AMENDMENT TO JORDAN VALLEY COMPREHENSIVE PLAN

The following amendments to Jordan Valley's Comprehensive Plan and zoning ordinance were adopted by the City Council on August 20, 1981. Policies were adopted by motion; revisions to Section 5.1 and 5.3 of the zoning Ordinance, by ordinance.

Additional Information Pertaining to Schools

The June 29, 1981 amendment to the Comprehensive Plan states that school facilities are adequate to meet needs to the year 2000. This is no longer valid. Operation of the South Mountain Mine is expected to attract at least 20 families to Jordan Valley by October, 1981.
A high estimate of two school-age children per family would add 40 new pupils to the system. This approaches capacity.
Jordan Valley is a rural community with a limited tax base. Population-generating industries (i.e., mines) are some distance from the City. Although revenues will be obtained from new City residents, the expansion of schools and other public facilities require immediate action at considerable expense. Consequently, the City of Jordan Valley must adopt a policy that will enable the City to meet these needs.

Public Facility Policy

New residential, commercial, or industrial development in Jordan Valley must be assessed in terms of impact on public facilities, and services. The City will coordinate with developers to insure that need can be met. The City will coordinate with all service districts (e.g., school, fire, etc.) prior to approving residential, commercial or industrial development within the City limits. Approval of new development shall be based on findings that essential facilities and services can be provided in a timely manner.

Annexation Policy

The City of Jordan Valley will not annex land beyond its Urban Growth Boundary (City limits) until there is a demonstrated need for annexation. This requires a change in the City's urban growth boundary. Establishment and change of the boundaries 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 VI the lowest priority; and

(7) Compatibility of the proposed urban uses with near-by agricultural activities.

AMENDMENT TO JORDAN VALLEY COMPREHENSIVE PLAN

The following items were adopted by the Jordan Valley City Council on 11-18-80 as an amendment to the Comprehensive Plan. They will be included under appropriate topic headings in the next revised or updated plan.

Citizen Involvement (Goal #1)

The City plan was based on the advice of a planning consultant and opinions expressed by citizens of Jordan Valley. All meetings were well-publized. Records of the meetings are on file in the Jordan Valley City Hall.

Citizen Involvement Program. The City's Citizen Involvement program is described in a separate document (Citizen Involvement) on file at the City Hall. The document describes (1) the opportunities for citizen involvement during plan preparation, (2) the present planning process, and (3) pertinent City policies and ordinances.

Land-Use Planning (Goal #2)

Inventory information not contained in the original plan document is included under Goals #5, 9, 10, 13, and 14.

Open Space, Scenic and Historic Areas and Natural Resources (Goal #5)

Open Space. There is a considerable amount of vacant land within the City limits, therefore, open space needs do not seem critical. Need will be addressed, however, at each plan up-date.

Pharmacy Hill is a prominent landmark within the City limits. It is undeveloped and in private ownership. The City recognizes its potential as a scenic viewpoint but has no plans to acquire the property. It is presently zoned General.

Mineral Resources. Mineral resources within the City limits is restricted to gravel along Jordan and Baxter Creeks. Gravel does not accur in commercial quantities. The State Highway Division obtains aggregate from sources outside the City. There are no known geothermal resources in Jordan Valley.

Water Resources. Although Jordan Valley is situated in an arid area, it contains abundant groundwater. There will be sufficient water to

supply a projected population of 600 by the year 2000.

Historic Sites. Jordan Valley has five sites of historical interest: (1) Pelota Frontone (Basque handball court), (2) St. Bernard's Catholic Church (1890), (3) ~~Jordan Valley Drug Store~~, (4) ~~Old Valley Grocery Store~~, and (5) the Silas Skinner Toll Road. The Pelota Frontone was donated to the State Highway Division; has been returned to the city the other sites are in private ownership.

Plan Policy Pertaining to Historic Sites: The City of Jordan Valley encourages the protection of its historic sites. Proposals to alter or destroy historic sites will be reviewed and publicized by the City Council. A public hearing will be scheduled in which citizens have an opportunity to consider incentives or make suggestions that would protect the site.

Air, Water, and Land Resources Quality (Goal #6)

The environmental quality of Jordan Valley and its region are high. Air drainage is good and the surrounding land is characterized by high environmental quality. There are no sources of significant air, or noise pollution within the City.

As plan policy, the City will adhere to environmental standards set by the Environmental Protection Agency (EPA) and the State Department of Environmental Quality (DEQ).

The City of Jordan Valley has adopted a General Use Zone to ensure a planned, coordinated use of vacant land. The General Use Zone is intended to provide flexibility in the orderly development of large contiguous tracts and to provide a holding zone for agricultural lands (Note Article #5 in the Jordan Valley Zoning Ordinance).

Water Quality. There are no polluting industries in Jordan Valley or within its vicinity. Water quality problems from septic tank usage have been corrected (note Comprehensive Plan pp. 13-14). All new residences and businesses within the City must use City water and sewerage facilities.

Areas Subject to Natural Disasters and Hazards (Goal #7).

The City of Jordan Valley is aware of the flood potential of Jordan and Baxter Creeks. A detailed flood hazard boundary map is being prepared by the Corps of Engineers and is scheduled for publication in 1980. Policy: The City of Jordan Valley will review its plan at

least once every two years (Policy Comprehensive Plan p. 3). Flood hazard ordinances will be prepared as information becomes available and incorporated in the plan at the first scheduled review.

The SCS has not completed its soils survey for Jordan Valley. Policy: When information becomes available, the City will prepare the necessary ordinances to mitigate against potential geologic hazards.

Economy of the State (Goal #9).

Although Jordan Valley has few prospects for industry, the City has planned for such an eventuality in the creation of a Commercial-Industrial zone (Note Zoning Ordinance Amendment Section).

Housing (Goal #10).

The City's Buildable Lands Survey addresses population projections and housing needs to the year 2000. The City contains enough land to meet all residential needs.

Public Facilities and Services (Goal #11).

The capacity of Jordan Valley's water system is 600 people; the present sewerage system can service 600 people. Both systems will be adequate to the year 2000.

The City's water tank is within the General Zone. The General Zone ordinance has been amended to allow public facilities as a conditional use.

→ Ed, Note: The Plan must explain why and under what circumstances development will be allowed on individual septic and well as opposed to municipal service. As I recall all new residences have to be on City sewer and water.....right? How about capacity of schools? Yes

Transportation (Goal #12).

Jordan Valley is an isolated community with very limited funds. At present there is no program to transport the disadvantaged. As City policy, should funds become available, the City will prepare a program to meet that transportation need.

Urbanization (Goal #14).

There is sufficient land within the present City limits to meet projected growth needs. (Note buildable lands survey).

BUILDABLE LAND AND RELATED INFORMATION

The following information has been adopted by the City of Jordan Valley as part of the Technical Report to the Comprehensive Plan.

Buildable Land is defined as that suitable, available, and necessary to meet Jordan Valley's needs to the year 2000.

Land-Use Needs are based on a population estimate of 600 persons by the year 2000. This is an increase of 50 persons over the 1980 population of 550.? Note discussion under "Population Estimate".

Buildable Land Summary

Residential Land Available:
*Residential Land Needs:

Commercial Land Available:
*Commercial Land Needs:

Industrial Land Available:
*Industrial Land Needs:
(*Needs to the year 2000.)

Population Estimate

Jordan Valley's population in 1977 was 408 people; in 1978, this increased to 420. By 1980, mining activities raised the population to about 550 people. If the mines continue to operate at the same level, the population should remain relatively stable. A population of 600 persons by the year 2000 is probably a reasonable working figure. The City will amend its plan to compensate for errors in population estimates.

Residential Needs to the Year 2000

The City's Residential Zone contains 134 acres. Of this, 60 acres are presently committed to residential use (i.e., built upon). About 100 % of the remaining acreage would qualify as buildable land.

Statistics for the year 1977 indicate that the average household in Jordan Valley contained 2.6 persons. Those people occupied 150 dwellings. By the year 2000 Jordan Valley must provide for an additional 73 new units. If the 1977 housing mix is maintained, Jordan Valley will need:

36 mobile homes @ 5,000 ft^2 = 180,000 ft^2 (50% of Total)

34 single family dwellings @ 5,000 ft.^{2} =170,000 ft.^{2} (46% of Total)
3 multi-family dwellings @ 6,000 ft.^{2} = 18,000 ft.^{2} (4% pf Total)
Total need: 368,000 ft.^{2} (about 8½ acres)

Residential Needs to the year 2000: 8½ acres

Buildable land within the City's Residential Zone:

Note: Mobile Homes, single family, duplex, and multiple family dwellings may also be allowed in the City's Commercial Zone and General Zone as a conditional use.

Conclusion: There is enough buildable land within the City limits to meet residential needs to the year 2000.

Commercial-Industrial land needs to the year 2,000:

Factors that contribute to a community's industrial growth are generally lacking in Jordan Valley. There are no industries within the City nor are any expected. Should the unexpected occur, however, industrial land is available in the City's Commercial-Industrial zone (note zoning Ordinance "Amendment 4.01, 4.08, 4.09, 4.10 and 4.12).

Industrial land available in the CI Zone: 80

Industrial land needs to the year 2000: very little if any.

Conclusion: There is sufficient buildable land in the City's CI Zone to satisfy industrial needs.

Jordan Valley has three Commercial zones: Central Commercial, Commercial-Residential, and Commercial-Industrial. There is ample land within the City limits to meet Commercial needs to the year 2000.

There are 60 acres of commercial land actually built upon.

This amounts to 12.7 acres per 100 people in Jordan Valley. Using the ratio (acres per 100 people), the City will need an additional 15-24 acres of commercial land by the year 2000.

1. Anount of buildable land within the Commercial Zones: 125
2, Amount of land needed by the year 2000 23.74 .

CITIZEN INVOLVEMENT

Jordan Valley, Oregon

INTORDUCTION

The citizens of Jordan Valley have been and will continue to be involved in the City's planning process. The following account describes the preparation of the City Plan and the process insuring citizen participation.

PLAN PREPARATION

The City of Jordan Valley contracted with the Malheur County Planning Department for planning services. Several pre-planning meetings were held to explain the State-wide planning goals and how comprehensive plans are prepared. Workshops followed in which City goals were considered and policies established. Sixteen meetings were held in 1978 and two in 1979. Meeting notices were announced by the City Council and posted at the City Hall. The City Recorder maintained a record of all meetings. The record (minutes) is on file at the City Hall. Suggestions were reviewed in an open forum and at that time were either adopted or dismissed. The Comprehensive Plan and Implementing Ordinances were adopted February 13, 1979.

PLANNING PROCESS

The Jordan Valley City Council sets community policy, including comprehensive plan amendments, budgets, and related ordinances. The City Council:

1. Implements the Citizen Involvement Program;
2. Considers public input prior to decision-making;
3. Appoints Planning Committee members;
4. Considers the recommendations of the Planning Committee;
5. Approves and/or schedules public meetings;
6. Adopts findings which gives reasons for land-use decisions.

The Jordan Valley Planning Committee, appointed by the City Council, constitutes the Committee for Citizen Involvement (CCI) described in the State-wide Planning Goals. The City Planning Committee is comprised of 4 citizens; one serves as chairman and is spokesman for the committee. At the direction of the City Council, the Planning Committee makes recommendations to the City Council for possible action. The City Recorder maintains a record of meetings pertaining to

City planning.

URBAN AREA JOINT MANAGEMENT AGREEMENT

The City of Jordan Valley entered into a joint management agreement with Malheur County on February 13, 1979. Section IV of the agreement addresses hearing notification and public participation in plan revision.

CITIZEN INVOLVEMENT PROGRAM

The Citizens of Jordan Valley are an integral part of the planning process. No plan or zoning change will be made without Planning Committee involvement, proper notification, and the opportunity for citizen input. Pertinent City policies include:

1. A poster will be made by the City Recorder to inform the public of meeting on the comprehensive plan and other planning related issues.
2. Affected County, State, and Federal agencies will be notified by the City Recorder. A coordination list will be maintained by the City Recorder.
3. The Comprehensive Plan, related policies and ordinances may be revised at any time. But, the comprehensive plan will be evaluated and necessary changes made every two years.
    a. Revisions of the plan may be initiated by the City Council or by a petition from ten or more adults, who are voters, and are not of the same place of employment.
    b. Results of the review by the City Council shall be publicized and additional comments will be solicited in at least one public meeting, with at least 10 days notice.

Pertinent City ordinances include:

Article 10. Public Hearings

10.1 Purpose. To assure public notification.

10.2 Notice of Public Hearings.

10.3 Order of Procedure.

10.4 Burden and Criteria

The City Planning Committee will evaluate the Citizen Involvement program at the time of the scheduled plan review. Considerations include notification and how citizen input was treated or utilized. The City Planning Committee will report its findings to the City Council. The City of Jordan Valley will finance its Citizen Involvement Program with LCDC Maintenance grant funds.

Adopted by the Jordan Valley City Council on November 18, 1980

Edward L. Krupp (RL)
MAYOR

Council Members: Robert Fanand Charles Stanigar

Barbara Haylett Maxine Sellers

Kenneth Haylett Peggy Zeleznik
~~Chairman~~
~~City Planning Committee~~

ARTICLE 4. COMMERCIAL ZONE

Central Commercial (CC)
Commercial Residential (CR)
Commercial Industrial (CI)

Section 4.0: Purpose. The Commercial Zone is intended to provide area for a wide range of commercial establishments. It also takes into account the need for mixed-usage, typical for cities of Jordan Valley's size and growth potential. There are three zones in which commercial activities are allowed outright: Central Commercial (CC); Commercial-Residential (CR) and Commercial-Industrial (CI).

Section 4.01: Central Commercial (CC). (CC). The intent of this zone is to concentrate commercial activities in the City's central business district. Factors that led to the creation of this zone include existing land use, energy efficiency, and compatibility of commercial activities with other uses in the Central Business District.

Section 4.02: Permitted uses in the Central Commercial Zone.

1. Retail or wholesale trade establishments.
2. Repair and maintenance services.
3. Professional medical, dental, or business service establishment.
4. Eating or drinking establishments.
5. Financial institution.
6. Sign
7. Amusement establishment
8. Hotel or motel
9. Service Stations

Section 4.03: Conditional Uses. The following uses and their accessory uses are permitted when authorized in accordance with Article 6.

1. Single family, duplexes, and multiple family.
2. Mobile homes and mobile home parks.
3. Public and semi-public buildings such as fire stations, power substations and other uses essential to the physical, economical and social welfare of an area.
4. Mortuary.
5. Livestock feed yards.
6. Churches.
7. Schools.

Section 4.04: Commercial Residential Zone (C-R). This zone takes into account an existing mix of residences and commercial enterprises. It enhances energy efficiency through the location of residences in the proximity of compatible commercial activities.

Section 4.05: Permitted Uses:

1. Retail or wholesale trade establishements.
2. Professional medical, dental, or business service establishment.
3. Financial institutions.
4. Service Stations.
5. Storage facilities.
6. Cafes.
7. Schools.
8. Churches.
9. Mobile homes and mobile home parks.
10. Single family, duplex, and multiple family.
11. Mortuaries.
12. Repair and maintenance services.

Section 4.06 Conditional Uses:

1. Drive-in restrestaurants.
2. Amusement establishments.
3. Taverns.
4. Police or fire stations.
5. Garages; heavy equipment repair.
6. Signs.

Section 4.07 Commercial-Industrial. The intent of the Commercial-Industrial zone is to provide an area for a mix of those activities. The location of this zone takes into account compatibility with residential uses, proximity to sewerage treatment and transportation facilities (e.g., air strip and highway).

Section 4.08 Permitted Uses.

1. Retail or wholesale trade establishments.
2. Repair and maintenance services.
3. Service Stations.
4. Storage facilities.
5. Bulk plants.
6. Garages; heavy equipment repair.
7. Manufacturing, repairing, compounding, and processing.

8. Activities associated with transportation (e.g., air; highway).
9. Livestock feed yards.
10. Fire and police stations.

Section 4.09: Conditional Uses.

1. Single and multi-family residences.
2. Cafes
3.
4.

Section 4.10: Standards in the C-I Zone.

1. The lot area shall be adequat4e to meet the needs of the establishment, the requirements of the Oregon State Structural Specialty Code and Fire and Life Safety Code, and the requirements of the City fire department.
2. Materials shall be stored and ground shall be maintained so as not to constitute a safety or health hazard.
3. Any use of property within 100 feet of a lot in a residential zone shall be subject to the review and approval of the City Planning Committee.

a. MATERIALS AND METHODS

yes 1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

yes 2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

b. RESIDENTIAL STRUCTURES

NOT designed to flood

? 1. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, ? elevated to at least one foot above base flood elevation.

c. NON-RESIDENTIAL STRUCTURES. New construction and substantial improvement of any commercial, industrial and other non-residential structure shall either have the lowest floor, including basement, elevated to at least one foot above the base flood elevation; or, together with attendant utility and sanitary facilities, shall"

1. Be floodproofed so that below the base flood level the structure is watertight with walls substantially impremeable to the passage of water

2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy

3. Be certified by a registered professional engineer or architect that the standards of this subsection are satisfied. Such certifications shall be provided to the Planning Commission.

2.75 ANCHORING.

? a. All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure.

b. All mobile homes shall be anchored to resist flotation, collapse or lateral movement by providing over-the-top and frame ties to ground anchors. Specific requirements shall be that:

1. Over the top ties be provided at each of the four corners of the mobile home, with two additional ties per side at intermediate locations, with mobile homes less than 50 feet long requiring one additional tie per side

2. Frame ties be provided at each corner of the home with five additional ties per side at intermediate points, with mobile homes less than 50 feet long requiring four additional ties per side

3. All components of the anchoring system be capable of carrying a force of 4,800 pounds

4. Any additions to the mobile home be similarly anchored.

c. An alternative method of anchoring may involve a system designed to withstand a wind force of 90 miles per hour or greater. Certification must be provided to the Planning Commission that this standard has been met.

2.76 UTILITIES.

a. All new and replacement water sypply systems shall be designed to minimize or eliminate infiltration of flood waters into the system

yes

b. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters

yes

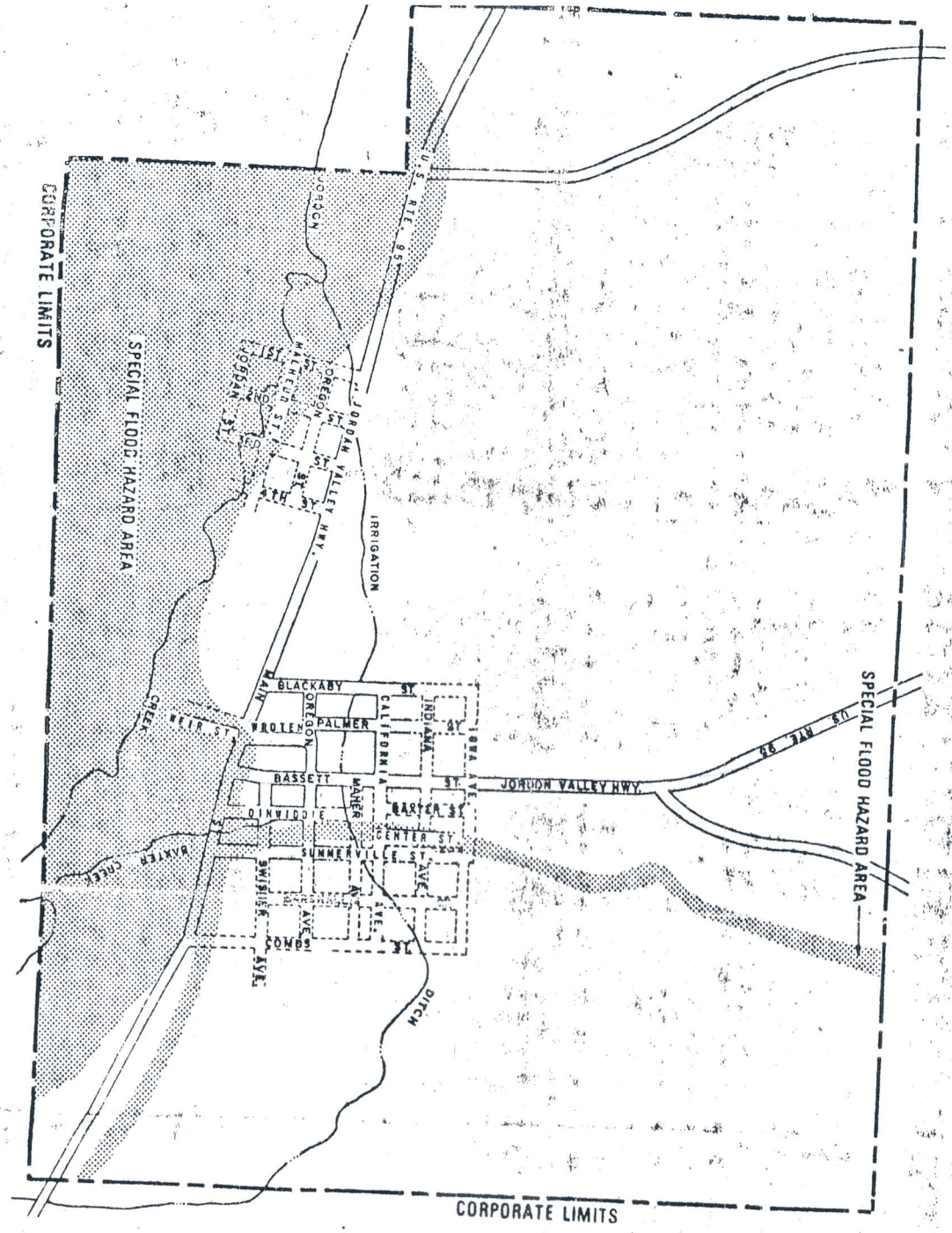
? c. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

2.77 ENCROACHMENTS. Any proposed development shall be analyzed to determine effects on the flood carrying capacity of the areas of special flood hazard during the review of the development permit application.

Section 2.5: Flood Hazard Overlay. The Flood Hazard overlay is created in recognition of periodic flooding (and/or mudslides) from Jordan Creek, Baxter Creek and their tributaries. The ordinance is designed to minimize public and private loses due to flooding and to fulfill the requirements of the National Flood Insurance Program.

Section 2.6: Flood Hazard Map. The City's Flood Hazard Map is that prepared by the U. S. Department of Housing and Urban Development: Federal Flood Insurance Administration.

Section 2.7: Standards.



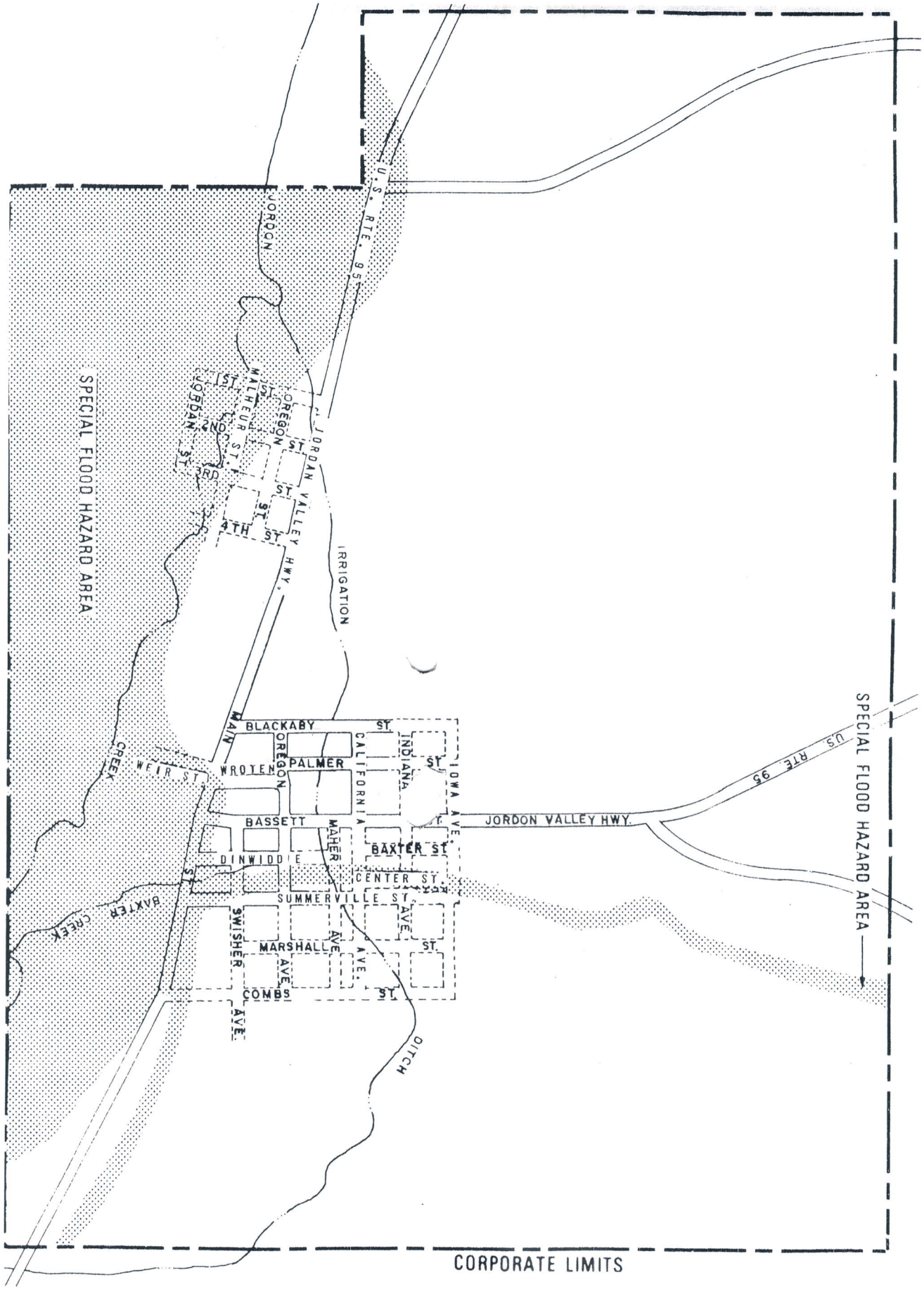
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Federal Insurance Administration

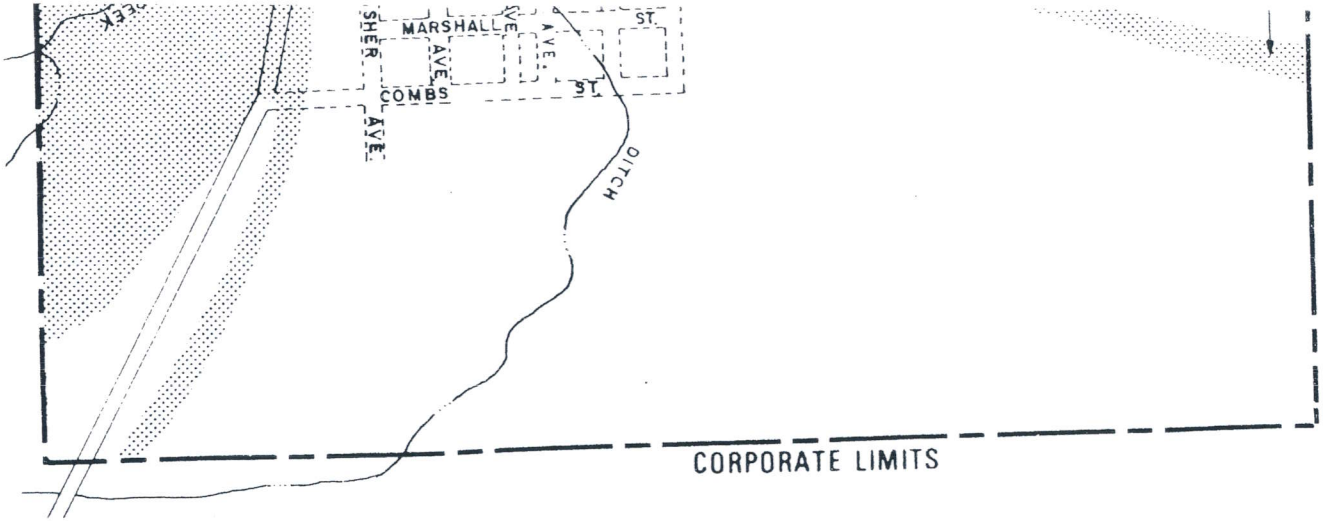
CITY OF JORDAN VALLEY, OR
(MALHEUR CO.)

APPROXIMATE SCALE
500 0 1000 2000 3000 FEET

FIA FLOOD HAZARD BOUNDARY MAP
No. H 01

Effective Date
FEBRUARY 7, 1975


SPECIAL FLOOD HAZARD AREA
JORDON
U.S. RTE. 95
JORDAN VALLEY HWY.
IRRIGATION
MALHEUR ST.
OREGON ST.
OREGON ST.
2ND ST.
3RD ST.
4TH ST.
MAIN
BLACKABY ST.
OREGON
CALIFORNIA
INDIANA ST.
IOWA AVE.
WROTEN
PALMER
WEIR ST.
CREEK
BASSETT
MAHER
BAXTER ST.
DINWIDDIE
CENTER ST.
SUMMERVILLE ST.
AVE.
BAXTER CREEK
SWISHER
MARSHALL
AVE.
AVE.
ST.
COMBS
ST.
AVE.
DITCH
JORDON VALLEY HWY.
US RTE 95
SPECIAL FLOOD HAZARD AREA
CORPORATE LIMITS



APPROXIMATE SCALE

500 0 1000 2000 3000 FEET

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Federal Insurance Administration

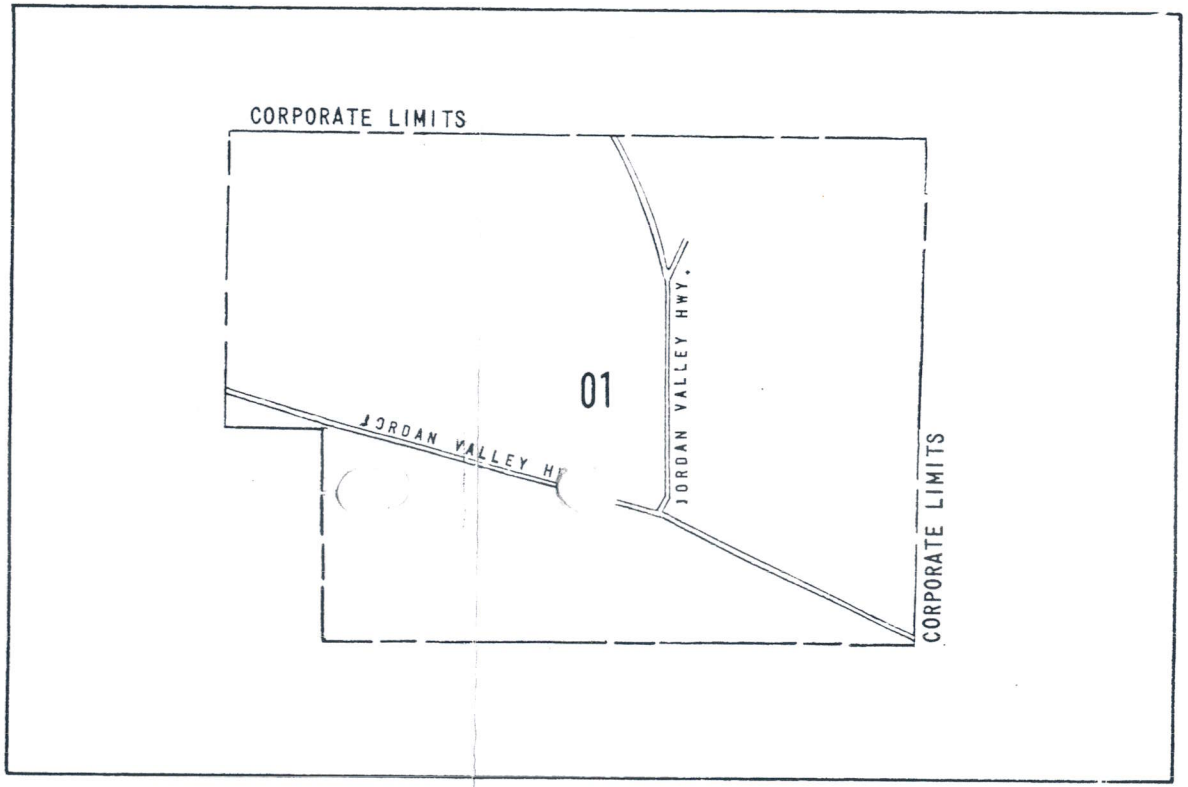
CITY OF JORDAN VALLEY, OR
(MALHEUR CO.)

FIA FLOOD HAZARD BOUNDARY MAP
No. H 01

Effective Date
FEBRUARY 7, 1975

01

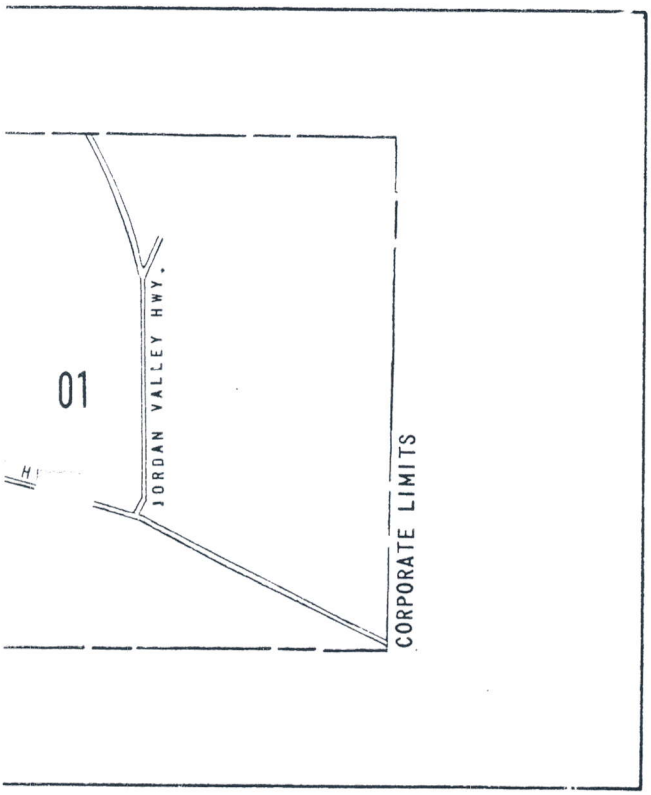
Servicing Company or local insurance agent or broker to determine
this community are eligible for flood insurance.



SPECIAL FLOOD HAZARD AREA
IDENTIFICATION DATE

FEBRUARY 7, 1975

COMMUNITY No. 410150



LEGEND

Levee

Sea Wall

SPECIAL FLOOD HAZARD AREA ZONE A

FLOOD HAZARD AREA
TIFICATION DATE

RUARY 7, 1975

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Federal Insurance Administration

CITY OF JORDAN VALLEY, OR
(MALHEUR CO.)

MAP INDEX

FIA FLOOD HAZARD BOUNDARY MAPS

No. H 01