission are now the commission's Regional Headquarters. The water and sewer systems of the former Air Force Base were originally operated by the City of Albany but were declared surplus and acquired by the City of Adair Village in 1978.

The Santiam Christian School acquired 19 acres for an interdenominational Christian school facility from the OSWLTT Laborer's Training School for grades K through High School with a variable enrollment of approximately 722 students and 51 faculty and administrators.

The former non-residential Air Force Base is now occupied by the following landowners:

1. Benton County – Parks Department

2. OSWLTT Laborer's Training School
Includes the Adair Rural Fire & Rescue Station
3. Willamette Carpenter Training Center
4. Santiam Christian School
5. Oakcraft Furniture & Cabinet Shop
6. Oregon Fish & Wildlife Department
7. City of Adair Village Community Building & Park
8. AV Market, Deli, Grill & Pub

The City has completed a Comprehensive Plan 2001 update, adopted the Adair Village Land Use Development Code 2000, initiated water and sewer system improvements and acquired a city park and community building. The City has maintained an active governmental and administrative team to govern and manage the needs of the City.

Preservation of Historical Sites

Unless historic sites are suitably identified, much of their potential value to the general public is not realized. There are at least three sites in the Adair area worthy of a historic site designation.

Junction of Tampico Road and Highway 99 West. A sign at this location could indicate the old Portland Umpqua Valley Road and should include an appropriate map and explanation.

Junction of Camp Adair Road and Highway 99 West 99. This is two miles north of the City but the Army base that was in this area is significant in Adair's history. Four existing signs explain the World War II history of the four divisions that trained here but there is no graphic explanation of the site itself. An understanding of what was there and what remains of the base would be enhanced by a sign.

These two sites are located outside the Adair Planning area but are identified as recommendations to Benton County.

Camp Adair Air Force Station. The City of Adair Village itself can be considered something of a historic site. The traveler on the Highway 99 West must surely be struck by the dominating former S.A.G.E. Base. A sign explaining the former S.A.G.E. base with an illustrative site plan would be instructive for visitors. A suitable site would be near the intersection of Pacific Highway 99 West and Arnold Way.

There are no known structures requiring preservation policies or implementation measures at this time.

SECTION 9.820 CHARACTERISTICS & DEVELOPMENT PATTERNS

Due partly to its unique origin, the City of Adair Village differs from other communities in a number of ways. These differences have major implications for future urbanization in the area.

Unlike many communities of its size, the City of Adair Village has substantial public facilities that were originally built as part of the military installation. These facilities include an extensive public water system, sanitary sewers, storm drains, improved streets, sidewalks, curbs and gutters, street lighting and park facilities. In addition, the City has rural police and fire protection and is adjacent to a regional county park. The water system that serves the City is particularly unique in that it is a very extensive system that also serves areas outside the City and has, with its improvements, additional service capability.

The community consists of three district parts:

1. The former military base housing area, known as Adair Meadows.
2. The former military installation, now occupied eight land owners. The two areas are separated by Arnold Way, the City's primary arterial street.
3. The residential Urban Growth Area north of Bowers Slough

Most of the former military installation is now primarily a public and semi-public Educational Facilities Zone, E-1. Several of its facilities are used for community purposes including; a fire station, City Hall Office, meeting rooms and recreation facilities.

Another difference between Adair Village and other communities is that the creation of the residential area, Adair Meadows, did not occur in the usual way. Normally individual lots are created and sold either with or without homes. In Adair's case all of the land and homes were in government ownership. After the residential development was sold, the developer created lots for each residential building. In order to maximize the development potential of Adair Meadows, shallow lots (less than 100 feet) were sometimes created to retain additional vacant land for development. The City has added 13 houses and 1 duplex unit to the original military housing and approved a 12-unit duplex townhouse development in the Adair Meadows area for development in 2001.

The City's Plan includes an analysis of all the private lands within the Planning Area to help identify those areas where potential future urban development could occur. With improvements to City services, the City will have the capability to serve additional users. The Comprehensive Plan provides the framework for guiding decisions about service extensions and future growth directions. An Adair Village Urban Growth Area has been defined within which short-range growth can be accommodated.

Urban residential development in the Adair Village Urban Growth Boundary (UGB) began in 2000 with final approval for 89 residential lots on 28 acres and the extension of Wm. R. Carr Avenue into the UGB area. Construction of Phase One is underway and includes a 32-lot development.

Only 25 acres on 12 lots remain outside of the City within the UGB. Most of these lots are not available for development limiting future growth options for the City.

Adair Village is also unique in that it is surrounded by public lands and areas that have been designated Exclusive Farm Use by Benton County. The Benton County Adair Regional Park, State Game commission lands and McDonald State Forest border the City on the east, south and west. In addition, the E. E. Wilson Game Management Area forms the northern boundary of the Urban Growth Area. The existence of these public lands is, on the one hand, a major asset to Adair Village, but on the other hand, they limit development options.

Little land remains for additional development within the City. When this is considered in conjunction with the existence of the large blocks of public lands outside the City, it is apparent that the alternative areas for future urban growth in the immediate vicinity of Adair Village are strictly limited. The growth options are further limited by lands to the south and northeast that have been designated Exclusive Farm Use.

There are only two areas immediately adjacent to the City that could efficiently accommodate future urban expansion:

The First Area contains 4 small privately-owned parcels on the east boundary of the existing UGB containing 40 acres that are now partially within the UGB and partially in EFU Zoning in Benton County.

The Second Area is the Oregon State Fish & Game Commission property on the south boundary of the City. This property is presently under consideration for acquisition by the City and the Santiam Christian School. In the event some portion of this property becomes available for other uses, this rolling hillside land contiguous to the City would make a desirable and efficient addition to the City.

Adair Village is on the commuter fringe of both Albany and Corvallis and the Adair area is being impacted by an increase in rural residential development. This development has been taking place on both individual parcels and in formal subdivisions. Recent years have seen an increase in the number of rural residential parcels in the Tampico Road area, while south of the City, in the Calloway Drive area, a 51 lot suburban residential subdivision, Arbor Springs Estates, has been created with lots slightly over one acre.

This fragmented development in the fringe area poses a number of problems for both the City and the County.

Low density rural land use is an inefficient use of land and when it occurs in clusters and strips at densities approaching urban levels and can cause water pollution and health hazards. As these areas are annexed, the extension of needed public services and facilities is often costly and sometimes prohibitive. Street and road patterns, and sometimes storm drainage patterns are established in an uncoordinated and inefficient manner. Development also sometimes occurs in hazardous or physically unsuitable areas with drainage, ponding, flooding, soil, or geologic problems. Finally, scattered rural residential development results in excessive transportation costs and excessive energy consumption.

Existing County zoning preclude the creation of many more lots in the surrounding area. Additional development in the Adair Area, therefore, can only occur by annexation to the City which can only occur if the City's facilities and services can accommodate the demand.

The Adair Planning Area is still basically rural in character. Urban growth in the Adair Planning Area is not imminent. However, there is a need to identify the areas most suitable for urban expansion should urban growth and services be needed. With adequate guidelines provided by the Comprehensive Plans of the City and County, the City should be able to assist in the planning and development of the Planning Area to insure compatibility with the future growth needs of the City and the County.

The City is not currently seeking expansion. However, the City considers planning for the area essential so eventual development can be accommodated in the most efficient, economical and orderly manner when and if it becomes necessary.

In response to the urban fringe problems posed by scattered low density "rural" developments, **Statewide Planning Goal 14** was adopted which reads: "To provide for an orderly and efficient transition from rural to urban land use".

The key requirement of this goal is the establishment of Urban Growth Boundaries to identify and separate urbanizable land from rural land.

The Urban Growth Boundary is a boundary which is intended for application in the urban-rural fringe, or the area surrounding a city which is beginning to absorb the urban development related to the city but where this development is scattered and interspersed with large tracts of agricultural or open land.

An Urban Growth Boundary contains urbanizable lands that are:

1. Determined to be necessary and suitable for future urban uses;
2. Can be served by urban services and facilities; and
3. Are needed for the expansion of an urban area.

Lands outside the Urban Growth Boundary would be reserved for agriculture, forestry, open space or rural non-urban developments where few urban services will be needed.

According to **Statewide Planning Goal 14**, establishment and change of the boundary shall be based upon consideration of the following factors:

1. Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals.
2. Need for housing, employment opportunities and livability.
3. Orderly and economic provision for public facilities and services.
4. Maximum efficiency of land uses within and on the fringe of the existing urban area.
5. Environmental, energy, economic and social consequences.
6. Retention of agricultural land as defined, with Class I being the highest priority for retention and Class IV being the lowest priority.
7. Compatibility of the proposed urban uses with nearby agricultural activities.

Adair Village Urban Growth Boundary

The City has included within the Urban Growth Boundary (UGB) only those properties that are immediately adjacent to the City and those that are capable of supporting urban development. The existing UGB contained approximately 67 acres. Only 25 acres remain in the residential area of the UGB since 28 acres have been annexed to the City.

Southern Urban Growth Boundary Area

Two small areas of approximately 7 acres each, one on the west end and one on the east end of Educational Facilities District, E-1 south of Arnold Avenue are within the Adair Village UGB. The areas are both part of the Benton County Park system and little change in this public use is expected. They represent a logical in-filling of the Urban Growth Boundary and are not available for additional residential development.

The area to the west consists of 7 acres bounded by Arnold Avenue, Vandenberg Avenue and Wm. R. Carr Avenue. The site is owned by Benton County and includes a ball field and a building used by the Benton County model railroad society. This site is located across Wm. R. Carr Avenue from the City Park and Community Building providing a combined 10 acre recreational area for Adair Village.

The area immediately east of the present city limits consists of another 7 acres owned by Benton County south of Arnold Way as part to the Adair Regional Park. This area contains the former Officers Mess, building 257, which is now leased by Valley Catering.

These Benton County Park facilities receive City sewer and water services and were part of the original Air Force Station. The area was included in the UGB because Arnold Way is a more logical boundary than the present city limits in this area. The open space areas of the Adair Regional Park, however, are excluded from the Urban Growth Boundary.

Northern Urban Growth Boundary Area

Sixteen parcels immediately north of Bowers Slough and the original City Limits were included within the Adair Village UGB. These small parcels range in size from one acre to seven acres and contain a total area of 53 acres. The area has marginal septic suitability and has already been subdivided to suburban lot sizes.

This area has been designated Rural Residential, RR-5 acre by the County. The land is marginal for agricultural use. It is largely open land with few natural amenities. Topography ranges from flat to rolling land. It presently contains only 12 housing units but could accommodate an additional 200 units if developed to present City standards.

Over half of this area, 28 acres, has been annexed to the City and approved for 89 urban lots. Phase One of construction is occurring in 2001 with 32 units. Wm. R. Carr Avenue has been extended into the area together with municipal sewer and water.

The large Game Commission property on the north boundary provides a northern limit to future UGB expansion. Only the agricultural parcels on the east boundary of the UGB offer any potential expansion of this UGB area.

Commercial & Industrial Needs

As the community grows there will be an increasing need for commercial service facilities. A designated one acre commercial parcel is now utilized as a community grocery store and restaurant. A one acre property across Wm. R. Carr Avenue from the City Community Building is also designated commercial but presently has a fourplex housing unit on it.

The Plan does not designate specific sites for commercial and semi-public uses. Additional commercial and semi-public uses are allowed in any land use district upon request under the Planned Development procedures of the Land Use Code since there are a number of appropriate locational choices available.

A single cabinet shop located adjacent to the Santiam Christian School is the City's only designated light industrial property. Future industrial developments may be located within the City upon request under the Planned Development procedures of the Land Use Code.

It is expected that the bulk of Adair's population will continue to be employed outside the immediate Adair area. More intensive use of the Laborer's Training School, The Carpenters Training Center and the Santiam Christian School could increase local employment opportunities. The nearby Adair Industrial Park located in the County outside of the Adair Village Planning Area can also provide local employment opportunities

SECTION 9.840 BUILDABLE LANDS

The entire Adair Planning Area totals 1,069 acres. Some 471 acres outside the City are in public ownership and an additional 129 acres are zoned Exclusive Farm Use. When these figures are added to the existing area of the City (137 acres), only 278 acres outside the City are left for potential future urban use.

Adair Village has approached 80 percent development. Within the present city limits there is a total of only 12.26 acres of land which are currently vacant and which could be developed. Two parcels, totaling 3.85 acres should be reserved for future street right-of-ways and playground expansion. This leaves only 8.41 acres of land available for development. Maximum utilization of the remaining buildable land could accommodate less than 25 additional housing units.

The Adair Urban Growth Area included 67 acres outside the present City Limits within which future urban development can be accommodated. Of this 67 acres, some 14 acres are in public ownership. They are included within the Urban Growth Boundary because of their current use and are not available for future development (**See Table 9.500 A**).

Of the remaining 53 acres, 28 have been annexed to the City and are currently being developed for residential use. The remaining residential UGB contains 25 acres zoned for rural residential use and contains 12 housing units on 13 individual parcels. This entire area could accommodate only 5 additional housing units by current County standards.

The area north of the City has no outstanding hazards although there are wetland areas that should be protected together with maintaining a natural greenway along Bowers Slough.

The Tampico Road Area west of Highway 99 West, outside of the Urban Growth Boundary but within the Planning Area, includes some hazard areas, notably limited steep slopes on Poison Oak Hill and it contains substantial natural vegetative resources. A natural greenway along Bowers Slough should also be maintained in this area as open space.

Table 9.800 A summarizes the land area within the City and the Urban Growth Boundary.

**TABLE 9.800 A
ADAIR VILLAGE URBAN GROWTH AREA**

<u>Area</u>	<u>Acres</u>
City of Adair Village	137
UGB Area North of Bowers Slough Rural Residential - RR-5	25
UGB Area South of Arnold Avenue Benton County (Public/Recreation)	<u>14</u>

Table 9.800 B shows the land use allocation summary for the Adair Village Urban Growth Area. Of the total 137 acres inside the City, some 104 acres are developed, 19 acres are approved for subdivision, 5 acres are wetlands and 8 acres are vacant and buildable.

Of the 39 acres outside the City, 24 acres are either public lands or would continue to be required by existing homes. This leaves a total of 15 acres within which future development can be accommodated. Of this total, however, 3 acres should remain as open space due to the need to preserve natural vegetative greenway buffers along streams and drainage courses. Buildable lands therefore total approximately 12 acres.

The developable land within the City R-1 Zone is 8 acres and the developable land within the UGB R-2 Zone is only 12 acres for a total developable area of 20 acres. Streets normally require 25% percent of the land in developed areas, which then leaves only 15 net acres available for development.

The existing City R-1 Zone residential property standard is 10,000 sq. ft. minimum for the City's remaining 6 net residential acres resulting in a maximum of 35 houses.

The existing City R-2 Zone residential property standard is 8,000 sq. ft. minimum for the City's remaining 9 net residential acres resulting in a maximum of 49 houses.

This additional 84 housing units could accommodate approximately 210 additional people in the City of Adair Village.

The 101 housing units proposed in the approved Creekside and Castle Lands residential developments could accommodate approximately 253 people. This total build-out of the City and the UGB could add 185 housing units with a population of 464 people.

The projected population of 917 less the existing population of 570 results in a population growth of 347 by the year 2020. This population projection would require 139 new housing units.

**TABLE 9.800 B
ADAIR VILLAGE URBAN GROWTH AREA
LAND USE ALLOCATION SUMMARY**

Existing Estimated Population - 2000	570 people
<u>Estimated Population - 2020</u>	<u>913 people</u>
Projected Population Increase	343 people
Estimated New Housing Need	106 houses
Table 9.400 I	
Existing City Housing	180 houses
<u>Existing UGB Housing</u>	<u>12 houses</u>
Total Existing Housing	192 houses
<u>Approved Housing Development</u>	<u>100 houses</u>
Total Existing & Approved Housing	292 houses

Existing Housing & New Housing Need (192 + 106)	298 houses
Additional Housing Needed	6 houses
Existing City Limits Area	137 acres
<u>Less Developed and Reserved Area</u>	<u>129 acres</u>
Buildable City Area for Housing	8 acres
Existing UGB Area	39 acres
<u>Less Developed and Reserved Land</u>	<u>26 acres</u>
Developable UGB Area	13 acres
<u>Less Street & Open Space Reserve</u>	<u>3 acres</u>
Buildable UGB Area for Housing	10 acres
City Additional Housing Capacity (On 8 acres)	35 houses
<u>UGB Additional Housing Capacity (On 10 acres)</u>	<u>54 houses</u>
Total City & UGB Additional Housing Capacity	89 houses

Table 9.800 B clearly indicates an estimated 343 additional people by the year 2020 will require 106 additional housing units for a total housing need of 298 houses. The existing City and UGB area plus the 100 approved housing units can accommodate 381 houses or a surplus of 83 housing units.

The City should monitor growth trends and be prepared to expand the UGB if trends exceed the projections contained herein. Section 9.850, Future Growth Potentials examines potential areas for future UGB expansion

SECTION 9.850 FUTURE GROWTH POTENTIALS

It is recognized that additional growth of the Adair Village area will require annexation to the City for municipal services.

The following sub-areas within the Adair Village Planning Area were analyzed for their potential for urban conversion in the future if needed. The first two of these areas are the only areas adjacent to the City can economically be provided with water and sewer service from the City and are the only areas that are contiguous to the City that are not large tract Exclusive Farm Use areas or Public Lands. These areas are therefore identified for possible future urban conversion:

Northeast Agricultural Lands

Approximately 40 acres of Exclusive Farm Use lands in 4 parcels are located immediately contiguous to the northeast boundary of the City. These parcels are already partially in the City and partially in the County and are located within the Adair Village Planning Area.

These parcels have not been included in the Urban Growth Boundary because they are designated EFU, and while the parcels are comparatively small for agricultural operations, they form a buffer to adjacent larger agricultural lands east of the Planning Area Boundary. However, these lands represent the only remaining lands east of the Highway 99 West that could be urbanized without encroaching on the major parcels of agricultural land northeast, east and south of the City. Therefore, these parcels should

be given first considered for inclusion within the Urban Growth Boundary when needed at some future date.

This area could accommodate approximately 140 housing units with a population of approximately 500 people at the estimated 3.36 people per household.

Oregon Game Commission Site

The Oregon State Game Commission converted the former base engineering building into its regional headquarters facility. In addition to offices other space is used for storage. The Commission's property includes 3 contiguous parcels totaling 119 acres, most of which is open land. The open land itself is presently not intensively used for game management purposes.

This property is contiguous to the City and is essentially vacant. In the event some portion of this property becomes available, this rolling hillside land contiguous to the City would make a desirable addition to the City. The City is considering options for this property in the event this property becomes available.

Three other areas within the Adair Village Planning Area were analyzed for their potential for long-range urban conversion . They include:

Southern Agricultural Lands

The owner of the 80 acre parcel of agricultural land immediately south of the State Fish & Game Commission property across Ryals Avenue had requested inclusion of this land within the City's original Urban Growth Boundary. The land was not included for the following reasons. The land is Class II and Class III agricultural soil and it is in productive agricultural use and is zoned for Exclusive Farm Use. Also it is not contiguous to the present city limits and is separated from the City by 1,500 feet of State Fish & Game Commission property.

Annexation of the Fish & Game Commission property would bring it into the City and could make this property available for long-range urbanization consideration since it would be contiguous to the City.

Tampico Road Area

The Tampico Road area west of the Highway 99 West is a desirable area for hillside residential development because of the rolling hills and the natural vegetation that does not utilize prime farm land..

The Tampico Road area has been designated "Rural Residential, RR-10 acre Planned Development" by Benton County for 142 acres and "Rural Residential, RR- 5 acre for 39 acres for a total area of 181 acres. County zoning will only permit a maximum of 3 additional parcels in the RR-10 Zone and 4 in the RR-5 Zone for a total of 7 potential new parcels in the entire 181 acre area of Tampico Road.

Even though 10 acre minimum zoning is designated for the RR-10 Zone, most of the parcels currently range in size from 1 to 5 acres and only 5 parcels are over 5 acres. In the RR-5 Zone 3 of the 4 parcels exceed 10 acres.

This area should remain in the County Zoning until such time as individual property owners desire to further develop their property. It is apparent that little additional development can occur within the area without a change in County policy or annexation to the City of Adair Village.

The extension of urban development west of Highway 99 West does pose some potential access problems. However Blake Drive and Earl Lane could become a public road and create an intersection with Arnold Avenue that would be preferred to the separated accesses to the Highway 99 West that now exist. City water and sewer systems can be readily extended into the area.

Arbor Springs Estates

The Arbor Springs Estates subdivision contains 51 lots on 57 acres on the west side of the Highway 99 West 1,200 feet south of Adair Village. The developer/owner also owns the 80 acre property on the east side of Highway 99 West that is on the south side Ryals Avenue that is zoned EFU by Benton County.

Arbor Springs Estates is developed at a suburban density of 1 acre lots. It was excluded from urban expansion consideration for several reasons. The area is not contiguous with the existing residential development within Adair Village. McDonald State Forest and the Game Commission site, each of which abut the Highway 99 West, provide a 1,200 foot separation between the city limits and Arbor Springs. Because of this separation, the existing suburban development and serviceability difficulty, the area was considered unavailable for urban expansion.

Future urban growth in the Adair area, will likely be determined by the availability of urban services, particularly sewer and water services. Until these facilities are improved and expanded, growth within the surrounding area will be limited by what the county development standards will allow, which is very little above the present level of development. Benton County land use controls will limit additional housing units within the Planning Area limiting potential rural growth to the Arbor Springs Development.

SECTION 9.860 CITY/COUNTY COOPERATION

Statewide Planning Laws require that the establishment and change of the boundary shall be a cooperative process between the City and County. Accordingly, the City of Adair Village and Benton County have executed a management agreement for the City's Urban Growth Boundary, Planning Area and the Tampico Road Area of Concurrence that includes the following provisions:

The City will be given the opportunity for review and recommendation on any land use variances, zone changes, or subdivision proposals submitted to the County within Urban Growth Boundary or Planning Area.

The Tampico Road Area of Concurrence adjacent to the Highway 99 West requires concurrence of the City and County for all land use changes. If the City and County disagree as to the proper action which should be taken, or if there is a need for clarification of issues, a meeting between the City Council and County Board of Commissioners will be held to resolve the issue.

Any change in the Urban Growth Boundary will be made in accordance with the statewide planning process for amending the Comprehensive Plan, including notice to affected parties, public hearings and findings of fact. Amendments to

the Growth Boundary will be submitted for review by the North Benton Citizen Advisory Committee, the County Planning Commission and the Board of County Commissioners.

A proposal for annexation to the City for an area outside the Urban Growth Boundary will be considered as a request for an amendment to the Urban Growth Boundary and will be subject to the amendment procedures stated above.

SECTION 9.870 ENERGY CONSERVATION

Statewide Planning Goal 13 reads: "To Conserve energy". To help achieve this goal, "Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principals".

Energy Conservation Goals include:

1. Land use planning should help assure achievement of the maximum efficiency in energy utilization.
2. The allocation of land and permitted land uses should seek to minimize the depletion of non-renewable resources of energy.
3. Vacant land or energy inefficient land uses should be reused or recycled.
4. Population densities should be increased along high capacity transportation corridors.
5. Maximum utilization of renewable energy sources (water, sunshine, wind, geothermal heat, and municipal, forest and farm wastes) should be encouraged.
6. Energy efficient building and development patterns should be encouraged through the use of ordinance changes (by adoption of energy efficient zoning and building codes, for example).

The Comprehensive Plan will help assure energy conservation in a number of ways. The compact form of urban growth recommended in the Growth Management Section will result in a significant reduction of energy use for travel. The past pattern of scattered suburban and rural residential development is an unnecessary consumer of energy.

Approximately 25 percent of the total energy used in Oregon is used by private automobiles. The Plan includes recommendations that can result in transportation energy savings. The compact urban growth pattern is accompanied by a recommended street system to improve traffic flow. In addition, alternatives to the automobile are specifically encouraged including mass transit, bicycle and pedestrian paths.

The Land Use Element contains recommendations that will result in energy savings. The Plan and Zoning Ordinance encourages clustered residential development. Siting buildings to take advantage of solar energy is encouraged through the City's Development Code. Placement of trees in relation to housing, or siting housing in relation to trees can also have a beneficial affect on solar use.

The Subdivision Ordinance sets standards for local subdivision streets that can save energy in a number of ways. Narrow roadways permitted for local streets saves construction time and material, and therefore energy. They are also cheaper to maintain. Cluster development permitted by the Zoning Ordinance can reduce heating needs, allow for higher densities and permit more usable space. This allows a

reduction in the amount of streets that have to be built, reduces the cost of providing utilities and allows the features of the site to be preserved.

Future commercial development in the Adair Area should be a concentrated commercial center that is accessible to the community and the highway traveler in order to reduce travel for shopping needs.

Significant energy savings can be achieved through insulation and weatherization of homes. Space and water heating utilize a full 84.5 percent of all energy used in the home. Realizing this fact, the State Legislature authorized funding of household weatherization programs that provide incentives for homeowners and utilities to weatherize homes and implement energy conservation measures.

SECTION 9.890

GROWTH MANAGEMENT GOALS & POLICIES

GOALS & OBJECTIVES

1. To provide for an orderly and efficient transition from rural to urban land use.
2. To provide conservation and development policies for the orderly and efficient development of the community.
3. To ensure that the overall plan, policies and recommendations help conserve energy.

POLICIES & RECOMMENDATIONS

Historic Sites & Structures

1. The City shall assist local organizations or groups in preserving places of historic, cultural, or special significance.
2. The City should encourage suitable signs to indicate places of historic interest including the City itself.

Urban Growth

1. The City and County have established an Urban Growth Boundary for the City of Adair Village containing approximately 67 acres outside of the City Limits for a total area of 176 acres as identified on the Official Boundary Map dated 10/21/81. This area is needed to accommodate the City's anticipated growth needs. Additional area may be needed as growth within the Urban Growth Boundary occurs.
2. Property lines or section lines are utilized to clearly identify the Urban Growth Boundary and to facilitate management and site development procedures.
3. The Exclusive Farm Use parcels abutting the easterly Urban Growth Boundary shall be maintained until urban development occurs within the existing Urban Growth Area. This area is the only available land east of the Highway within the City's Planning Area that is capable of urbanization. If additional land is needed for future growth east of the Highway, the City may request inclusion of this area within its Urban Growth Boundary.
4. The remaining Rural Residential Area of Tampico Road that is within the Adair Village Planning Area should be maintained in the County's 10 acre minimum parcel size until requested annexation occurs.
5. The Fish & Game Commission property abutting the southerly Urban Growth Boundary shall be given immediate consideration for inclusion within the Adair Village Urban Growth Boundary when this area is undergoes an ownership change that may make it available for urban conversion. It is ideally located and suited for inclusion within the City's Urban Growth Boundary.
6. Urbanized development or annexation request outside the Urban Growth Boundary shall be considered a request for an amendment to the boundary and shall follow the procedures and requirements of the state wide Goals and #2 and #14.

Urban Growth Management

1. The City and County shall utilize the Urban Growth Management Agreement for administration of land development within the Urban Growth Area and the Planning Area.
2. The City shall ensure an orderly and efficient transition from rural to urban land use within the Urban Growth Area.

Annexations

1. The City shall annex land only within the Urban Growth Boundary on the basis of findings that support the need for additional developable land in order to maintain an orderly compact growth pattern within the City's service capability.
2. Evidence of development feasibility shall be a condition for annexation to the City. A development plan shall be approved prior to a land division or development of the annexed property.

Public Facilities Capability

1. The City shall ensure that adequate public facility capability exists, including adequate public water supply and sewage treatment capability, to handle all development proposals within its jurisdiction as part of the City's project review procedures.
2. A long range financial Capital Improvement Program should be maintained by the City to provide for the systematic expansion of needed community facilities, utilities and services in an efficient and timely manner.

Environmental Quality

1. The City shall strive for continual and substantial progress toward improving the quality of the local environment by supporting enforcement of applicable environmental quality standards and regulations in cooperation with county, state and federal agencies.
2. The City shall require development proposals within its jurisdiction to identify potential impacts on the air, water, and land resources of the area and shall ensure that proposals are within the safe carrying capacity of the environment through the City's project review procedures.
3. The City shall encourage quality in the design of places and buildings that is responsive to the needs of the people and the opportunities and constraints of the natural environment.
4. The City shall protect natural drainage channels and natural vegetation resources from disruption and, where possible, maintain them as an open space resource.

Hazardous Areas

1. The City shall limit uses within identified natural hazard areas to those that can absorb the potential impacts without loss of life or property, such as agriculture, parks or open space.

2. The City shall maintain and enforce development standards and review procedures within the Development Code for identified natural hazard areas.

Energy Conservation

1. The City shall support and encourage energy conservation and efficiency programs including:
 - Utilization of alternative energy sources, such as solar energy.
 - Energy efficient solar orientation and site development standards.
 - Compact site development standards and alternative development patterns such as cluster housing and zero-lot-line development.
2. The City supports the use of alternative modes of transportation to the automobile, including the utilization of mass transit and the provision of walkways and bikepaths to reduce transportation costs.
3. The City supports insulation and weatherization of existing homes and encourages energy conservation measures in new construction.
4. The City shall consider energy concerns as part of its land use review criteria.