

CITY OF ONTARIO
COMPREHENSIVE PLAN
TITLE 10

REVISED AUGUST 1992

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FORWARD

Recognizing the need for an effective means of guiding and coordinating the physical development of Ontario, the City Council Adopted the Comprehensive Plan in its original document form in 1978.

On May 22, 1985, The Land Conservation and Development Commission (LCDC) acknowledged the City of Ontario's Comprehensive Plan. The plan was then revised in April and May 1988 when the implementing sections and policies supporting the plan were severed from the original document.

The City received its periodic review notice on August 31, 1988 and was granted a six months extension on february 6, 1989. On January 30, 1990 the City received notice from LCDC of the acceptance and termination of the periodic review order.

This new revision of the Comprehensive Plan is intended to better reflect both the intent of the Statewide Planning Goals and those of the City of Ontario, and to combine on an orderly revised form those segments left in the severed 1985 plan.

INTRODUCTION

This introductory material has been included to provide citizens and local, state and federal governmental officials a brief explanation of the plan in order that the information can be more easily understood and utilized.

This land use plan is a public document prepared by the Planning Commission and adopted by the City Council with assistance and input from community residents. It provides long-range guidelines for decision making with regard to land use suitability. Development proposals evaluation, public utility, facility and street improvement projects, and other considerations related to community growth.

This plan will be used by public bodies as the bases upon which to make community development decisions, and by business or private individuals to make investment or construction decisions.

The purpose of this plan is to provide the City of Ontario an overall guidance for community land use d, economic development, resource management and to provide this information in as simple a format as possible.

This plan can be used to encourage desirable growth in that it identifies those uses which are wanted and provides areas for their development. Anticipated development, as projected in the plan, can be accommodated by requiring developers to construct those street and utility improvements which will be needed in order for that development to be realized. The plan has also attempted to provide for the location of those uses which may have undesirable characteristics, but are needed in the community.

The plan is flexible in that provisions are made in the zoning ordinance to allow legislative plan amendments whenever it is deemed necessary to make such changes. Legal uses existing at the adoption of this plan can be continued providing such use is not identified as a nuisance under local ordinance provisions.

The state enabling legislation stipulates that all cities and counties must have plans which:

1. Assure coordination and consistency (factual basis) in community development decisions; and
2. Provide the basis for regulations for example zoning and subdivision ordinances which express public policy. The term coordination above refers to:

- a. Planning interaction with other agencies at various levels of government; and
- b. Transportation improvements, which are among the most important means of plan implementation.

In addition to public utility, facility, and transportation improvement, zoning is among the most important means of plan implementation. Zoning maps and land use plans are somewhat similar in that both delineate areas suitable for various uses, and attempt to assure use compatibility. Plans are more general and flexible, and provide long-range guidelines for orderly development. Zoning is specific and short range, and is regulatory rather than recommendatory. The Ontario City Planning Commission acts as the committee for citizen involvement. During the early process of drafting the original plans and implementing ordinances, the city of Ontario appointed a citizen involvement committee (CIC) which was very active in assisting the Planning Commission to obtain the necessary back ground and inventory information which will eventually led to acknowledgement of the cities comprehensive plan!

THE PLAN
PLAN CLASSIFICATIONS

The Land use element of Ontario's Comprehensive Plan is intended to provide a general guide to the future use of land within the City and its urban growth boundary. In addition to the goals, policies, and recommendations, the land use element consists of a map, indicating the proposed location, intent and pattern of the various defined land uses relating to the orderly physical development of Ontario.

The land use plan is based on the existing land use pattern and its relationship to such factors and natural land features; accessibility with respect to the existing and proposed transportation network; the nature, amount and direction of projected future growth; the location with respect to existing and proposed public facilities and utilities; relationship to nuisance factors, and the desirability of the location for future major uses.

The land use classifications indicated on the Plan for the area within the City of Ontario. The following designations: Two - Residential; One - Industrial; One - Commercial; One - Manufactured Housing Park, and One - Manufactured Home Overlay. More specific separation of the uses within each plan classification are defined by the zoning map and related ordinance provisions.

PLAN CLASSIFICATION

PURPOSE

<p>Low Density Residential. An average of 7 or less dwelling units per acre.</p>	<p>To provide areas suitable for single family residential uses which have or will need public water and sewage services, Commercial and educational support facilities and employment opportunities.</p>
<p>High Density Residential. An Average of 8 or more dwellings units per acre.</p>	<p>To provide areas suitable and desirable for all types of high density residential development including apartments, planned developments, and other multi-family dwelling units. Business offices may be allowed as a non-residential use, when approved by the Planning Commission, as a conditional use.</p>
<p>Commercial.</p>	<p>To provide areas suitable and desirable for retail, whole sale, service, office, tourist and their similar commercial activities which are needed by the city and surrounding areas. Zone classification between commercial activities.</p>
<p>Industrial.</p>	<p>To provide areas suitable and desirable for those activities that are involved in processing or reprocessing materials and/or resources. These activities are needed to maintain or improve the city's economy and employment. Industrial areas are generally located where services and transportation improvements are available, and development is compatible with surrounding area uses. Zone classifications will be used to differentiate between heavy and light industrial activities.</p>

PLAN CLASSIFICATION

PURPOSE

<p>Public Facilities.</p>	<p>To indicate areas desired to be used for existing or anticipated public uses such as schools and other local public, state or federal activities or facilities.</p>
<p>Manufactured Housing</p>	<p>To identify areas for high density mobile home or manufactured housing parks. A Manufactured Housing overlay map identifies areas outside mobile home parks designated for mobile homes or manufactured dwellings.</p>

COMPREHENSIVE PLAN MAP
AND
ZONING MAP IN MAP POCKET

PLANNING GUIDELINES

The goals and policies set forth in this document reflect the official policies of the City of Ontario and are to be used as a general guideline for decision making in carrying out the intent of the comprehensive plan. Due to the general nature of most of the goals and policies, they must be used in conjunction with findings describing specific conditions in arriving at planning and development decisions, capital improvement construction and substantive regulations intended to carry out the intent of the Comprehensive Plan.

The goals, policies and rationale included in this plan are the result of community attitudes, inventory material, Land Conservation and Development Commission (LCDC) Goals and Guidelines, and existing and projected population and land use patterns.

All statewide goals, in so far as they apply to the city of Ontario and its immediate surroundings, are a part of the goal structure of the City. The goals, policies and rationale have been grouped into the 13 statewide goals that are applicable to the Ontario area.

FUNCTIONAL PLANS AND BACKGROUND REPORTS.

The following functional plans and background reports are hereby incorporated as exhibits by reference into this title:

(a) Does not require plan amendments to replace with updated versions:

- 1) The Oregon Employment Division, Malheur County Annual Economic Report
- 2) Business and Employment Outlook volume 1 and 2 (The Oregon Employment Division Program Year (JTPA DIST 14)
- 3) Flood Plain Information (Federal Emergency Management Agency (FEMA) and LCDC, Oregon Flood Plain Management Program.

(B) Requires plan amendments for changes or replacement:

- 1) Flood Plain Information: Snake and Malheur Rivers (May, 1974).
- 2) Ontario Municipal Airport Plan (December, 1978).
- 3) Waste water Facilities Plan (April, 1975).
- 4) Addendum to Waste water Facilities Plan (1976).

- 5) Water System Master Plan (July, 1978).
- 6) Traffic Engineering and Traffic Safety Plan (1980).
- 7) Standard Public Works Specifications (April, 1982).
- 8) Storm Water Management Plan (March, 1983).
- 9) Planning Forecasts, 1988 (July, 1988)
- 10) Planning Inventories, (July, 1987
- 11) Economic Study 1985 - 1986 (November, 1986)
- 12) Prison Utilities Extension Study (1989)

In the event of conflicts or discrepancies between said functional plans and background reports, and Title 10, the Title shall take precedence over said plans and reports.

Title exhibits shall be maintained on file in the office of the planning director.

HISTORIC DOCUMENTS:

The following documents have historic significance in the formulation of the early efforts to compile an acknowledged Comprehensive Plan, but are no longer a current source of reference:

1. Economics and Population Background Report (Volume 1, December 1976).
2. Public Facilities and Service Background Report (Volume 2, December, 1976)
3. Housing Background Report (Volume 3, April, 1977).
4. Land Capabilities and Natural Resources Background Report (Volume 4, August, 1977).

These reports shall be kept on file in the office of the City Planning Director. Other existing background reports may join these documents when amended or replaced by updated material.

GOAL 1.
CITIZEN INVOLVEMENT
AND INTERAGENCY COORDINATION

10-1-1 FINDINGS, GENERAL:

The Ontario Planning Commission serves as the Committee for citizen involvement as approved by LCDC's acknowledgement of the revised 1985 Comprehensive Plan.

At the time of the information gathering for the original plan in 1978, public opinion was sought through advertising in the local newspaper and numerous public hearings. This policy is continued today for all land use issues including plan amendments.

10-1-2 CITIZEN INVOLVEMENT, OBJECTIVE:

To promote and maintain the maximum feasible level of citizens involvement in land use planning and in the revisions of the comprehensive plan for the city; to develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

10-1-3 INTERAGENCY COORDINATION, OBJECTIVE:

To promote interagency coordination with other agencies representing citizens including; Malheur County; the State of Oregon (and the State of Idaho if appropriate); regional agencies; semi-public organizations; Federal agencies, and local special purpose districts.

10-1-4 RATIONALE:

City planning and development is a cooperative function of both the public and the private sector. Land is of little value for urban type uses unless it is served by facilities which are usually most effectively provided by the public sector. All citizens have a stake in the quality and efficiency of the city development through their enjoyment of living and working in the city, in preserving their livelihood and property values, and in sharing in the benefits of an efficient public sector. Citizens who have participated in the development of a plan are more likely to understand the purposes of that plan or amendment and support actions designed to carry out the plan or amendment.

If local government is to function efficiently, it is important the activities of all agencies act in conscious harmony when feasible.

10-1-5 POLICIES: CITIZEN PARTICIPATION, AGENCY COORDINATION

1) The residents of Ontario shall be encouraged and given the opportunity to be involved at all stages of the planning processes and in all types of planning decisions.

1) Plans, planning reports and implementing ordinances shall be prepared in a style that is clear and easily understood by interested citizens. Whenever possible, technical material should be accompanied by a summary for the non-expert.

3) Wherever appropriate, possible courses of action shall include an evaluation in terms of its implications for the general public.

4) Public comment shall be actively sought on all planning related decisions of the commission and the council. However, these bodies are responsible for considering the welfare of the entire community and the legal rights of immediately effected residents and should not be compelled solely by the number of citizens presenting testimony on either side of an issue.

5) The Ontario City Planning Commission shall act as the committee for citizen involvement.

6) The council may of its own choice, or may upon the recommendation of the commission, appoint such ad hoc citizen or agency committees, task forces, or other citizen or agency committees, task forces, or other advisory groups as are necessary to accomplish the planning needs of the community.

7) The Planning Director shall be responsible for assuring that adequate publicity and information is available to the public and parties effected by planning related actions of the city. The Planning Director shall maintain contact with agencies which may have an interest in planning related actions.

8) The commission, in its capacity as the committee for citizen involvement, shall review the city planning processes and the effectiveness of public involvement and agency coordination in local planning. Recommendations for action shall be forwarded to the council for consideration.

9) The city shall offer other agencies an opportunity to review and comment on any planning studies, policies or actions which may effect them.

TABLE 1.1
PARTIAL LIST OF AGENCIES FOR COORDINATION ACTION

DLCD Field Representative 2150 Studio Road Bend, OR 97701-2024	Department of Land Conservation and Development (DLCD) 1175 Court Street NE Salem OR 97310
Center for Population Research and Census, Portland State University Portland, OR 97207	Housing Division Labor and Industries Building. Salem OR 97310
Department of Economic Development 595 Cottage Street N.E. Salem, OR 97310	Department of Environmental Quality 245 SE 4th Pendleton OR 97810
Department of Transportation PO Box 850 LaGrande, OR 97850	Planning Coordinator Oregon State Parks/ P.O. Box 850 LaGrande, OR 97850
Planning Branch Army Corps of Engineers Walla Walla City-County Apt.	Farmers Home Administration 690 West Idaho Avenue Ontario OR 97914
Malheur County Extension Service 710 SW 5th Avenue Ontario, OR 97914	Department of Geology and Mineral Industries 1069 State Office Building Portland, OR 97201
U.S. Department of Housing and Urban Development 520 SW 6th Avenue Portland, OR 97204	Ontario Road District #3 c/o Max Taggart II 399 S. Oregon Street Ontario, OR 97914
Malheur County Planning Director Courthouse Vale, OR 97918	Malheur County Housing Authority 308 E 2nd Nyssa, OR 97913
Superintendent School District 8C 497 SW 3rd Avenue Ontario, OR 97914	Administrator Holy Rosary Hospital 351 S.W. 9th St Ontario, OR 97914
North Board of Control 17 South 1st Street Nyssa, OR 97914	Malheur Bell 255 SW 2nd Street Ontario, OR 97914
Idaho Power Company 585 NW 1st Street Ontario, OR 97914	Cascade Natural Gas Co. 46 SW 2nd Street Ontario, OR 97914

Superintendent, IED Courthouse Vale, OR 97918	Oregon Fish & Wildlife Route 1, Box 220 Ontario, OR 97914
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Ida-Ore Planning Office 25 W. Idaho Weiser, ID 93672	Adult Manpower 368 SW 5th Avenue Ontario, OR 97914
Manager Ontario Chamber of Commerce 173 SW 1st Street Ontario, OR 97914	Malheur County Council on Aging 1309 NW 16th Avenue Ontario, OR 97914
President Treasure Valley Community College 650 College Boulevard Ontario, OR 97914	

GOAL 2.

LAND USE PLANNING

10-2-1 FINDINGS, GENERAL:

The City has inventoried existing land uses, probable demand for specific land use classifications, and the amount of buildable land in the Ontario area (see tables amount of buildable land in the Ontario area (see tables 1.3 & 1.4 and graphs 1 & 2 at the end of this chapter) The resolution of these identified needs is reflected in the amount and location of land use classifications on the Plan Map and Zoning Map which are consistent.

10-2-2 LAND USE PLANNING, OBJECTIVE:

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.

10-2-3 RATIONALE: In the Oregon land use planning system, as specified by statute and elaborated on by administrative regulations, places the use of land as the key element in the planning and development process of local governments. Other element of the comprehensive plan, such as public facilities are by statute, required to be scaled to and serve the planned land uses.

Land use planning involves the preparation of a factual base; analysis and forecasts; determining the goals of the community, and determining the best combination of land use to meet the forecasted need for various types of land use and to create a community design consistent with community goals.

10-2-4 POLICIES: LAND USE PLANNING, GENERAL:

1) The City shall establish and maintain a comprehensive planning process consistent with state, regional and local needs and to serve the best interests of the city.

2) The City's Comprehensive Planning process shall be based on a factual information base; evaluation and analysis of pertinent facts, comments and circumstances, and decision making based on findings which support community goals and conform with policies, statutes and ordinances. Age, gender or physical disability shall not be an adverse consideration for making a land use decision.

3) The City shall utilize its land use planning process as a principal tool in achieving comprehensive community goals.

4) The land use planning process shall be utilized to assure an adequate supply of land, properly serviced, for the various

residential, commercial, industrial, recreational and institutional needs of the community.

5) Land use planning decisions, particularly quasi-judicial actions shall be in harmony with the policies adopted in this document.

6) It is expected that regional, state and federal agency plans will conform to the comprehensive plan of the City and that the City's comprehensive plan will take into account regional, state and national needs.

10-2-5 POLICIES: VISUAL IMAGE, DEVELOPMENT PATTERN:

1) Particular attention shall be given in land use decisions to the impression people get when entering the city. Land uses shall foster an impression of a "desirable place to do business". This policy means the elimination and prevention of ugliness on the approach highways, the appearance of prosperity, success and excitement with free, safe, pleasant and speedy access to the customer's destinations.

2. Future development shall be encouraged, and when practical, forced to form a continuation of existing development, but taking into account the provision of desirable permanent open space.

3. New development shall not be scattered and disjointed so as to increase the costs of supplying services and facilities.

4. Utility extension policies shall be designed and administered so as to enforce compact development. Urban type development shall be discouraged on land which cannot be efficiently supplied with municipal utilities at the time of occupancy.

10-2-6 POLICIES: RESIDENTIAL LAND USE:

1. Residential areas shall be planned so they do not intrude into industrial areas or predominantly commercial areas.

2. Readily serviceable residential land shall be made available in adequate quantities to meet needs of all markets with a sufficient supply to support a competitive market for land in each of the market sectors.

3. Variety in residential types is encouraged, but housing types and densities shall be so organized, as feasible, on the zoning maps, as to maintain the optimum value of each type.

4. The use of reuse of already serviced lots is encouraged.

5. Residential building, complex and subdivision design shall minimize the exposure of living areas to traffic.

6. Multiple-family and other higher density housing shall be encouraged where there is immediate access to a collector or major street; in close proximity to consumer service type commercial activity, or where permanent open space or parks can compensate for the lack of private open space.

7. Land use regulation shall be designed and administered so as to minimize housing costs because of delay or uncertainty.

10-2-7 POLICIES: COMMERCIAL LAND USE:

1. New commercial development shall be concentrated in and around existing commercial areas as much as possible.

2. Additional strip commercial development shall be discouraged and existing commercial areas shall be kept sufficiently deep so as to promote commercial concentration, allow for landscaping and for sufficient Off-street parking and loading.

3. Commercial uses generating large volumes of traffic shall be located close to major traffic routes and shall have carefully engineered accesses to such routes.

4. Neighborhood commercial activity shall be located where there is a clear benefit to nearby residential areas. Neighborhood commercial zoning shall be confined to relatively small areas.

5. Neighborhood business districts shall be encouraged to develop at one quadrant of the intersection of two collector streets or of a collector street and a major street. They should be compact enough to minimize their adverse effects upon surrounding residences, but large enough to give proper service to the immediate trade area and to provide adequate off-street parking and loading, landscaping, and convenient and safe access.

6. The amount of land allocated in the land use plan for retail and service facilities shall be ample for the needs of healthy competition, but gross over-zoning shall be avoided to reduce the waste of land and blighting influence on surrounding property.

10-2-8 POLICIES: INDUSTRIAL LAND USE:

1. Industrial areas shall be protected from encroachment by incompatible land uses.

2. The land use plan shall designate industrial sites of a variety of sizes to provide ample space for new industries; expansion of existing industries, and to provide for competition in the industrial land market.

3. Industrial sites shall be functionally related to existing or proposed transportation systems. Access through residential areas shall be avoided.

4. Industrial sites shall be grouped to facilitate service by utilities and public safety services.

5. Industrial developments shall provide design features or buffers which protect adjacent non-industrial properties from adverse effects.

6. Premature industrial zoning shall be avoided when on productive agricultural land or otherwise conflict with policies of this title. Plans shall be devised which will designate future industrial locations with assurance of agricultural use until the market demands substantial industrial use of that land.

7. The lands most suitable for industry shall be protected from intrusion of residential uses.

TABLE 2.1
EXISTING LAND USE WITHIN THE CITY LIMITS
ONTARIO, OR - 1990

<u>TYPE OF USE</u>	<u>ACRES</u>	<u>PERCENT OF ALL LAND</u>	<u>PERCENT OF DEVELOPED LAND</u>
Residential	570	21	30
Single Family	469.6	17.4	
Duplex	37.7	1.4	
Multi-family	40.3	3.5	
Mobile Home Park	22.8	0.8	
Commercial	188	7	10
Industrial	228	8	12
Private Institutions	30	1	2
Public Facilities	375	14	19
Street Right-of-Way	530	20	27
TOTAL DEVELOPED AREA	1,921		100
Agricultural or Fallow Land	<u>785</u>	<u>29</u>	
TOTAL LAND WITHIN CITY LIMITS	2,707	100	
Source: Land Use Survey and Analysis, 1986-87 (Updated October 1990)			

CHARACTERISTICS OF USAGE OF LAND BY ZONE

The types of uses which are occupying each of the zones is shown on table 1.4. Most of the zones are used much as their description would indicate. Because of conditional use permits, the analysis will not show the magnitude of atypical, illegal or nonconforming uses. A quick examination of the data shows that single family usage is found in many zones. There is a particularly large acreage of single family residential in the C-2, General Commercial Zone. Graphs 1&2 portrays the land use by zone data in graphic form.

GOAL 3
AGRICULTURAL LANDS

10-3-1 FINDINGS, GENERAL:

There are no agricultural classifications within the Ontario Urban Growth Area (UGA). There are existing agricultural practices, however, these areas are planned for urban expansion within the Uga and are therefore considered more necessary and available for urban development. The following objectives, policies and rationale were considered in the planning process where upon the Urban Growth Area was established to eliminate agricultural conflicts.

10-3-2 AGRICULTURE LANDS, OBJECTIVES:

To protect productive agricultural land on the periphery of the city from premature or scattered urban development.

10-3-3 RATIONALE:

It is legislative policy of State of Oregon to protect agricultural lands from non agricultural use encroachment.

The present and future economic health of Ontario depends to a great extent upon earnings of agricultural land. The Provision of inputs for agricultural production and processing of products grown on such land. It is therefore important that the city actively foster agricultural land preservation.

Some agricultural land must be sacrificed if the city grows appreciably, but action of the City should encourage efficient use of non-productive lands and in-fill parcels before consuming highly productive agricultural land for urban use.

10-3-4 POLICIES: AGRICULTURAL LANDS

1) The provisions of municipal services to agricultural lands shall be avoided, if possible, until such land is needed for urban expansion.

2) When land use plans designate productive agricultural lands for eventual urban use, provisions shall be made for prohibiting the premature rezoning of such lands for non-agricultural use.

3) The City of Ontario and Malheur County shall work together in protecting the most productive agricultural lands around the city.

GOAL 4
FOREST LAND

10-4-1 FINDINGS, GENERAL:

The City of Ontario has no designated forest lands within the city limits and its Urban Growth Area.

10-4-2 CONCLUSION: Goal 4 does not apply to any land under the Jurisdiction of this plan.

GOAL 5

OPEN SPACES, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES

10-5-1 FINDINGS, GENERAL:

This State of Oregon Land Use Goal addresses several elements vital to the City of Ontario. The following is a discussion of those elements and their significance to the city and the planning effort.

10-5-2 MINERAL AND AGGREGATE RESOURCES:

The area of the City lying between the Hospital and the Snake river is a recent alluvial plain of the Snake River. The soils deposited in this area contain limited strata of sand and gravel. An inventory of this area has identified the following specific mineral and aggregate sites: Oregon Department of Transportation gravel quarry southeast of the City; Beck-Kiwanis Park ponds (former quarry site); Allen sand and gravel quarry; and the Dieter ponds (former quarry) northwest of the City. As this writing, all of these sites have been abandoned for minerals or aggregate production purposes. Many of these ponds have become park or wildlife resources. In addition, a limited number of small gravel sites have been developed northwest of the City outside of the Urban Growth Area (UGA). These sites have an advantage over those located within the City's alluvial river channel. Given the economic advantages of dry versus wet operations, it is expected that future mineral and aggregate activities will continue to occur outside the UGA.¹

¹ Planning inventories, 1987, City of Ontario, Oregon.

10-5-3 ENERGY SOURCES:

The City of Ontario has two (2) known potential sources of energy located within its jurisdiction. These two resources are identified in the following discussion:

1) Geothermal Energy: There has been some local interest in geothermal heat due to the usable hot water source at Vale, Oregon, about twelve miles to the west of Ontario. A test well was drilled in 1977 at the city's Lions Park. A temperature gradient of 87 degrees per kilometer (48 degrees per 1000 feet) was observed. No viable hot water source was found. There was also extensive testing by Ore-Ida Foods during this period, which has since been abandoned.

It is possible that as energy cost relationships change in the future, a geothermal resource will be developed at Ontario. Presently, development is not promising and for the foreseeable

future this is not a sufficient resource to consider in the land use plan. ¹

¹ Planning Inventories - 1987

2) Solar Power: The city of Ontario's potential solar energy is not well documented. There are active private solar users in the area which have found it cost effective to utilize solar energy to reduce the cost of heating their homes and water.

The technology for utilizing solar energy is improving and if people are to be encouraged to utilize solar radiation that must be assured their access to it will not be blocked.

10-5-4 FISH AND WILDLIFE AREAS AND HABITATS:

Despite Ontario's urbanization, several species of fish and wildlife inhabit the urban fringe, particularly the riparian habitat areas of the Malheur and Snake River corridors. Very limited numbers of upland game, waterfowl, they, non-game species, and fish are present in the city Urban Growth Area; there is no big game species inventoried in the city.

10-5-5 HISTORICAL SITES:

Ontario has been the site of much of Malheur County's history. This heritage is reflected in structures and sites. Malheur County and the Oregon Department of Transportation have prepared inventories of significant historic resources;

For purposes of OAR 660-16-000, the City has determined that adequate information is available to identify with particularly the location, quality, and quantity of the City's historic resources; and that the resources listed in Table 2 are sufficiently important to be inventoried in the plan.

This list is not intended to be a list of all Historical sites nor is it intended that all of these buildings should be preserved at any cost.

This list is included so that those sites can be considered by the planning commission and other individuals for their historical significance before destruction is allowed. Historical review provisions are incorporated into the City Zoning Ordinance.

TABLE 5.1
HISTORIC RESOURCE SITES

<u>Site Name</u>	<u>Location</u>	<u>Comments</u>
J.R. Blackaby House (Wilson Creek House)	717 S.W. 2nd St.	Erected Circa 1908
Union Pacific Railroad Depot (Oregon Short-line Railroad Station)	Southwest 4th Ave.	Erected 1901
I.O.O.F. Lodge Hall	122 South Oregon	Erected 1900-03; housed the city's first fraternal order.
Lackey Building	Se Corner of S.E, 3rd Ave. & South Oregon streets	Erected 1903 by James Lackey
Town-house Motel ¹ Office	NW Corner of 3rd & N.W. 1st Ave.	Queen Anne Architectural style. Many Additions
Canfield House (Built by Geary)	323 West Idaho	Second oldest dwelling; oldest dwelling still standing
Guess Building	NW corner of S. Oregon and S.W. 3rd Avenue	
Carter House Hotel/ Bicycle Shop	NE corner of S. Oregon and S.W 3rd Avenue	

¹ Has non-conforming additions.

10-5-6 WATER RESOURCES:

The city's water resources are grouped into two categories, surface and groundwater. The former category being the primary source of water for Ontario. This primary source is extracted from the Snake River which borders the Urban Growth Area on the east. The raw river water is of good treatable quality and has a hardness range that varies from 120 mg/1 to 200 mg/1.

The secondary source of water is from a well field consisting of nine wells. The typical well is 16 inches in diameter and 50 feet in depth.

The river source is the most economical to treat and is used as much as possible with the wells used as backup and supplemental to the river source.

Nitrate contamination of a number of private wells located generally west of the city is a community concern which is being closely monitored by both state and federal agencies. Nitrate contamination has not affected the City of Ontario's municipal wells, however, ongoing testing programs constantly monitor for signs of nitrates in these systems.

In the spring of 1990, the City tentatively entered into an agreement with the Oregon Department of Corrections to provide water to the Snake River Correctional Facility by constructing a water system extension from the existing City of Ontario water system 5.5 miles to the prison site. (Refer to figure number 1A)

A study by Anderson, Perry and Associates, Inc. ¹ concludes that the first phase of completion (500) inmates will have no effect on the City's ability to provide continued services, but completion of the second and third phases (1,500 and 3,000 inmates) coupled with the city's largest purchaser of water, ORE-IDA Foods will require major improvements in Ontario's municipal water system.

¹ Prison Utilities Extension Study - 1989, Anderson, Perry & Associates, INC.

10-5-7 OPEN SPACES AND SCENIC RESOURCES:

Open spaces are those lands which conserve or enhance natural or scenic resources; protect air or water supplies; promote conservation of soils; conserve landscaped areas; enhance the value of public recreation areas; and which promote orderly urban development. An inventory of such open spaces in the City is given in table 1-3 for purposes of OAR 660-16-000, the City has determined that adequate information is available to identify the location, quantity, and quality of the open spaces listed in Table 1-4, and that they are sufficiently important to be inventoried in this Title. An examination of the uses permitted in the City's Zones indicates no potential conflicts between these resources and permitted uses, in view of the dedicated nature or other form of protection applicable to the source sites.

No outstanding scenic views or sites have been identified within the city. The City takes note of numerous scenic qualities in the surrounding rural areas of Malheur County; however, the City's

relatively flat topography, and considerable distance from outstanding rural scenic sites, results in the lack of identified outstanding sites or views in the City. For purposes of OAR 660-16-000, an inventory of this resource is determined to be inapplicable. This finding applies to scenic resources for purposes of Statewide Planning Goal 5 only; the City recognizes and supports the conventional scenic values inherent in neighborhood appearance, park maintenance, and general community cleanliness.

TABLE 5.2
OPEN SPACE INVENTORY

	<u>City</u>	<u>Unincorporated</u>
Municipal and State Parks & Municipal Golf Course	182.4 acre	9.0 acre
Cemeteries	19.9 acre	--
School Grounds (dedicated to recreation)	93.4 acre	--
Public Lands/Long-term Facility Sites	10.0 acre	73.0 acre

HAZARDS

Floodway	90.0 acre	102.0 acre
Steep Slopes (>25%)	10.0 acre	20.0 acre

TOTAL 404.6 204.0

10-5-8 OPEN SPACES AND NATURAL RESOURCES, OBJECTIVE:

To conserve open spaces and protect natural and scenic resources.

10-5-9 RATIONAL: Open spaces, scenic resources and historical buildings all add to the site quality of the city. As these factors are perceived by the residents and others, they enhance the quality of life and thus indirectly the economic well being of the citizens and the preservation of their property values.

10-5-10 POLICIES:

1. Minerals and Aggregate Resources. The City shall continue to inventory local aggregate site availability and shall support the development of such sites beyond the Urban Growth Boundary, except when such development can be done in conjunction with the elevation of urban lands above the base flood elevation.

2. Geothermal Resources. The City has supported Geothermal Exploration efforts in the past and shall continue to encourage any efforts to find a cost effective geothermal resource in the Ontario area.

3. Solar Power Resource. The City shall continually monitor the impact of current policies and regulation designed to maintain access to solar energy and enact additional regulatory provisions if additional protection is deemed necessary.

4. Fish and Wildlife Areas and Habitats.

a. The City shall encourage the conservation and protection of fish and wildlife resources. The City of Ontario recognizes that most of these habitats are located beyond the Urban Growth area of the City, and are not likely to inhibit any urban development.

b. The City shall encourage the development of its surface water resources so as to enhance wildlife habitat, riparian vegetation, and recreation.

5. Historic Resources. The city shall maintain an inventory of historic structures and use its land use control powers to preserve, as feasible such structures in as near their original configuration as feasible.

6. Water Resources.

a. The city of Ontario shall make every possible effort to protect its water resources whenever they appear threatened.

b. The City shall encourage the conservation and protection of water resources.

c. The City, in recognition of the current lack of local land use/water resource conflicts, shall continue to avoid such conflicts and which assure the long-term productivity and availability of its water resources and will cooperate with the Oregon Water Resources Department to accomplish this policy.

d. The City shall encourage the use of water saving devices to the maximum extent practical, and shall encourage the use of reclaimed water when appropriate.

e. The development of land uses which require very high amounts of water will be permitted only if their

consumption can be accomplished without a materially adverse effect on the community's water resources.

- f. For the orderly and coordinated use of groundwater, all land developments shall include the extension of municipal water to all lot

7. Open Spaces and Scenic Resources.

- a. The City Shall continue to evaluate scenic and natural resource potentials and collect resource information. Any pertinent new information shall be incorporated into this document.
- b. The City shall encourage the conservation and protection of open spaces.
- c. City owned parks which are dedicated to open space shall continue to be managed so as to enhance open space values.
- d. The City shall encourage conventional scenic values within the community through requiring landscaping, enclosure of commercial and industrial wastes and the removal of weeds and property debris.
- e. The city shall encourage the planting of trees and other landscaping to provide noise buffering and visual separation of uses; improve wildlife habitat; conserve soil and stabilize land; retard storm runoff; maintain clean air and water; enhance outdoor recreational activities, and generally beautify the community.
- f. The city shall support community efforts to improve the appearance of main streets, shopping districts and the down-town central district so as to reinforce historic values and promote economic stability and growth.

GOAL 6
AIR, WATER AND LAND RESOURCES QUALITY

10-6-1 FINDINGS GENERAL:

Although Ontario's rural setting and agrarian economy results in generally good air quality, the community does experience limited pollution problems related to field burning, food processing, temperature inversions, and wind entrain dust. The City has a burning ordinance enforced by the fire department which controls waste incineration consistent with the Department of Environmental Quality guidelines. (DEQ)

Water quality in and around Ontario is considered to be generally good. Limited problems exist with natural water hardness, industrial wastes, agricultural pollutants and septic tank failures. Nitrate contamination is a current concern, and is being monitored by both state and local groups. As previously stated elsewhere in this plan, the City will continue to monitor its water resources and coordinate with State and Federal agencies to insure the quality of its water resources.

Individual septic tank disposal systems are allowed only with DEQ approval, and only when sewer service is unavailable or impractical. There are no solid waste landfill sites in the city.

DEQ has not performed a noise inventory or monitoring in Ontario. The City has conducted a preliminary inventory of major noise sources as follows:

1. The Municipal Airport.
2. Interstate 84
3. Union Pacific right of way and yard.
4. State Highway 20/26 corridor through the Central Business District.
5. Industrial activities in the northeastern and southeastern quadrants of the City.
6. General Community.
7. Common residential and commercial background noise through the community.

None of these areas are estimated to exceed current state noise standards. Detailed information on noise conditions at the municipal airport is contained in the Ontario Airport Master Plan. Policies

have been incorporated into this plan, to insure that current levels of aircraft noise are not adversely effecting the urban area.

10-6-2 AIR, WATER AND LAND RESOURCES QUALITY OBJECTIVES:

To maintain and improve the quality of air, water and land resources of the community.

10-6-3 RATIONAL:

The quality of the personal and economic life in the city depends upon continued clean air, clean water, and carefully used land. Once any of these resources are fouled, retreat to a clean condition is very difficult and expensive.

10-6-4 GENERAL ENVIRONMENTAL:

1. The city shall continue to collect information on the quality of its water, air and land resources, and noise sources, so as to promptly identify threats to environmental qualities and alert state or federal officials (DEQ and EPA) having regulatory or enforcement responsibilities.

2. The City shall not allow the establishment of a development which creates wastes process discharges which, when combined with existing discharges will violate or threaten to violate applicable state or federal environmental quality regulations.

GOAL 7
AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

10-7-1 FINDINGS, GENERAL:

Ontario is subject to flooding from the snake and Malheur rivers. Properties in the flood plains of these rivers have been damaged by flooding in 1953, 1957, 1964, 1965, 1985, and 1986. (See figure 3-A)

Although large floods have occurred in the past, even larger floods could occur in the future, particularly if open spaces in the flood plains are urbanized. Additional detailed information on flooding is contained in the "US Army Corps of Engineers Plain Study," May 1974, "The Land Report" (Volume IV) and "Flood Insurance Study," Federal Emergency Management Agency (FEMA) (October 1983). (see figure 3-A)

Because of Ontario's generally flat topography, steep slopes are not a significant natural hazard to development. The only areas in the Urban Growth Area with slopes exceeding 25% occurring on a narrow strip on the northern urban fringe and the near the Ontario High School Stadium (see figure 4-A) Together these two areas comprise approximately 30 acres.

Ontario is located in an area of natural seismicity where damage of moderate severity can be expected from earthquakes. However no active faults are located within the Urban Growth Area with limitations on development capabilities, e.g. septic tank absorption as a result of wetness, high water table, hardpan, and high shrink - swell characteristics. Detailed information and mapping on geologic and soil hazards are contained in "The Land Capabilities and Resources Background Report" (Volume 4)

10-7-2 AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS OBJECTIVES:

To protect life and property from natural disasters and hazards.

10-7-3 RATIONALE: It is the policy of both the Federal and State Governments that police powers of local government be used to protect users of land from hazards which can be predicted by engineering studies. The Federal Government has required local governments to regulate the use of land in floodable areas as a condition of making insurance and most financing available. This device is a response to the universal demand for the Federal Government to reimburse both individuals and local governments for at least part of the losses due to these rare but engineered foreseeable disasters.

10-7-4 FLOODING AND STEEP SLOPES:

1. Development shall not be allowed in areas determined to be floodable unless there are safeguards to prevent loss of life and property.
2. The City, in cooperation with state and federal agencies, shall continue to collect and refine information bearing on the delineation of areas of potential flooding.
3. The City shall continue to maintain and enforce development regulations designed to protect life and property from flooding.
4. The City shall discourage structures on slopes over 25 percent and shall require structures built on such slopes to be engineered so that they are not physically threatening to the subject property or neighboring properties.

GOAL 8
CHAPTER 10-8 RECREATIONAL NEEDS

10-8-1 FINDINGS, GENERAL:

Recreation is a major pastime for more many Ontario residents. A large part of this activity occurs in the open areas of Eastern Oregon and Western Idaho. However, much demand is placed on the existing recreational and park facilities within the City. These existing facilities include areas for picnics, casual sports, organized athletic events, golf, swimming, and simple relaxation. An inventory of recreation facilities is given in table 1.4.

Ontario has a very good coverage of parks and recreational facilities which it maintains and operates. A total of 30.34 acres of park land is being utilized in various capacities. The parks are widely dispersed throughout the City and are well complimented with playground equipment, rest rooms, baseball diamonds, and an aquatic park and recreation center as seen on figure 2-A.

In addition to the City parks, the Oregon State Parks and recreation division maintains a 35.35 acre park (Ontario State Park) which parallels the Snake River offering such activities as fishing, boating and riverside picnicking. This State facility also maintains a paved public boat ramp with parking facilities and public rest rooms.

At this time, the City of Ontario foresees no immediate need for additional open space parks, primarily because of the quality and quantity of existing park systems (plus the state park) and the dedication of school grounds for recreational needs.

10-8-2 RECREATIONAL NEEDS, OBJECTIVES: To satisfy the recreational needs of the community's citizens and its visitors.

10-8-3 RATIONALE:

Recreation areas, facilities and opportunities, whether public, private or natural occurrence, provide for human development and enrichment and are both consciously and intuitively part of the local quality of life which in turn contributes to economic advantage and property value.

10-8-4 POLICIES:

1. Sufficient recreation land shall be planned to satisfy the needs of the present and anticipated future population.
2. Park and playground areas shall be distributed around the City in areas of planned demand.

3. Park areas shall be provided for active and passive activities and for all age groups.
4. Recreation facilities provided by the schools should be integrated with facilities and programs owned and operated by the city. Joint development of new facilities are encouraged.
5. The city shall maintain a park acquisition and development program which shall be funded from revenue sources identified by the city.
6. Park location and development shall give consideration to open space, urban design and landscape needs in existing and developing areas. In the design, safe and convenient pedestrian and bicycle access shall be considered.

TABLE 8 - 1

<u>NAME</u>	<u>ACREAGE</u>	<u>FACILITIES</u>
State Park	7.5	Picnic, fishing, boat launching
City Parks: Aiken	3.0	Undeveloped
Lions Park Community Center	7.3 0.1	Aquatic & Fitness Center, tennis courts, picnic, playground, meeting house
Beck Kiwanis, plus State Game Commission Ponds	20.8 12.1	Fishing, picnic, ball fields, playground 4 tennis courts.
Laxon	1.5	softball, playground, picnic
East side Kiwanis	1.5	Playground, picnic
City Park Subtotal	46.3	
Municipal Golf Course	140.0	18 holes, clubhouse, pro-shop
School Grounds Usable as Recreation Space		
Treasure Valley Community College (TVCC)	56.4	Athletic Fields, Ball Field, 7 tennis courts
Alameda	5.8	Playground, ball field
High School	12.3	Athletic fields, track, ball field, 4 tennis courts
Roberts	5.6	Playground, ball field

Jr. High School	6.1	Athletic Fields, track, ball field, 3 tennis courts
Lindbergh	2.5	Playground, ball field

School Sub-total: 93.4

TOTAL: 287.2

TABLE 8.2
PROJECTED RECREATIONAL NEEDS

Facility	Unit	Current Supply	Total Year 2010 Needs
Swimming Pool	Pool	1	2
Bike Trails	Mile	None	6.5
Ball Fields	Field	19	31
All-purpose Courts	Court	4	8
Golf Courses	Holes	18	36
Tennis Courts	Court	13	20
Community Parks	Acre	46.3	92.6

GOAL 9
ECONOMIC DEVELOPMENT

10-9-1 FINDINGS, GENERAL:

The economic conditions of the community are usually the main determinant of population growth or decline, and therefore one of the main determinants of demand for housing, transportation, Commercial Facilities, and Public Facilities and Services. Thus a plan must take into account economic conditions and possible development in order to minimize costs and conflicts associated with it. Plan policies and measures also can help create conditions that foster desirable economic development.

10-9-2 INDUSTRIAL AND COMMERCIAL CHARACTER

The primary industries of the area are agriculture, food processing, retail and wholesale trade and services, and livestock raising. Much of these industries are dominated by low paying, low skill jobs, and as a consequence income levels are below the state average. In fact, Malheur County's average pay per job statistics are by far the lowest of any county in Oregon; they measure on 71 percent of the average and merely 6 percent of national standards (statistics taken from 1990 and 1991 business and employment outlook).

Despite dependency upon seasonal industries such as agriculture and food and kindred products, the area has not had a chronic problem of high unemployment rates. Because of a chronic problem of high unemployment rates. Because of the small reliance on the wood products industry in Malheur, the timber industries serious problems of the 1980's did not impact Ontario in any large measure. The county was effected by the statewide recession as the agricultural industry took a serious setback during the same period. Between 1982 and 1986 Malheur County's unemployment rates were in the double digit range and to this day, the county averages higher unemployment rates than Oregon as a whole.

10-9-3 PROSPECTS FOR GROWTH AND DIVERSIFICATION

The prospects for future economic development in Ontario depends upon many factors. Agriculture will continue to be the mainstay of the local economic base, with food processing and agriculture services providing the largest source of jobs and income in Malheur County's industrial sector.

Other potential areas for attracting and encouraging new industry in Malheur County and specifically the City of Ontario is the selection of a site near Ontario as the site of the States second largest correctional institution with 500 beds. A second phase not yet approved by the legislature could expand the Prison to 1500 beds. If

a third phase is authorized the "Mega prison" label would become appropriate for this project. The timing and expected size of each phase is shown in table 9.1.

TABLE 9.1

PHASE	ESTIMATED TIME	TOTAL JOBS	TOTAL INMATE BEDS
I	July 1991	250	500
II	July 1993	400	1,500
III	???	1,000	3,000

The State government currently employs about 275 total workers from all agencies in Malheur County. Phase I of the prison increased state employment in the county to about 5.2% or increased covered employment in the county by 2.5% - a direct payroll increase malheur county could be expected to be about 5.5 million dollars annually. This would represent a 4 % increase in total payroll throughout the county.

10-9-4 INDUSTRIAL AND COMMERCIAL LAND AVAILABILITY WITHIN THE CITY AND UGA.

Vacant, under utilized, and committed commercial and industrial lands are addressed in the supporting documents, "Planning Forecasts - 1988" and "Plan Inventories - 1987" (Both documents adopted as supporting information for the 1989 periodic preview).

Other data is also addressed in these background documents which are essential for attempting to project future industrial and commercial land needs.

10-9-5 ECONOMIC DEVELOPMENT OBJECTIVE:

To diversify and improve the economy of the community.

10-5-6 RATIONALE:

Just about everything that happens in the development of the city can be traced through the economy. An economy is essential to the very existence of the city. Economic activity determines employment, total population, numbers of school children, housing demand, numbers of automobiles, traffic volumes, building for industry and commerce, and other uses of urban land.

10-9-7 POLICIES:

1. The city shall give emphasis to the attraction and development of industries and activities that employ and raise the income level and economic security of the local residents. Particular attention shall be given to the employment of the area's unemployed and underemployed.

2. Special emphasis in attracting and developing industries shall be given to those for which the local region has an economic advantage.

3. Industrial sites shall be planned for the quantity, quality and size sufficient to provide a competitive market for industrial land and to provide the employment sites necessary to support the population and facilities called for in the comprehensive plan.
4. The city shall strongly support the expansion and increased productivity of existing employers.
5. Land use plans shall not provide for industrial developments which will generate wastes which will exceed the natural carrying capacity of the local air and streams.
6. All economic development proposals shall be in harmony with the community's environment and quality of life.
7. The city shall monitor economic development to determine its effects on population characteristics, income, land requirements and other aspects of public policy.
8. Potential conflicts between commercial and industrial development and agriculture shall be minimized. Agricultural lands shall be conserved whenever possible.
9. Industrial land shall not be so located as to interfere with the enjoyment of residential land, and residences and manufactured home parks shall be prohibited from encroaching on lands most suitable for and planned for industry.
10. Commercial and industrial development proposals shall be evaluated by the city staff to determine the public costs and benefits associated with them. If the development is determined to be desirable and is permitted, the business or industry shall bear its fair and equitable share of the cost, as determined by the City Council, of providing the public facilities which serve it.
11. Commercial and industrial developments shall contribute to the costs of building and maintaining central public facilities (such as the water treatment plant) on a basis appropriate to the type and scale of the development. Costs shall be determined by the city council and recovered through various development user fees.
12. The city shall encourage private non-profit groups to own or control industrial lands to be held at reasonable prices for immediate use by a new or expanding industry.

GOAL 10
HOUSING

10-10-1 FINDINGS, GENERAL:

Housing forms an especially important element of Ontario's Comprehensive Plan. City policies relating to such things as land use patterns, transportation, water systems, taxation, and economic development have many implications for housing availability and cost. These policies also affect the location of new construction, and the physical and social characteristics of residential areas.

It is the obligation and purpose of the Ontario comprehensive plan to provide sufficient land area to accommodate the housing needs of its residents. In order to understand exactly what those needs are and plan for growth while at the same time maintaining urban growth boundary, which forms a balance between anticipated needs and surrounding resource lands it is necessary to take a look into the housing types which will satisfy the expected population increase. The sum of the acreage needs of housing for the year 2010 is a direct function of the people's financial capabilities, various types and dwelling units per acre.

10-10-2 HOUSING ELEMENT FORMAT:

In order to formulate valid and objective housing policies, there must first be an inventory of existing housing stock. From this inventory, cost analysis, income data and future housing demand can be projected.

Housing demand is of course, a function of the population, the financial ability of that population to obtain housing, the demand by unit type, and the vacancy.

After the projected housing demand has been established, land to meet the demand must be made available for development of residential housing. This requires the city to inventory buildable vacant lands zoned for residential use that is available and able to accommodate growth. Once this data is gathered and analyzed, conclusions can be prepared for establishing goals and action statements in the form of policies which implement the goals.

The City Planning Department in preparation for the 1989 periodic review order, mandated by the Department of Land Conservation and development, conducted numerous housing surveys and economic studies. This information was compiled and edited into two documents; "The Planning Forecasts, 1988" and "Plan inventories, 1987" update reports. Both of these reports contain all the necessary data, graphs, economic analyzers, and population forecast necessary to predict with some definitiveness the City's long range needs for available, buildable

residential lands at a price range that is commensurable with public demand.

The "Planning Forecasts, 1988" update report elaborates on residential land absorption forecasts to the year 2010, giving these alternatives to accommodate forecasted needs.

10-10-3 CONCLUSIONS:

The City has traditionally been dominated by detached, single family units. This trend has slowly subsided since the boom years of the 1980's.

Projections of future housing demands, based on projected populations, house hold size and income, indicates an increasing disparity between income and the cost of housing. Consequently, a large number of citizens of Ontario cannot afford to purchase a home. Rents are also climbing, although not as drastically as ownership costs, which tend to decrease the choice in the housing market for those households on the low end of the income scale.

Based on the best available data and assumptions, the City of Ontario may grow to a population of 20,300 by the year 2010, which will require an additional 2,904 dwelling units. This is a forecasted high which includes all types of housing units, including manufactured dwellings.

Based on the projected residential land needs and the amount of vacant buildable land determined to be within the Urban Growth Area, (UGA) there appears to be no need at this time to consider increasing the amount of residential land within the UGA.

10-10-4 GOAL 10, HOUSING OBJECTIVES:

To provide for safe, sanitary, healthful and affordable housing for all ontario citizens.

10-10-5 RATIONALE:

Housing is typically the largest category of users of land in the City. Municipal policy can have a considerable influence on the types of housing available, its location and cost. Typically a city encourages an ample supply of housing in all cost ranges and densities demanded by the market. The upkeep of existing housing and the preservation or enhancement of neighborhood quality is of importance to all of the citizens of the city.

10-10-6 POLICIES, HOUSING:

1. Housing design and construction methods that result in the efficient use of land, materials, public facilities and energy shall be encouraged through land use regulations.
2. The city shall encourage the rehabilitation and weatherization of older housing so as to maintain and enhance this valuable resource.
3. Housing intended for older and handicapped persons shall be encouraged in locations within walking distance of commercial and health care facilities.
4. The city's capital improvement program shall take into consideration the housing needs of the community and the resulting implications for public facilities and services.
5. The city shall cooperate with the country housing authority in area-wide housing improvement programs that provide convenient information and services to home owners.
6. Required public and private improvements shall be the minimum necessary to insure overall compliance with community goals.
7. Land development review shall be the minimum necessary to insure compliance with applicable laws and community goals.
8. The City shall encourage innovation in residential design, development and redevelopment consistent with land development code and any other applicable regulations and community goals.
9. The city shall cooperate with Malheur County Housing Authority, regional agencies, State Housing Division, HUD, FMHA, private developers and other entities for the provision of low or moderate income housing.
10. Assisted Housing shall not be concentrated in any one area, but be dispersed throughout the city as much as possible.

GOAL 11
PUBLIC FACILITIES AND SERVICES

10-11-1 FINDINGS, GENERAL:

This chapter accomplishes two purposes, it presents the general information on public facilities and services as dealt within State Wide Goal 11; and it presents the Public Facilities Plan (PFP) dealing with the projects needed for future development of the Urban Growth Area need to be included in the Comprehensive Plan itself. The Rule permits the remaining portions of the PFP to be adopted as a supporting document outside of the Comprehensive Plan.

In this plan the entire PFP will be included in chapter 11 of the Comprehensive Plan. This is because the document is not so large that it is cumbersome. It also prevents disassociation and loss of the original document and its intent. By including it in the Comprehensive Plan, the city does not intend to deviate from the standards established in OAR 66-11-45 because, only the maps showing the general locations of these projects (OAR 660-11-045 (1) (A) and the maps showing the general locations of these projects (OAR 660-11-045 (1) (b) are adopted as part of the Comprehensive plan, while included in this document, is to be considered as a supporting document to the Comprehensive Plan.

All language in the findings, conclusions and policies of the public facilities plan are also adopted as part of the Comprehensive Plan. Additional Goal 11 objectives, rationales and policies are contained at the end of this chapter following the Public Facilities Plan, and also adopted.

10-11-3 PUBLIC FACILITIES AND SERVICES, OBJECTIVES:

To assure adequate planning for public facilities and services to serve the changing needs of the Ontario Urbanized area.

10-11-4 RATIONALE:

Most urban land would have little value if it were not served by utilities and a variety of urban services. The ease of providing services to a parcel of undeveloped land can have a decided effect on when and how profitably it can be developed. The likely demand for land for various uses is a critical factor in sizing most utility and service systems. The premature provision of utilities can lead to scattered and inefficient land use. Land use planning and utility planning are strongly linked and interdependent.

10-11-05 POLICIES:

1. Policies and other decisions of the city relating to the provision of public facilities and services shall be supportive of the various elements of Titles 10A - Title 10D.
2. The policies and land use map of the Comprehensive Plan shall be a principal basis for decisions regarding the location and level of facility extensions.
3. Parcels of land outside the city limits shall not be annexed if the uses anticipated in those areas would jeopardize the availability and efficiency of facilities to areas already within the city boundaries.
4. The city shall, when possible, utilize funds derived from various charges to pay the cost of over-sizing, site acquisition and development, and system-wide improvements.
5. Information regarding system and line capacities shall be among the considerations used in making immediate and long range land use decisions. The capital improvement program and land use policies shall assure that all facilities will be efficiently utilized.
6. System development charges shall be used to help pay for system-wide additions and improvements. Customer hook-up charges shall reflect the average actual cost of providing service to the point of use. Other fees may be established to help offset operation and maintenance costs.
7. Water, sewer and storm drainage improvement needs shall be determined as much in advance as possible and shall be included in the capital improvement program.
8. Development proposals for industrial or commercial uses shall include descriptions of water and sewer requirements. Provisions for financing shall be developed in accordance with the city's ordinances and policies.
9. The city shall maintain a program for reconstruction and maintenance of deteriorated sewer and water lines in coordination with capital improvement program.
10. The city shall evaluate water rate schedules that encourage and encourage water conservation.
11. The city shall continue to investigate alternative methods of sewage treatment and develop the most efficient system feasible.
12. The city shall continue to monitor and evaluate mandatory garbage collection practices. Solid waste disposal facilities

and contracts with operators shall include provision for the recycling of materials. The city shall cooperate with Malheur County in evaluating future waste disposal facilities and sites.

13. The capital improvement program shall give careful attention to the urban growth area and uses intended within that area. These development patterns shall guide the extension and improvement of water and sewer facilities. The city shall work with the county and effected special service districts to plan for timely and orderly facility extension in harmony with residential densities.
14. The City of Ontario has Public Facilities Plan adopted in 1989. This is a dynamic document periodically updated by engineering and/or planning studies.

GOAL 12
CHAPTER 10 - 12 TRANSPORTATION

10-12-1 FINDINGS, GENERAL:

Ontario's transportation system is another critical element in meeting the community's social and economic needs. This system is comprised of the city streets, sidewalks, bicycle routes, airport, and transit systems.

The city's street system and vehicular traffic are addressed in the "Traffic Engineering and Traffic Safety Plan"(1980) and the City's "Public Facilities Plan"(1989) contained in the Goal 11 of this document.

The Ontario Municipal Airport is address in the "Airport Master Plan" (1978 and identified in the "Public Facilities Plan" for updating in 1993 - 1994) Recent amendments (1989 periodic review compliance) have been made in the implementing ordinance and supporting policies with particular emphasis given to protect the airport from incompatible adjacent uses (See City - County UGA Agreement)

Transit services available in Ontario include: Passenger and truck, Amtrack (rail and freight), intercity buses, the Cities Dial a Bus and private taxi services.

Additional detailed information on the city's transportation system is contained in the "Planning Inventories, 1989" document adopted as part of this plan.

10-12-2 TRANSPORTATION, OBJECTIVE:

To provide and encourage a safe, convenient and economical transportation system.

10-12-3 RATIONALE:

Access is the key to property value. Transportation systems should be designed so that heavy traffic is channelized away from residential areas and that wider right of way and paving is used for more heavily traveled streets. Access to industrial or commercial properties should not be through residential areas.

Higher traffic volume streets are usually considered beneficial for commercial land use, but traffic congestion is detrimental to commerce. Commercial and industrial access must be designed and controlled so that public investment in high traffic volume streets is not depreciated.

1. The transportation system shall be developed so as to adequately service urbanizing areas and areas where development is being intensified.
2. The transportation system of the city shall be designed and construction standards developed with the objectives of utilizing land in the most efficient manner feasible, conserve energy, and to minimize the public and private expense for construction and maintenance.
3. The primary consideration in the planning and construction of transportation facilities shall be safety and convenience for pedestrians, bicycles, cars and trucks.
4. Ontario shall continue to work with Malheur County and the State of Oregon to insure that there is adequate right of way for and proper alignment of streets in the urban growth area.
5. The city shall maintain a traffic engineering or traffic management plan for the purpose of classifying streets and other rights of way and to prioritize projects for the capital improvement program.
6. The city shall, in consultation with local bicycle organizations and state highway divisions, designate bicycle routes when warranted and consistent with the policies of this Title, the comprehensive plan and statewide plans. A map of said bicycle routes designated, shall be maintained by the city staff.
7. Missing links in the transportation network that interfere with its efficiency shall be identified and steps taken to facilitate construction of these links.
8. The city shall maintain continuous contact with the Oregon Department of Transportation to assure coordination of the city's transportation actions with those of Oregon DOT.
9. The city shall encourage a satisfactory level of transit service for elderly and handicapped individuals, contingent upon the continuation of funding assistance from state and federal sources.
10. Unimproved streets and roads within the city limits shall be upgraded to in accordance with city ordinances and development policies to city standards, but consistent with the capital improvements program.
11. The city shall evaluate the condition of alleys and investigate opportunities for upgrading alleys to current city standards.

12. Zoning decisions shall promote land use patterns, densities, and other standards to reduce the need for automobile trips and shorten travel distances. Relatively intense land uses shall be located adjacent to collector or major streets so as to provide efficient traffic flow and reduce traffic on local streets.
13. The City shall coordinate with the Oregon Department of Transportation (Oregon DOT) in the development of its Six (6) Year Highway Improvement Program.
14. The City of Ontario has a Public Facilities Plan adopted in 1989. This is a dynamic document periodically updated by engineering and or planning studies.

10-12-5 POLICIES: TRANSPORTATION, AIRPORT:

1. The city shall maintain a municipal airport master plan for the purpose of establishing detailed airport conditions and policies, and to prioritize projects for the capital improvement program.
2. The city shall designate lands in the vicinity of the airport under its jurisdiction and coordinate with Malheur County to designate other such lands for use which will be compatible with airport operation.
3. The city shall specifically work to prevent uses in the vicinity of the airport which will create electrical interference with navigational signals or communication between the airport and aircraft; make it difficult for pilots to distinguish between airport lights and others; impair visibility for pilots; create bird strike hazards; endanger or interfere with landing, takeoff, or maneuvering of aircraft intending to use the airport, or attract large numbers of persons on a regular bases in the vicinity of runway approaches.
4. The City shall require noise sensitive areas (within 1500 feet of an airport or within established noise contour boundaries of 55 L_{dn} . (Average day/night decibel level) and above for identified airports) where noise levels are a concern, a declaration of anticipated noise levels to be filed with any building permit or development approval.
5. The City shall require in areas where the noise level is anticipated to be 55 L_{dn} . and above, prior to issuance of a building permit for construction of noise sensitive land use, (Real property normally used for sleeping or normally used as schools, churches, hospitals or public libraries) the permit applicant be required to demonstrate that a noise abatement strategy will be incorporated into the building design which

will achieve an indoor noise level equal to or less than 55 L_{dn}. The Planning and Building Department will review permits for sensitive developments.

6. The City shall coordinate with Malheur County in protecting the Airport vicinity from non-compatible development and to provide open space for future facility expansion to a Transportation Category Airport.

GOAL 13

CHAPTER 10 - 13 ENERGY CONSERVATION

10-13-1 FINDINGS, GENERAL

The City of Ontario recognizes the need to conserve energy and through its plan and implementing ordinances it is apparent that energy conservation can be achieved.

As inventoried in Goal 5 of this plan there are several natural resources located in or near the City of Ontario which when sufficiently utilized could lead to energy conservation by providing alternatives to residential, commercial, and industrial hot water needs, space heating and electrical consumption.

Limited evidence indicates that geothermal resources may underlie the Ontario Urban Area, based on the presence of high geothermal gradients measured around the fringes of the urban area, and from the fact that hot water is known to occur in the type of rock the underlie the urban area.

Although there is no current data available on the feasibility of solar energy as an alternative method of space heating in the urban area, sufficient data has been gathered in the past to identify this resource as an important inventory.

No significant studies have been conducted regarding the use of Hydro and wind power as alternative sources of energy, no significant sites have been identified. However the Malheur and Snake rivers are in close proximity and prevailing winds are common to the urban area. The potential of these natural resources are unlimited as advancing technology develop in the years to come.

10-13-2 ENERGY CONSERVATION , OBJECTIVE:

To make the best use of scarce resources to insure that there will be sufficient energy resources for future use.

10-13-3 RATIONALE:

The conservation of energy is a state and national policy designed to reduce the cost of living for all citizens. The manner in which land is developed and used can have a bearing on the overall need for energy, and as in the case of solar energy, its availability for use on individual parcels of land.

10-13-3 POLICIES: ENERGY CONSERVATION

1. The city shall encourage residents and businesses to conserve energy wherever feasible. The city's efforts shall be coordinated with the energy conservation programs of local utilities and governmental agencies.
2. The city shall plan land uses so as to minimize the need to travel within the city by motorized vehicle. The city shall encourage alternative modes of travel such as walking, bicycling or car pooling wherever feasible and appropriate.
3. The city shall consider energy conservation to be a regular practice in purchasing, operating and maintaining its buildings, vehicles and equipment. Acquisitions of new facilities and equipment shall include energy or fuel efficiency as a factor. Wherever feasible, the city shall take appropriate conservation measures for reducing its energy operating costs.
4. The city shall encourage and support standards or designs which promote energy conservation.
5. The city shall encourage developments to be designed so as to assure maximum access to renewable energy sources.
6. The city shall encourage developments to be designed to include pedestrian and bicycle paths when appropriate.
7. The city shall protect and conserve the energy and economic value of its renewable resources so as to assure their future continued availability and productivity in a timely, orderly and environmentally sound manner.
8. In order to identify and protect the undefined energy value of its renewable resources, the city shall support future resource assessment activities and incorporate any additional pertinent information into the comprehensive plan.
9. The city shall continually monitor the impact of current policies and regulations designed to maintain access to solar energy and to enact additional regulatory provisions if additional protection is deemed necessary.

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