



## STAFF REPORT

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<b>Date:</b>	<b>June 4, 2019</b>
<b>Applicant:</b>	<b>City of Adair Village</b>
<b>Nature of Application(s):</b>	<b>Comprehensive Plan Amendments</b>
<b>Property Location:</b>	<b>City Wide</b>
<b>Applicable Criteria:</b>	<b>Chapter 9.400 Housing Chapter 9.800 Growth Management</b>
<b>Staff Contact</b>	<b>Patrick Depa, Associate Planner</b>

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**Executive Summary:** In 2010, Adair Village added over 127 acres of new land through an Urban Growth Boundary expansion. This land was approved and annexed into the city primarily due to the population projections provided at that time. This annexation appears to have filled the need for Adair Village's future growth and now serves as the reason that Adair Village has the land to meet its current housing needs. Today Adair Village is developing extremely fast and the interest for further development is eminent. However, this hearing is **NOT** about the urban growth boundary – rather only about the language to address future issues associated with that land use action.

The Comprehensive Plan requires amending from time to time when either changes are made in state law or when a city has seen certain levels of growth and development that renders the current data obsolete. Because of this, the city is proposing some appropriate amendments to various sections of the comp plan to address new data, growth and legislative changes.

In 2015, the state amended ORS 195.033 Area population forecasts; rules (see attached) to require that all counties in Oregon, except for a few, shall only use Portland State University Population Research Center's population forecast when making land use decisions. This was considered and adopted because of the many other forms of population forecasts that were being used and in conflict with each other which may present political outcomes that could be challenged or appealed. The following are a result of these changes.

Attached are two chapters of the comprehensive plan, 9.400 Housing and 9.800 Growth Management, that incorporate many changes dispersed throughout that are now being presented to you for your consideration and action.

The modifications include text that is **being added** or **deleted** within the current comp plan and code. The majority of the changes pertain to language covering urban growth boundaries, new development in the R-3 High density zones and many of the accompanying tables. The language will need to be incorporated into the Comprehensive Plan via an amending ordinance. I do not see any immediate changes that need to be made to the development code at this time.

## Decision Criteria

**Decision Criteria.** All requests for an amendment to the text or to the Zoning/ Comprehensive Plan Map of this Code may be permitted upon authorization by the City Council in accordance with the following findings:

- (a) The proposed amendment is consistent with the intent of the Comprehensive Plan.**

These amendments are appropriate to various sections of the comp plan to address new data, growth and legislative changes.

- (b) There is a need for the proposed amendment to comply with changing conditions or new laws.**

These amendments directly follow and are updated based on new amended laws embedded in ORS 195.033 Area population forecasts; rules.

- (c) The amendment will not have an undue adverse impact on adjacent areas or the land use plan of the City.**

These amendments will have a positive impact on addressing land use decisions more accurately.

- (d) The amendment will not have an undue adverse environmental impact.**

None of the proposed amendments intersect with or change any environmental policies or goals.

- (e) The amendment will not have an undue adverse impact on public facilities.**

All of the proposed amendments will provide a better and positive analysis of the city's public facilities and not adversely impact future needs.

- (f) The amendment will not have an undue adverse impact on transportation.**

All the amendments address data and areas of development that are specific to transportation goals outlined to accommodate future growth.

- (g) The amendment will not have an undue adverse impact on the economy of the area.**

All of the amendments will impact the city's economy in a positive manner by addressing current housing needs allowing the city to make better informed land use decisions on its residential zoned lands.

**(h) The amendment is consistent with the intent of the applicable Statewide Planning Goals.**

The amendments are mainly addressing new data pertaining to population projections and descriptions of land designated for residential development. These amendments follow statewide planning goals 2 & 14 when addressing our future needs of a UGB expansion and how much available land the city retains. These amendments address inventory of available land and alternative courses on how to develop them.

Goal 9 is addressed by the current economic patterns to satisfy the needs of our community and surrounding areas housing by providing housing inventory in proximity to large commercial and industrial hubs that need a population to fill jobs.

The amendments support Goal 10 and are consistent with providing more diverse housing styles to meet the needs of a growing population.

### **Conclusions**

The material and hearing before you address the language amendments needed to anticipate growth in a proactive fashion. The Comprehensive Plan is intended to be a responsive document that will guide the growth of the City of Adair Village while also responding to necessary change through amendment and refinement. It is also a set of coordinated guidelines to better accommodate the future needs of the citizens. The growth management principles begin with a primary goal to ensure that all implementing ordinances established through the Comprehensive Plan are in full compliance with all State policies and rules. We believe that all of the proposed amendments are in full compliance with all state policies and rules.

If acceptable, we respectfully recommend that the Planning Commission may wish to consider recommending approval to City Council.