

A

Comprehensive Plan

Jordan Valley

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Introduction

The Comprehensive Plan is city policy about the future development and management of the community. The Jordan Valley plan establishes a framework of objectives and policies to guide local decisions about issues such as housing, transportation, economic development, and public facilities. An objective is a statement of community intent. An implementation measure is a more definite course of action designed to achieve an objective. For example, one of the objectives stated in this plan is "to diversify the economy of the community". Policies for that objective is to request the County Economic Development Task Force to attract tourist types of businesses in Jordan Valley.

Under Oregon law a comprehensive plan is fundamental law for the community. Zoning and subdivision ordinances must be consistent with the plan. A zone change cannot be permitted unless it is consistent with the comprehensive plan. Extension of sewer and water lines, road construction, park development and housing programs must also comply with the plan. Therefore, it is crucial that citizens, officials and public agencies participate in review of this draft.

Emphasizing the importance of the plan is not meant to suggest that the plan cannot be changed. Both circumstances and community attitudes change, and the plan must be responsive to such changes. To insure this responsiveness, the last section of the plan establishes procedures for changing the plan.

Planning & Citizen Involvement

Planning for Jordan Valley should not stop with the comprehensive plan. It should be a continuous process where growth and change are anticipated in advance and provisions made to accomodate them.

The comprehensive plan establishes a framework of objectives and policies to guide the future development and management of Jordan Valley.

An important part of a planning program is the involvement of local citizens in the decision making process.

The following are the guidelines to ensure planning and citizen involvement in Jordan Valley.

Objectives

1. The City Council of Jordan Valley will be responsible for the administration of the Zoning Ordinance, Comprehensive Plan and Subdivision Ordinance.
2. Residents of Jordan Valley will be encouraged to participate in the planning process and provide input into planning decisions.
3. The Comprehensive Plan will be reviewed by the City Council every two years, or by petition by local residents, and make any necessary revisions.

Policies

1. A planning committee will be appointed by the City Council to research and make recommendations to the City Council on matters relating to zoning and other planning related issues.
2. A poster will be made by the City Recorder to inform the public of meetings on the comprehensive plan and other planning related issues.

3. The affected county, state, and federal agencies will be notified by the City Recorder to coordinate with Jordan Valley's plans and policies.
 - a. A coordination list will be maintained by the City Recorder.
4. The Comprehensive Plan and related policies and ordinances may be revised at any time. But, the comprehensive plan shall be evaluated and any 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.

Population and Economics

Population Trends

The population of Jordan Valley has doubled in the past two years. The opening of the DeLamar Mine has stimulated an influx of mine employees into the city. The stability of the mine will have a long term impact on the future growth and planning of Jordan Valley.

Historically, Jordan Valley's population has steadily declined. From the U.S. Census, there were 274 people living in Jordan Valley in 1940 and 196 in 1970. This decline can be attributed to the decrease in employment opportunities, mainly because the smaller farms slowly gave way to the large ranches in the area. Between 1960 and 1970, the population stabilized as the retail growth and immigration of retired households offset the out-migration. Table I reflects this population trend in Jordan Valley.

TABLE I
Population Trends

Year	Population	Change	% Change
1977	408***	+218	114.7%
1975	190**	-6	-3.1%
1970	196*	-8	-3.9%
1960	204*	-32	-13.6%
1950	236*	-38	-13.9%
1940	274*	--	--

***1977 Citizen Survey

**Portland State, Center of Population Research and Census

*U.S. Census

What is the future population growth in Jordan Valley? It is extremely difficult to make population projections for Jordan Valley because of the uncertainty of the mining activity in the area. The prospects of growth depends on many variables; including the price of silver and gold on the international market, which can stimulate mining activities if the price went up, or close the present mine if it were to decline in value. Also, advances in technology could make it cheaper to excavate the ore and also stimulate additional mining.

With such a variable state in Jordan Valley, it would not be practical to develop population projections. The DeLamar Mine could shut down in a week or another mine operation may begin.

The State Department of Economic Development, Ida-Ore Regional Planning and Economic Development Association and county planning staff should be monitoring the situation in Jordan Valley and provide assistance if another boom situation should occur.

Economic Trends

The economy of an area is the main determinant of population growth or decline. An estimation of economic development and future population changes are fundamental to the planning process. The economic element of the comprehensive plan should be based on an understanding of the local economy and its possibilities for future development. The economic profile describes the functioning of the local economy and identifies its strengths and weaknesses.

mining

Mining activities in the nearby Owyhee Mountains have always been an important part of Jordan Valley's economy. From the early boom around Silver City, Idaho, in the 1860's, to the recent opening of the DeLamar Mine, also in Idaho, Jordan Valley's population growth and decline has been due to the

productivity of these mines.

The opening of the DeLamar Mine by the Earth Resources Company has doubled the population of Jordan Valley. The mine employs approximately 125 persons, many of whom live in Jordan Valley. The anticipated payroll will be 1.0 to 1.5 million dollars per year. The mine production capability is 1700 tons of ore per day. The annual production is estimated to be 2,500,000 ounces of silver and 17,000 ounces of gold. The expected life of the mine is 20 years.

The impact of the mine upon the local economy is reflected in the population growth. From a Door-to-Door Survey in June, 1978, 37 percent of the people responding to the survey were employed by the Earth Resources Company, see Table II.

TABLE II

	Total	Percentage		Total	Percentage
Ranching	15	7%	Trucking	4	2%
Farming	1	0%	Education	5	2%
Construction	6	3%	Professional	3	1%
Mining* (M) Skelton crew 74 7007	74	37%	Clerical	2	1%
Retail/Sales	2	1%	Retired	14	7%
Wholesale/Dist.	2	1%	Unemployed	1	0%
Housewife	31	15%	Service	26	13%
Government	8	4%	Other	6	3%

Total response = 200

Source: Door-to-Door Survey, June 1977

There have been additional exploration in the area for silver and gold ore deposits. Sites on South Mountain, War Eagle, and Florida Mountain have been investigated.

Since the DeLamar Mine is in Idaho and most of the employees are in Jordan Valley, Oregon, the city must provide all the public services but the tax revenues generated by the mine goes to Owyhee County, Idaho. Jordan Valley lacks the fiscal resources to accomodate this sudden increase in population. With the elementary school overcrowded, increased demand for police protection, dog and litter control, and other public facilities and

services, the city is in a dilemma as to how to manage these problems. Property taxes on residential property are inadequate to support new construction of a school or expansion of sewer and water services.

retail trade

Jordan Valley is a retail trade center for many of the ranchers living in the southern part of Malheur County and in neighboring Owyhee County, Idaho. An important part of the economy is the commerce generated by travelers on US Highway 95. The highway intersects Jordan Valley from the west and from the north. It is the major route between Idaho and California-Nevada. Many motorists stop in Jordan Valley for gas, food, and lodging. Much of the business on Main street caters to travelers passing through. The commercial establishments consist of a ^{convenience} grocery store, ^{one} two taverns, two cafes, a ^{coffee shop} gift shop, ⁽²⁾ overnight trailer parks, ^{three bars} four service stations, two motels, and a ~~mini-trailer~~ park. ^{hardware store}

Additional retail activity is generated by tourists and hunters who are attracted to this area. The ghost mining towns, lava beds, and historic Indian marker attract many tourists in to Jordan Valley. The area also has excellent hunting for deer, antelope, and water fowl.

agriculture

The production of livestock, primarily beef cattle, has been almost the sole support of Jordan Valley ever since the city was settled. Cattle ranching in Jordan Valley started in the 1860's to supply Silver City and other mining towns with fresh meat.

As the mining activities declined at the turn of the century, sheep-raising along with cattle and agriculture became the dominant economic activity in the area. Gradually the sheep industry declined as new synthetic textiles were developed.

Jordan Valley has no livestock or food processing plants. The beef cattle are fattened and slaughtered elsewhere. Ontario,

Oregon and Caldwell, Idaho are the closest livestock processing centers. The great distance from market and population centers prelude industrial development in Jordan Valley.

The irrigated lands produce hay and late summer pasture, which are essential to supplement the area's extensive rangeland. The short growing season does not permit more intensive cultivation, 60 to 110 frost-free days.

Objectives

1. It is important for local residents to maintain the small town, rural atmosphere of the community and area.
2. An important part of Jordan Valley's economy is the tourists that are attracted to the area for hunting, fishing, hiking, rockhunting and sight-seeing. The city will promote the additional increases in tourist trade in the area.
 - a. Growth in tourist types of businesses must maintain the character of the community.

Policies

1. The Malheur County Economic Development Task Force will be requested to assist the City of Jordan Valley in promoting economic development in the city, especially tourist types of commercial trade.
2. Any new commercial and industrial development in Jordan Valley will be required to submit to the City Council a statement describing clearly the effects upon the city's public facilities and services. The statement will be submitted to and subject to approval by the City Council and all effects must be in compliance with the comprehensive plan policies for approval by the City Council.

Housing

Housing issues are becoming increasingly important to the development of comprehensive plans. Local government policies relating to such things as land development, transportation, water lines, taxation, and economic development have important implication for housing availability and cost. By carefully planning the development of public facilities, local government can help minimize new housing costs and keep the general tax burden down. Effective expansion and zoning policies will utilize land and facilities efficiently and help provide a variety of housing types without causing artificial or unnecessary increases in land costs. Insufficient consideration of housing needs and the connection of housing to other governmental policies can result in high development costs, inadequate public facilities, high property taxes, and an inadequate supply of housing units.

Housing Supply

The city of Jordan Valley has experienced a ~~doubling~~ in population size in the past two years, an increase of 114.7 percent since 1975. This growth reflects the impact of the mine upon the city. *240 / 2007*

There are approximately 150 housing units in Jordan Valley.* This is a 74 percent increase in the housing stock since 1970; from the U.S. Census there were 84 housing units. The increase in housing units is almost entirely due to an increase in mobile homes, see Table III below. In 1970 there were 9 mobile homes, representing 11 percent of the total housing units in Jordan Valley; in 1977 there were 75 mobile homes, or 50 percent of the housing stock; an octuple increase in mobile homes.

It appears that the demand for housing has stabilized in Jordan Valley, with most of the new construction occurring in

*Windshield Survey, June 1977.

1976. There were 11 new mobile homes and 2 new homes built in Jordan Valley in 1977. Future housing demand will depend on the productivity of the mine and the prospects for additional mines opening up.

TABLE III
HOUSING SUPPLY

Housing Type	1970*	Percent of Total	1977**	Percent of Total
1 unit structures	70	83%	70	46%
2+ unit structures	5	6%	5	4%
Mobile homes	9	11%	75	50%
Total	84	100%	150	100%

*U.S. Census

**Windshield Survey, June 1977

Demand

Most of the housing units in Jordan Valley are owner occupied. From the 1970 U.S. Census, 70.1 percent of the housing units were owner occupied.

The average household size was 2.6 persons per household, which was lower than the state and county average.

But because of the recent growth in Jordan Valley the household size may have increased.

A major concern expressed by local residents is the difficulty of prospective home buyers of obtaining home loans from private and public lending institutions. Because of the isolate nature of the community and the uncertainty of the future stability of the silver mine, lending institutions apparently are reluctant to make long term loan commitments to this area.

A concern among local residents is the increasing number of state regulations on building homes and mobile home parks, increasing the cost of construction. Such regulations should be reviewed by the state to determine the effects of these regulations on housing costs.

Home Improvements

There are weatherization programs currently in operation in Malheur County by the Malheur Council on Aging and Oregon Rural Opportunities. But because of their limited operating budgets, and the long distance to Jordan Valley, these programs operate only in the Ontario-Nyssa-Vale area. These programs should be expanded to assist residents in the Jordan Valley and surrounding areas.

The county is considering a home improvement program for the rehabilitation and conservation of houses. This program should include assistance to Jordan Valley.

Objective

1. The city will seek assistance from the Malheur County Housing Authority, State Housing Division, Farmers Home Administration, Veteran's Administration, and State Bank Commission in providing for housing assistance to local residents.

Policies

1. The city will cooperate with the county in developing a housing rehabilitation and weatherization program.
 - a. The city will work with the County Court to expand the Council on Aging's Weatherization Program to Jordan Valley.
2. The city will work with the State Housing Division and U.S. Department of Housing and Urban Development to make more public and private funds available to local residents for the purchase and construction of new houses.

Public Facilities & Services

The provision of public facilities and services by local governments and special districts affect a community in two major ways: (1) through the cost involved in their financing, and (2) through their influence on land use patterns. Meeting the costs of new water treatment plant or additional law enforcement capability creates a large financial responsibility for a community. Taxpayers should be assured that these expenditures are efficiently planned and that an investment made today will meet the community's needs in years to come. Land use patterns are largely determined by the presence or absence of services and facilities. The location of sewer and water lines, availability of fire protection, good roads, and neighborhood schools will have a strong influence on the location, type, and arrangement of new homes and industries. The nature and level of public facilities and services does much to define a community.

Water & Sewer Services

In 1965, William Olson, the Sanitarian for Malheur County, performed a detailed survey of sanitary conditions in Jordan Valley. He discovered that of the 68 private wells serving 86 buildings, 37 of the shallow wells, 12 to 30 feet deep, were contaminated by raw sewage from nearby septic tanks. Also, 15 of the deep wells, 55 feet to 215 feet, were contaminated. These wells were a health problem to local residents.

The cause of the contaminated wells was the closeness of the septic tanks. The distance from wells to septic tanks varied from 12 feet to 200 feet. The wells were located within 50 feet of drainage pits and drainfields, and the average distance being 30 feet. A Blakley Engineering survey, in 1969 indicated that the situation in Jordan Valley remained unchanged.

Jordan Creek and Baxter Creek experience flooding nearly every spring which aggravates the problems with the shallow wells and the improperly installed and malfunctioning septic tanks and drainfields. As a result raw sewage would surface and present a health hazard.

Because of the serious health problems posed by the contaminated wells, the city undertook and recently completed a municipal water and sewer system. The system was partially funded by a grant by the Oregon Department of Environmental Quality (DEQ), which paid for half the project. The remaining portion was paid by a loan from Farmers Home Administration, in which the city is currently paying back. *GE Capital Capmark Finance*

The sewage system in Jordan Valley is a aerated lagoon chemical treatment system. The lagoon is located west of the city and north of the highway. Because of the flooding problems from Jordan Creek, the lagoon had to be flood proofed by a dike around the lagoon. The design capacity of the facility is for a population equivalent of 600 people.

The municipal water supply system in Jordan Valley consists of a 300 foot deep well and a 150,000 gallon storage reservoir, and a distribution system. The well can deliver 900 gallons per minute. The storage reservoir is elevated to produce a minimum static pressure of 30 pounds per square inch in commercial areas.

According to the June, 1977 survey, 80 percent indicated they were satisfied with the quality of water and sewer service.

CITIZEN SURVEY: WATER AND SEWER SERVICES

	Good	Average	Poor	No Opinion
Water	81%	10%	--	9%
Sewer	80%	10%	--	10%

Solid Waste

*Ordinances
- franchise
- goes to County*

There are no municipal or franchise service for the pick-up and transport of garbage in Jordan Valley. It is up to each household to transport their garbage to the dump site. According to the citizen survey, 35 percent indicated that litter and garbage was a problem.

CITIZEN SURVEY: QUALITY OF LITTER AND GARBAGE SERVICE

<u>Good</u>	<u>Average</u>	<u>Poor</u>	<u>No Opinion</u>
14%	28%	35%	23%

The current dump site is located one mile north of Main Street, just off U.S. Highway 95. The site is on land managed by the Bureau of Land Management. The landfill is operated by Malheur County. Because of the distance from the County seat, the city of Jordan Valley has an agreement with the County Court to maintain the site.

no landfill

The landfill is ten to fifteen feet deep and 25 to 30 feet wide. There are 10 acres for the dumpsite, with nine acres available for additional disposal sites.

Because of the limited city budget, the city has had difficulty in meeting its obligation of maintaining the landfill. The county and city will need to resolve this issue in the future.

Education

There are two schools in Jordan Valley, an elementary school, grades ~~one~~ ^{Kindergarten to Sixth} to eight, and a high school, grades ~~nine~~ ^{Seven} to twelve. The schools operate independently of each other, and each has its own taxing district.

The mine had its most immediate impact upon the elementary school, particularly the ~~first~~ ^{Kindergarten} and second grades. In May, 1977 there were 82 students enrolled at the elementary school, and 28 or 34 percent of the student's parents worked for the mine. The fall enrollment had an increase in the first and second grades.

*2007-08
45 HS middle
29 / elem
29 / Rockside*

Current problems include a lack of desks and books. To accommodate the large number of first and second grade students, 31 students for one teacher, the school may need a part-time teacher's aid and a ~~temporary~~ trailer. The school has four teachers and four rooms.

The Union High School can accommodate additional students at this time. The fall enrollment was 66 students, with the school capacity at 80 students. The present field will be sufficient to meet future needs, but the school can use a new gym and shower facilities.

Fire & Police

Jordan Valley has an all volunteer fire department. The fire department consists of eleven ^{9/2007} ~~volunteers~~, two new recruits, and one truck, a pumper. All the ~~volunteers~~ have received schooling in fire protection.

Since there is only one fire truck, city policy prohibits the truck from leaving the city limits. Because of the city's fire insurance policy, the city will be liable for any fire damage if the fire department responded to a call outside the city limits. Areas outside the city is ~~not~~ covered by fire protection, except in the summer when the BLM operates their camp. *& Rural Fire Dept*

The Oregon Insurance Service Rating Bureau rates each community on the adequacy of its fire service. They check the availability of water, the types of buildings, the fire department, and other factors. They rate the fire protection on a scale between one to ten, with ten being the worst. The fire rating for Jordan Valley is eight.

Fire protection has several relationships to other elements of the comprehensive plan. Water systems should be adequate to serve firefighting requirements. Alternative access points to an area and to specific sites should be considered. Residents located within a city have a definite safety and insurance advantage over people without fire protection.

Central and Liberty Road

The police department was formed in Jordan Valley because of the increase in population and corresponding need for law enforcement in the city. The department consists of two officers. There are also 2 county Deputy Sheriffs available to the city.

The city jail has been condemned. All prisoners must be transported to the county jail in Vale.

The increase in population has also caused an increase in dog population. According to the Door-to-Door survey, 63 percent complained about the stray dogs in the city. The city recently enacted an ordinance requiring the licensing of the dogs and a leash law.

Health Care

The nearest hospital to Jordan Valley is Caldwell Memorial, in Idaho, approximately 60 miles away.

The city provides an ambulance service to Caldwell. An ambulance was obtained by the Jordan Valley Ambulance Service. Ambulance service is manned by volunteers who are trained in Emergency Medical Treatment. Ambulance service is available for an annual membership fee of \$15 for the first year and \$10 thereafter. (JV @ clinic with PA)

A doctor from Caldwell Medical Group in Caldwell comes to Jordan Valley once a week. The doctor works out of the Parish Hall for medical check-ups and shots.

Due to the distance from Vale and Ontario many county health services are infrequent, or not at all, provided to Jordan Valley residents. Residents would like to see increased health services to this area, especially for senior citizens and children.

Parks & Recreation

Jordan Valley has one public park in the city, on land owned by the elementary school. According to the citizen survey 35 percent of the people responding felt that there was need to improve this facility. The increase in population, especially children, has increased the need for more recreational opportunities. Before a long term investment is made in Jordan Valley, such as a swimming pool or tennis court, the future population growth and stability must be evaluated. This is directly tied into the stability of the mine for the next ten to twenty years. There is no need for bicycle paths in Jordan Valley at this time.

The area around Jordan Valley offers tremendous outdoor recreational opportunities. Fishing in nearby Antelope Reservoir, Cow Lake, and Owyhee Reservoir is excellent. Hunting for deer, antelope, waterfowl, quail, and chukkars are also very good in the area. Rock hounds are attracted to the area. White water boating down the Owyhee is also a popular activity.

Transportation

A major part of Jordan Valley's economy is derived from the traffic off of U.S. Highway 95. The commercial strip along Main Street is there to service motorists passing through the city. The average daily traffic volume has increased steadily over the past sixteen years, according to figures obtained from the Oregon State Highway Division. See Table IV below.

*decided &
Turned to, C.
June, 6'*

TABLE IV
TRAFFIC COUNT

	TRAFFIC COUNT					% of			
	1976	1975	1970	1965	1960	76-70	75-70	70-65	76-60
Idaho-Oregon line	730	730	610	590	500	19.7%	19.7%	11%	46%
.01 mi S of Silver City	760	720	640	--	520	18.75	12.5	--	46%
.01 mi N of County Road	800	750	660	500	500	21.2	13.6	32%	60%
N of City Limits of J.V.	900	850	780	NA	NA	15.4	9.0		
.01 mi N of Indiana Ave.	1200	1100	1000	NA	NA	20.0	18.0		
.01 mi S of Calif. Ave.	1250	1200	1050	NA	NA	19.0	14.3		
.01 mi N of Main St.	1450	1350	1250	NA	NA	16.0	8.0		
.01 mi W of Bassett St.	1600	1500	1400	NA	NA	14.3	7.1		
W City Limits of J.V.	1000	950	890	460	510	12.4	6.7	94%	96%
.01 mi W of County Road	900	850	810	NA	NA	11.1	5%		

There are no classification breakdowns of the traffic through Jordan Valley. The Basque Station is the closest location where such information is available. It can be assumed that the traffic breakdown for the Basque Station will be similar to that of Jordan Valley.

According to figures obtained from the Basque Station, over 32 percent of the traffic are heavy vehicles or trucks. Also, 26.7 percent of the vehicles were out of state. The truck traffic, out of state vehicles, and light vehicles with trailers are 67 percent of the traffic and potential customers for the commercial establishments in Jordan Valley.

With the large volume of truck traffic through Jordan Valley, a major safety problem is the sharp, ninety degree turn Highway 95 makes in Jordan Valley, at Bassett on Main Street. The State Highway Division should work with the city of Jordan Valley in improving the safety of this corner.

I.O.N. Highway No. 456 (US 95) at Basque Station

<u>Classification Breakdown</u>	<u>Percent of Average Daily Traffic</u>	
	<u>1970</u>	<u>1976</u>
Oregon passenger cars	12.2	17.8
Out-of-state passenger cars	43.6	26.7
Panel and pickups	11.9	15.1
Light vehicles w/trailers	6.0	7.9
TOTAL LIGHT VEHICLES	73.7	67.5
Campers and light trucks	10.6	5.6
Trucks, 2-axle	3.0	1.5
Trucks, 3-axle	0.8	1.5
Trucks, 4-axle	1.0	0.3
Trucks, 5-axle	9.9	23.8
Trucks, 6-axle	0.5	--
Buses	0.5	0.2
TOTAL HEAVY VEHICLES	26.3	32.5

Source: Annual Traffic Volume Publication

Another transportation issue in Jordan Valley is the recent change in speed limits by the State Speed Control Board in Salem over the protest of the City of Jordan Valley. Many local residents feel that changed speed zone has increased the safety hazard to pedestrian, especially to school children in the area. Many children must cross the highway to reach school grounds.

The Boise-Winemucca Stage Line bus lines serve Jordan Valley. It runs from Caldwell, Idaho through Jordan Valley and McDermitt and on into Nevada.

Airport

none
The airport in Jordan Valley is classified as a "Basic Utility Stage 1" airport. Under this classification, airports accommodate propeller aircraft under 12,500 pounds. It is primarily intended

to serve low activity locations such as small populated communities and remote recreational areas.

The city is currently leasing the airport for 12 months at a rate of \$150 per month and also pays the insurance. The Bureau of Land Management is paying the city for landing at the airport at a rate of \$150 per month.

The City of Jordan Valley recently applied for state and federal funds to purchase and improve the airport, but the application was turned down. A recent proposal by the city to have the county loan Jordan Valley the necessary funds to purchase the airport was rejected by the county. The airport is an important emergency strip between Caldwell and Burns Junction. The strip is used by ranchers and government personnel.

Objectives - Public Facilities & Services

1. The city will seek state and federal assistance in providing for needed public facilities and services.
2. Pedestrian and automotive safety will be the primary consideration in any changes or modification of existing streets and construction of any new streets.
3. The city will promote the conservation of water.
4. The city will work with the county and appropriate state agencies to avoid any development which could contaminate the city's water supply.
5. The city will work with the county to improve the maintenance of the county landfill. *Ontario Sanitary*
6. The city will cooperate with the elementary school and high school in providing recreational needs to local residents.

Policies Transportation

1. The city will work with the State Highway Division to improve the turning radius of U.S. Highway 95 in Jordan Valley.

2. The city will work with the County Court and State Department of Transportation in developing an economically feasible solution for the purchase and improvement of the airport.

Water & Sewer

1. The Water and Sewer Systems will be reviewed annually to ensure that there is adequate services provided to local residents.
 - a. Identifying future improvements and expansion needs as much in advance as possible.
 - b. The city shall cooperate with Ida-Ore Regional Planning and Development District to seek private, state, and federal financial resources to fund much needed improvements.

Solid Waste

1. The City of Jordan Valley will work with the County Court to improve the quality of the landfill to meet state and federal requirements.

Ontario Sanitabel

Health Care

1. The City of Jordan Valley will work with the County Court and the Council on Aging to extend their services for senior citizens in the community.
2. The city will urge the Malheur County Health Department to increase the frequency of health services to Jordan Valley to be more responsive to health needs of the community.

Recreation

1. The city shall work with Ida-Ore Regional Planning and Development District and Oregon State Parks in seeking funds for the construction of recreational facilities in Jordan Valley, such as a swimming pool or a tennis court and to provide sanitation facilities at the city park.

Fire

1. The city shall develop a weed control ordinance to prevent the growth of weeds on vacant lots that can be a potential fire hazard and eyesore to the community.

*Dr. nuisance
10/2/8. Weed nuisance*

Natural Resources

This section is an inventory and analysis of land capabilities and natural resources in Jordan Valley. It includes descriptions of natural resources, environmental hazards and problem conditions, land capabilities and other considerations related to the environmental and land use issues in Jordan Valley.

There are two major principles which this information can help guide planning and development decisions. The first is to avoid hazards that might endanger residents, damage property and devalue investments. The other principle is to avoid degradation and unnecessary depletion of natural resources by increased soil erosions, soil removal, water pollution, disruption of vegetation and wildlife. These two principles are not entirely independent of one another. Avoiding slope stability hazards, for example, will also be helpful in avoiding increased soil erosion and sediment in stream and river channels.

Soil

There are many types of soils in Jordan Valley and each has varying characteristics in their ability to accommodate various human activities. It is the physical base for agricultural production, to build homes, for roads, and businesses. Understanding the soil limitations and capabilities is important in determining areas and sites suited for various land uses.

To help farmers, ranchers, officials, and interested citizens understand soil, the Soil Conservation Service of the U.S. Department of Agriculture, has developed a soil capabilities and classification system based upon the soils limitation for agricultural uses.

Factors used to classify soils include soil depth, wetness, slope, climate, permeability, and soil texture. There are eight soil classes, the larger the number the more severe the rating.

CHAPTER I
SOIL CHARACTERISTICS

Characteristics	Soil Types		Soil Types	Soil Types	Soil Types
Slope	Hack Loam 3 to 8%	Harana Silty Clay Loam 0 to 2%	Jett Silt Loam 0 to 3%	Silvies Silty Clay Loam 0 to 2%	Umapipe Silt Loam 0 to 3%
Landscapc Position	Alluvial fan	Flood Plain	Flood Plain	Flood Plain	Flood Plain, Alluvial fan
Parent Material	Mixed Alluvium	Mixed Alluvium	Alluvium	Mixed Alluvium	Mixed Alluvium
Surface Color and Texture	Brown Loam	Black moist Silty Clay	Black silt loam or silty clay loam	Black clay	Dark grayish brown
Subsoil color and texture	Brown clay loam	Black silty clay loam	Very dark brown silt loam	Black clay	Dark gray
Substratum color and Texture	Brown loam	-----	Very dark grayish brown, dark brown silt loam	Black clay	-----
Soil Depth	0-48 in.	0-60 in.	0-60 in.	0-46 in.	0-60 in.
Shrink-swell potential	-----	Moderate	Low	Moderate-high	Low
Permeability	-----	Moderately slow	Moderate	Slow	Slow
Runoff	-----	Slow	Slow	Slow	Slow
Environmental Hazard	-----	Slight	Slight	Slight	Slight

Oregon law, as expressed in the Statewide Planning Goals, require soil classes I to VI be preserved for agricultural uses in Eastern Oregon.

There are five soil series in Jordan Valley; Hack Loam, Harana Silty Clay Loam, Jett Silt Loam, Silvies Silty Loam, and Umapine Silt Loam. The soil classifications range from III to V (irrigated), see Map I.

The soils in the area are a result of fluvial geomorphic process in which the parent material, alluvium, were deposited by the flooding of Jordan Creek, Baxter Creek, and weathering by wind, rain and snow melt. See Chart 1.

The soil limitations considered were for septic tank absorption fields, road foundation and building foundation. These three were chosen because they are important factors for land development. See Chart II. It must be emphasized that these soil limitations and problem conditions are not necessarily restrictions to development. They do indicate areas and conditions which need to be considered prior to development. By recognizing these limitations and problem conditions, increased energy, resource, and capital cost can be avoided or at least anticipated.

The basic soil is a loam, with the different soil series due to varying combinations of silt, clay, and sand. As indicated in the chart, the soils have a high proportion of silt and clay. With a clayey and silty soil, these soils have a severe limitation for septic tanks. The slow permeability and wetness of the soil must be taken into account. The distance between wells and septic tanks and drainfields needs to be considered. Also, these soils have a severe limitation for road and building foundation.

Soils in Jordan Valley have little potential for sand and gravel excavation.

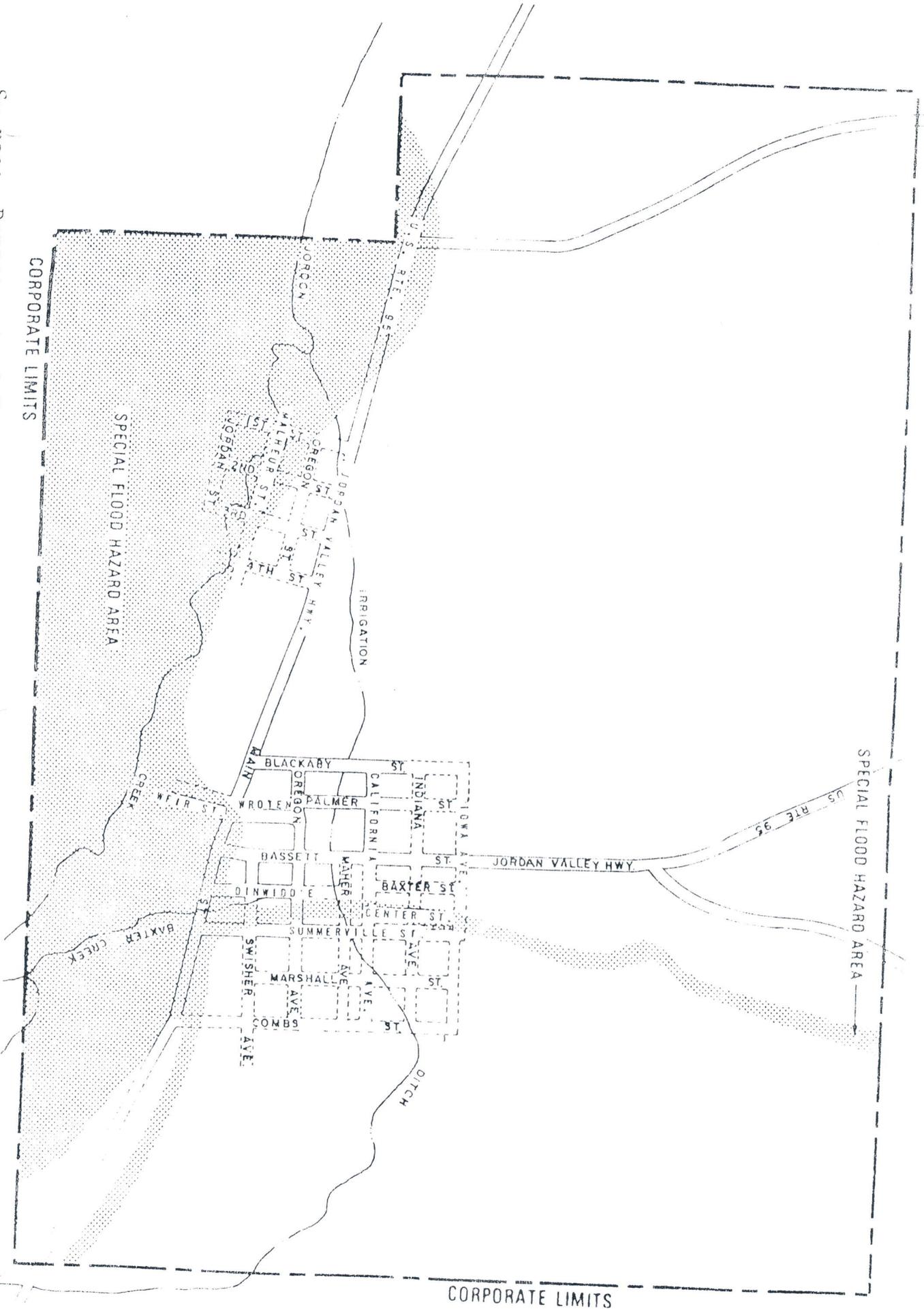
Flood

Flooding is a natural seasonal occurrence caused by snow melt and rapid run-off of spring and summer precipitation. Some floods are of greater intensity than others.

CHART II
SOILS AND LAND USES

Soil Limitations	Soil Series				
	Hack Loam	Harana Silty Clay Loam	Jett Silt Loam	Silvies Silty Clay Loam	Umapine Silt Loam
Major Land Use	Range, irrigated hay	Hay & Pasture	Hay & Pasture	Hay & Pasture	Pasture
Soil Classification non-irrigated	IIIC	IIIC	IVc	Vw	VIS
Soil Classification irrigated	IIIC	IIIC	IIIC	Vw	IVs
Septic Tanks	Moderate, slow Percolation	Severe, slow Percolation	Slight, potential ground water pollution	Severe, is low permeability-high ground water	severe, wet
Dwelling foundation	Moderate, Fast action	Severe, flood wets	Slight	Severe, poorly drained, high ground water	Severe, wet floods, wet
Roads	Moderate fast action	Severe, fast action	Severe fast action	Severe, high water table	Severe, wet, floods
Sand	Unsuited	Unsuited, too fine	Unsuited, too fine	Unsuited, too fine	Unsuited, too fine
Gravel	Unsuited,	Unsuited, too fine	Unsuited, too fine	Unsuited, too fine	Unsuited, too fine

MAP 11
Flood Hazard Boundary



Source: Department of Housing and Urban Development, Federal Insurance Administration

In general there has been a trend in recent decades toward greater reliance on land use controls, rather than engineering work, to minimize the damage incurred by flooding. Engineering works do not protect against the largest possible floods, and land often is developed in the mistaken belief that flood protection protects and eliminates the possibility of flood. Construction and proper maintenance of these engineering projects have high economic and energy costs. Also by diverting water away from flood plain areas, flood water is not allowed to be soaked up by adjacent aquifers (which would diminish the intensity of the flood). Instead, it is pushed further downstream creating more severe flood problems in these areas.

Flood plain planning encourages land use development which is compatible with the characteristics of potential floods (i.e. wildlife habitat, parks, agricultural land uses). It would discourage land use which would expose people and property to the chances of flooding.

There have been three severe floods in recent years, December 1964, January 1965, and January 1971. The December 1964 flood was the worst Jordan Creek flood ever recorded. Houses in town were damaged by floodwaters, damages to roads, and bridges were extensive, and fields were severely eroded. The Corps of Engineers estimated that damages totaled \$330,000 most of which were agricultural damages.

The Federal Insurance Administration of the Department of Housing and Urban Development has provided each city with a preliminary flood hazard map, see Map II. A detailed flood hazard boundary, which would include flood water surface elevations and insurance rate zones based on on-site engineering studies will be completed for Malheur County in 1980.

Critical Habitat

Jordan Creek is not very productive in game fish because of low summer flow. There are some trout during the spring run-off period. The major fish species found are suckers and carp. The sewage treatment facilities has eliminated pollution problems coming from the city.

The marsh habitat along the creek is an important area for water fowl migrating through the area. It is also a nesting area for some of the game birds.

Historical Site

An important part of Jordan Valley is the Basque heritage of many of the residents. Jordan Valley is presently half Basque or of Basque ancestry.

The Basques first arrived in Malheur County in the 1890's. Their ancestors occupied three provinces in Spain and two in France. The many Basques have retained their culture and language.

Some of the Basque that arrived in Jordan Valley were skilled craftsmen and masons. In the spring of 1915, Ambrosio Elarriga began building a stone Pelota Frontone. It was built of native stone, hand hewn by Basque masons who learned their trade in Spain. Once completed the Basque people played Pelota (ball) a game similar to American handball for years.

The Pelota Frontone still stands today on Bassett Street. The structure is an important reminder to all of the Basque influence in Malheur County. Many people in the community feel that the court should be preserved as a historical site. The structure is not only of local importance, but of state and national importance.

The Pelota Frontone court was donated to the State Highway Division. The Highway Division offered to upgrade the court, but also required the city to be liable for the maintenance and insurance on the site. The state should recognize the limited budget of the city and provide alternative means of upgrading and maintaining the facility.

*Jordan
Museum
opened 2007*

Objectives

1. The city will work with the State Highway Division and County Court in developing a mutually acceptable means of establishing the Pelota Frontone as a historical site in Jordan Valley.

2. The city will work with the County and U.S. Department of Housing and Urban Development to develop the necessary measures to make the city eligible under the Flood Insurance Program.
3. Future decisions will attempt to maintain the high level of environmental quality of the area, which would include maintaining air and water quality, and wildlife habitats along Jordan Creek.

Policies

1. To protect the wildlife habitats along Jordan Creek, the land shall be put in a general zone.
 - a. Future development along Jordan Creek will attempt to protect wildlife habitat along the creek.
2. Future development in the flood plain hazard area shall meet the standards established under the Federal Flood Insurance Program.

Land Use & Urbanization

An important part of planning is to guide the future growth of the city in an orderly manner. The primary purpose is to plan for public facilities improvements, efficient use of tax dollars - minimizing the need for property tax increases, and avoid potential conflicts between urban uses and agricultural activities.

Land Use

The developed areas of Jordan Valley occupies approximately 14 percent of the total area within the present city boundary. The major land uses in the city is irrigated hay and pasture land. There are large amounts of land around Pharmacy Hill in sagebrush or rangeland. Most of the residential area is in the developed areas of Jordan Valley. The commercial land uses are along Main Street and Bassett Street. See Land Use Map III.

Urbanization

It's extremely difficult to anticipate the future growth of Jordan Valley because of the uncertain state of the mine operation. As a result, instead of attempting to develop population, housing and land use projection, it would be more realistic to develop growth policies that can ensure an orderly expansion of the city.

In developing urbanization policies for Jordan Valley, the citizens committee felt that the following are important considerations in the future growth of the city:

1. Irrigated agricultural land along Jordan Creek is valuable to the local economy and should be preserved.
2. Recognizing the unique economic situation in Jordan Valley, the present city limits should be designated as the Urban Growth Boundary.

3. There should be three basic zones in the city.
 - a. Residential zone for residential use in the city
 - b. Commercial zone in areas for commercial activities and mobile home parks.
 - c. A general zone will have two basic functions; (1) a zone for agricultural land use; and (2) a zone for land that is currently vacant and not productive irrigated agricultural land to be converted either to residential or commercial at some later date.

Using the considerations from the citizens committee, land use suitability factors were developed, to develop the future zoning in Jordan Valley. The land use suitability factors are listed below. Results are indicated on Map IV.

residential

1. Serviced by city water and sewer line with adequate line capacity
2. Away from non-compatible land uses, e.g. smell from sewage lagoons, away from the airport
3. Away from hazardous areas - flood plain and steep slopes, and high wind areas
4. Non in irrigated agricultural land.

commercial

1. Serviced by city water and sewer line with adequate line capacity
2. Next to existing commercial use
3. Away from hazardous areas
4. Not in irrigated agricultural land
5. Along the highway

general

1. In current agricultural use, rangeland or vacant.

Urban Growth Boundary

The Urban Growth Boundary for Jordan Valley shall include an area located at the northwest corner of the present city boundary. This area has been approved for a subdivision by the Malheur County Planning Commission. Since the land is adjacent to the city, city-county coordination will be needed to guide the future development of the area. The most important concern of the city is the provision of public services to this area. The coordination between the city of Jordan Valley and Malheur County shall be through the Urban Growth Area Joint Management Agreement.

Objectives

1. Urban development will be encouraged which makes most efficient use of city water and sewer services or complies to city charter and state requirements on septic tanks and wells.
2. There will be development criteria within the Comprehensive Plan for the conversion of agricultural land to urban land uses.
3. Urbanization policies will encourage a compact, efficient urban development pattern and to preserve good agricultural lands for agricultural uses.

Policies

1. Development criteria for the provision of city facilities and services within the City of Jordan Valley.
 - a. There is adequate capacity in the city sewer and water lines to service the development
 - b. The developer pays the costs of extending sewer and water lines to the development

- c. The development is out of the flood hazard area designated by the U.S. Department of Housing and Urban Development,
 - (1) or adequate measures are incorporated by the developer to protect future residents from flood hazard, meeting the guidelines under the Flood Insurance Program.
 - d. The potential conflicts between the proposed development and existing development are evaluated and minimized to the fullest extent.
 - e. Irrigated agricultural land is preserved.
2. The Urban Growth Boundary will be subject to review by the City Council and by petition.
 3. The land designated for suitable general, commercial, and residential uses will form the basis for its city's zoning map.

CITY of JORDAN VALLEY

AMENDMENT TO THE COMPREHENSIVE PLAN

Adopted: _____

ORDINANCE: _____

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 in this addendum.

The City of Jordan Valley has adopted its zoning map as its plan map. There are three zones within the City: (1) Residential, (2) Commercial, and (3) General. Each zone was determined on the basis of existing land-use, compatibility of adjacent uses, and projected need. The Commercial zone has been divided into three sub-zones:

Central Commercial is where most of Jordan Valley's business takes place. The intention is to concentrate certain business activities where they can easily be reached. Central Commercial is Jordan Valley's equivalent of a Central Business District (CBD). Commercial-Residential recognizes that many commercial activities are compatible with residential use, and in some instances, desirable in a residential area.

Commercial-Industrial is intended to provide an area where industrial uses are compatible with surrounding uses, where ample land is available, and where utilities and transportation are readily available.

Amendments to the General Use Zone: Section 5.3 of the General Use Zone is amended to include utility structures as a conditional use. Utility structures include those facilities necessary for the transportation and storage of water, electricity, and fuels. Utility structures also include sewerage facilities and those associated with rails, highway, and air transportation.

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 occur 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~~ ^{three FOUR} 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~~ ^{City of Jordan Valley}; the other sites

are in private ownership. ^{ION museum (Elorriaga Boardinghouse)}

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 recognizes potential flood hazards associated with Jordan and Baxter Creeks. To promote general welfare and minimize flood damage, the City has adopted an ordinance providing for flood damage prevention (Ord. 107), dated December 16, 1980.

Jordan Valley has not experienced problems related to geologic hazards. The Soil Conservation Service has not completed its survey in Jordan Valley. As Plan 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 4.07 and Buildable Lands Surve.

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)

Jordan Valley's water system has a 600-plus person capacity.

The present sewer system can also service 600 people. Both systems can meet residential and commercial needs to the year 2000. The City may be unable to meet industrial needs. As Policy, the City will coordinate with prospective industrial developers to determine how services can be provided in keeping with the City's comprehensive plan. City Water and Sewer Service. As Policy, Jordan Valley requires that all new dwellings, commercial and industrial developments, in the City utilize City water and sewer facilities. Existing septic tanks and wells must conform to DEQ standards.

Storm Drainage. Jordan Valley relies on drainage ditches to carry run-off from rain and snow. To date, the system has been satisfactory. The City will consider additional needs during scheduled plan updates.

Solid Waste Site. Jordan Valley's solid waste site is about 3 miles north of town. Malheur County and the Oregon Department of Environmental Quality (DEQ) are coordinating efforts to bring community wash sites in compliance with State and Federal guidelines. The present site is sufficient to meet Jordan Valley's needs to the year 2000.

Schools. Jordan Valley's elementary and high school can accommodate the projected population to the year 2000.

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 120 persons over the 1980 population of 480. Note discussion under "Population Estimate".

Population Estimate

Jordan Valley's population in 1977 was 408 people; in 1978, this increased to 410. By 1980, mining activities raised the population to about 480 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. *Mine closed 240/2007*

Residential Needs to the year 2000

The City's Residential Zone contains 120 acres. Of this, 60 acres are presently committed to residential use (i.e., built upon). All of the remaining acreage should qualify as buildable land. Statics for the year 1977 indicate that the average household in Jordan Valley contained 2.6 persons. By the year 2000 Jordan Valley must provide for an additional 46 units. If the 1977 housing mix is maintained, Jordan Valley will need:

23 mobile homes @ 5,000 ft. ²	= 115,000 ft. ²	(50% of Total).
21 single family dwellings @ 5,000 ft. ²	= 105,000 ft. ²	(46% of Total)
1 multi-family dwelling @ 6,000 ft. ²	= <u>6,000</u> ft. ²	(4% of Total)
<u>Total needs:</u>		226,000 ft. ² (about 5.2 acres)

Residential Needs to the year 2000: 5.2 acres

Buildable land within the City's Residential Zone: 74 acres

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: 70 acres.

Industrial lands 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. Amount of buildable land within the Commercial Zones: 125 acres.
2. Amount of land needed by the year 2000 23.74 acres.