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DRAFT COMPREHENSIVE PLAN Adrian, Oregon



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DRAFT Adrian Comprehensive Plan

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Table of Contents

What is a Comprehensive Plan?.....	5
Planning in Oregon.....	6
Early History.....	9
Planning and Citizen Involvement.....	10
Land Capabilities and Natural Resources.....	11
Economics.....	13
Population.....	18
Housing.....	20
Public Facilities and Services.....	23
Urbanization and Land Use.....	33
Appendix A: Policy Objectives.....	43
Appendix B: Land Capabilities and Natural Resources.....	48
Appendix C: Citizens' Survey.....	57

What is a Comprehensive Plan?

A comprehensive plan is a document designed to serve as the guide for the future growth and development of a community. Basically, it examines the past and current circumstances of the elements which are put together to make a healthy city: its population, housing situation, economics, public facilities and services, and land resources. These elements are described and documented and form the basis for local policy-making. The policies outlined in the plan will be the guides for any change and development in the community and will serve as the base of any future city rules and ordinances.

Once it is written, the plan is not a static document to be read once and placed away on a shelf. Rather, it will be reflective of and responsive to the times and the needs and desires of the people. It is written with the understanding that the circumstances in which it was created can change, and that the plan must also have the ability to be modified in response to the changing needs and desires of the public.

The plan is set in an indefinite time frame, that is, it is not directed toward a specific time or year in the future. Instead, it is designed to accommodate specific needs at whatever time they arise, and serve as a general guide for planning decisions in the future.

This is a draft copy of the plan. It has not been adopted and is available for comment, change, and criticism. A number of copies will be circulated to the people of Adrian for their review, and only when the plan has undergone sufficient citizen review will it be adopted in ordinance form and assume the force of law.

Planning in Oregon

With the increasingly fast rate of population growth and urban development in Oregon in the past several decades, and the uncoordinated use of lands which threatened to decrease the environmental and social welfare of the people of the state, it became apparent that some means of regulation and control was desirable. In 1973 the Oregon Legislature enacted Senate Bill 100, a law which had several important effects. One of these was the creation of the Land Conservation and Development Commission (LCDC) as a statewide planning authority to coordinate all planning efforts. A set of statewide goals and guidelines were formulated to serve as the basis for local planning activities. Another important effect of this bill was the requirement for preparation of comprehensive plans for every city and county in the state. LCDC will review these plans for their agreement with the general statewide planning goals and may provide suggestions and recommendations for the plans. The bill also made funds available to assist local agencies in performing the work necessary to generate comprehensive plans. The Malheur County Comprehensive Planning Office was formed by the County and its cities to assist in preparation of the plans for these jurisdictions, as well as performing other functions related to planning and development of the county.

This draft of Adrian's comprehensive plan has come about as a result of research and meeting with Adrian's Committee for Citizen Involvement throughout the summer and fall of 1977. Through these meetings a set of policy objectives to guide planning activities was generated. These policy objectives are the basis of the comprehensive plan policies and they may be found in Appendix A.

Vicinity
Map I

Early History

When the first people settled the Adrian-Big Bend area there was little there to distinguish the present town site from the surrounding stands of six-foot sagebrush as far as one could see. The efforts of the early settlers were directed toward conquering the desolation of the area and creating a viable, thriving community in the desert.

The earliest settlers in the area were the Holly family who built and operated a general store and ferry service at what was then called Riverview, a small settlement across the Snake River from the present Adrian town site. The first bridge built in 1914 ended the need for the ferry and greatly facilitated access to the Adrian area. When the Nyssa-Homedale railroad line was built around the same time, the town of Adrian was surveyed and the city blocks were platted out. The town grew to a tightly-knit handful of people and business enterprises serving farmers and ranchers who came from surprising distances by horse and buggy to purchase their goods. The Hollys erected a new store building in 1917 and moved their store to Adrian to take advantage of the railroad, and the coming of the automobile spelled the need for the town's first garages.

A major effect on the Adrian area was the construction of the Owyhee Irrigation Project in 1930. The project brought great numbers of new people into the area, some of whom settled in Adrian. Since that time, Adrian has received a major highway, two large schools which serve the surrounding area as well as the town, and a steady and thriving small population.

PLANNING AND CITIZEN INVOLVEMENT

Planning for Adrian 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. Following are guidelines to facilitate this process.

Policies

1. Residents of Adrian will be encouraged and offered opportunities to assist and provide input into all types of planning procedures and decisions.
2. The comprehensive plan will be reviewed and revised by the City Council and all concerned citizens every two years.
3. A Committee for Citizen Involvement, serving as representatives of the population of Adrian, will provide assistance to this review process.
4. If necessary, the comprehensive plan may be revised at other times by a special petition with at least 20 signatures of Adrian residents calling for a special meeting of the City Council.
5. The City Council will appoint, if and when it is deemed necessary, ad hoc citizens' committees to do research and/or make recommendations on any planning-related issues.
6. To ensure adequate public knowledge and involvement, public notice will be displayed in a prominent place notifying citizens of any planning issues affecting the community. Those citizens directly affected by an issue will be notified by mail.

LAND CAPABILITIES AND NATURAL RESOURCES

The land and what it produces are the basis of life and livelihood of the people of Adrian. The people are dependent upon its productivity and continuing performance for the essentials of life. Because of the critical position of the land in the economy of Adrian, a knowledge of its characteristics will be important. Information concerning the capabilities, resources, hazards, and problem conditions of areas in and around Adrian can be useful for a number of reasons. First, this information can allow citizens to make intelligent, well-thought-out decisions concerning the use of their land. Second, a parcel of land's potential for different uses can be determined and its best use identified. Third, areas of hazards as well as resources can be identified and costly mistakes involving expense and danger to human life and property can be avoided.

A detailed description of the geology, soils, climate, and water resources of Adrian may be found in Appendix B.

It is important to have a basic knowledge of the limitations and capabilities of the land in order to make decisions which will afford the most efficient use of the land and which will avoid costly mistakes. Information about the land's characteristics should be considered and its importance weighed with any social and economic factors when making land use decisions.

Policies

1. The city will ensure that all existing or new development will conform to state and federal environmental quality standards.
2. The city will not permit development which will reduce the quality of air and water resources below acceptable levels.
3. Further urban development will consider the presence of wildlife habitat along the Snake River and maintain any existing habitat.

ECONOMICS

The economic aspect of Adrian's growth and development should be based on a clear knowledge and analysis of existing economic conditions and an understanding of the relative potential for economic growth. The citizens of Adrian should evaluate the feasibility of economic development and they should also consider the impact of economic growth on the physical and social qualities of their city. Possibilities, advantages and disadvantages should be weighed in light of any economic development.

Adrian's present economic identity is that of a rural service center, providing retail goods and services to people in the town and in the outlying agricultural areas.

There is a wide range of goods and services and agricultural operations offered to accomodate the needs of the local people. The businesses are:

Valley Packers	Adrian Repair
Ross Corn's Lumber Yard	Webb's Repair Station
Owyhee Growers	Martin's Market
Bob Callahan's Garage	Adrian Tavern
Bea's Beauty Bar	Adrian Oil Company
Adrian Merchantile	Harrington's Rock Shop
Parker Lumber & Hardware	VanDeWater's Land Leveling
The Mirage Restaurant & Bar	Freel Bros. Transportation
Stephen's Plumbing	

Conversations with merchants reveal that businesses tend to serve a wide and diverse area, taking in not only Adrian and the surrounding lands, but also Parma, Homedale, and Wilder, whose residents often will purchase goods in Oregon to avoid paying Idaho's sales tax. Businesses catering specifically to agricultural customers may serve an area as large as a 30-mile radius. Downtown Adrian merchants provide basic services for families such as food, gas, hardware, clothing, and so forth. However, people often will go into Nyssa or Ontario for major shopping trips because they feel that there is a greater variety from which to choose. In general, however, services appear to be adequate for a town of Adrian's size and most

other necessary services are available to the people of Adrian either in Nyssa or Ontario.

One of the important questions which should be considered is the potential for economic growth in Adrian. Is Adrian an attractive place for new business or industry to locate? Is it feasible to consider this possibility? Forty-four percent of the respondents to the citizens' survey (see Appendix C) indicated that industrial and commercial expansion would be desirable and it is the role of the economic element of the plan to make recommendations concerning the possibilities of this type of expansion.

There are a number of different types of industrial development, not all of which are possibilities for Adrian. Heavy industry and major manufacturing companies normally require a more urban location with a greater variety of services and would probably not be reasonable to consider in Adrian. A light manufacturing company, such as a furniture factory, a food processing plant, or other small wholesale operations might be more likely possibilities, as would warehouses or packing sheds. Businesses such as these often prefer to locate in a rural place because they are not as dependent on closeness to raw materials or markets as are heavy industrial operations, and they are often attracted to the rural lifestyle and lower cost of land.

Adrian has a number of points in its favor which would help make it attractive to certain types of industry. Adrian's rural character can be a drawing point for businesses, as small industries often prefer to locate in rural areas. It has close access to two major transportation means, the railroad and Oregon State Highway 201, there is undeveloped land potentially available for an industrial site, and Adrian is within reasonable enough distance to Parma and Nyssa to include these communities as part of the potential labor pool. There is also room for residential expansion within the city limits to accommodate new workers, and there are existing schools and services available.

On the other hand, however, there are negative factors which stand in the way of industrial development. One of these is Adrian's small population, which really is not suited to supporting industry which requires a large labor force. The citizens' survey showed that 7% of the population, or 4 people, were unemployed as of the July, 1977 survey date. It is conceivable that some retired persons or housewives could be available to work part-time, but in any case, the available labor force within Adrian is probably not extensive enough to serve an industry without persons from outside the immediate area coming in to work. Although Highway 201 is a state transportation route, it is a considerable distance from Interstate 80 and markets in Ontario or Boise, causing increased transportation and shipping expenses. Further, there is keen competition between towns in Eastern Oregon for business. High workmen's compensation insurance which is paid by the employers in Oregon makes nearby Idaho, by comparison, a much more attractive place to locate businesses. And finally, the rural, small-town character of Adrian would change drastically with the coming of any industry. Capacities of existing housing, schools, businesses, public services, and facilities would be strained and all sectors of the city would be forced to expand to accommodate the influx of people. In sum, the factors mentioned make the probability of major industry locating in Adrian slight, and will probably also be factors against smaller industries locating there.

The possibility of an economic growth boom in Adrian, although small, does exist. The discovery and commercial development of a valuable natural resource in the surrounding area could occur as it has in Jordan Valley and attract a large number of people in a short period of time to Adrian. Nyssa could experience an economic spurt which could make Adrian attractive as a "bedroom" community. The fact that these possibilities exist points to the need for planning and policies to prepare for these "what ifs".

Presently Adrian has a strong economic identity as a rural service center, supplying retail goods and services to its citizens and to persons in neighboring areas. The goals in planning for the city's future must be to preserve and enhance this role and maintain Adrian's economic strength.

Policies

1. A task force will be appointed by the City Council to examine the potential and establish policies for need and demand for additional business in Adrian, and to identify specific business needs. Assistance will be solicited from local economic development agencies in accomplishing this task.
2. Any industry desiring to locate in Adrian will be required to submit a statement describing clearly the effects upon all aspects of public facilities and services, housing, and land resources. The statement will be submitted to and subject to approval by the City Council and all effects must be in compliance with comprehensive plan policies for approval by the Council.
3. Adrian will maintain its role as a rural service center.
4. The rural, small town character of Adrian will be maintained.

POPULATION

Population figures are an important part of the comprehensive plan. By understanding past and present trends and characteristics, projections of future trends can be made. These projections can be most useful for anticipating demands for housing and services and can allow the people in a community the opportunity to provide for them in advance. This population data will be useful in helping the people of Adrian to determine the planning for the future of the city.

The population characteristics for Adrian were derived from the Portland State Center for Population Research and Census, which keeps records for all incorporated cities in Oregon. The counts for Adrian go back to 1972, the first year the city was incorporated, and are as follows:

<u>Year</u>	<u>Pop.</u>	<u>% Change</u>
1972	169	--
1973	170	(+)0.6%
1974	180	(+)5.8%
1975	155	(-)13.8%
1976	170	(+)9.6%

The population of Adrian is, in general, quite stable and has experienced no major growth in recent years. As the citizen survey shows, it is a place with a large population of retired persons, a place where people tend to settle down and stay for long periods of time.

Population projections can be useful tools, as stated previously, for determining future needs, but they should be used as general indications of potential conditions which would reasonably be expected based on past trends. They are not ironclad, because it is impossible for projections to take all possible variables into account. For example, projections cannot take into account the possibility of industry

entering a city or the chance of some natural resource discovery in the area which would attract a large number of workers to the town, putting concentrated demands on housing and provision of goods and services. It is possible that this could occur and is an important planning consideration.

Assuming that the population increases at its present rate and assuming that no major physical changes will occur in the town or in the area, the projected population will be approximately the following:

<u>Year</u>	<u>Population</u>
1980	174
1990	184
2000	195*

*These figures are based on a 1.55 % increase per year, derived from previous population counts.

It is apparent from the figures that all other things being equal, Adrian probably will not experience a great population gain in the near future. However, growth should be anticipated and provisions made to accomodate growth in an orderly way.

Policy

1. Sufficient land and services will be made available to accomodate future population growth.

HOUSING

The purpose of the housing element of the plan is to provide background information concerning housing conditions in Adrian and to set forth policies directed toward maintaining and/or improving existing conditions and accomodating future needs.

Primary sources of information for this section were provided by the citizens' survey. (See Appendix C), a visual survey conducted by two staff members in August, 1977

and the Housing Report published by the Comprehensive Planning Staff. These three sources combined supplied data useful in assessing the current housing situation, and which can provide necessary background information when applying for housing assistance programs.

Housing Situation

The housing survey revealed that there is a total of 72 housing units in the Adrian city limits. The average number of persons per dwelling unit is 2.6, slightly lower than the average for Malheur County. This figure is probably slightly lower because of the large proportion of retired persons who live either alone or as a couple.

Of the present number of units, 58 (81%) are single-family homes, 1 (1%) is a duplex, and 13 (18%) are mobile homes. Of these units around 88% are owned and 7% are rented.

Housing Condition

The housing survey was designed to identify the conditions of the housing stock in Adrian and to pinpoint any overall housing problems which may exist. It should be noted that the survey dealt only with visible and exterior defects, and did not take into consideration interior problems or problems which could not be seen in a passing automobile. By visual check, all homes in the city were in at least acceptable condition, meaning that they did not have more than one defect which we considered to be indicative of a substandard condition. There were several

visual problems noted in the survey which, although not necessarily posing serious hazards to housing, were widespread enough to be of note. One of these was the lack of exterior paint, or the evident need of new paint recorded for 19 residents. Unmaintained yards constitute another visual problem and were recorded in 22 cases. Small foundation cracks were a further, but lesser, problem.

Housing Needs

Responses to the citizens' survey indicated that the people of Adrian feel there is a need for new housing. Thirty-six percent showed that they felt there to be a need for additional single-family housing, 22% indicated need for low income and senior citizen housing, and 20% wanted additional mobile homes. As stated previously, the average income of persons in Adrian is somewhat lower than the averages for the county and state, and this can and should have an effect on the type of housing which is constructed in the future. Mobile homes, because of their lower cost, are a reasonable and affordable alternative to single-family homes in some instances.

There are few rental units in Adrian, but citizen response indicates that there is little need or demand for short-term rental housing.

Some homes in Adrian are in need of paint and minor or major external repairs. Other homes may be in need of weatherization. Programs are available at the local, state, and federal levels to provide assistance in the form of grants and loans for homeowners to make these necessary improvements.

Housing Forecast

Population projections based on past growth indicate that there will be a probable need for between 8 and 12 additional housing units in Adrian by the year 2000.

Policies

1. Assistance programs offering grants and loans for housing construction, rehabilitation, and weatherization will be examined and pursued by the City Council.
2. The City Council will apply for construction, rehabilitation, and weatherization assistance if and when the need and desire for such assistance exists.
3. The city shall ensure that adequate land is provided for construction of new housing.

PUBLIC FACILITIES AND SERVICES

The public facilities and services of a city are, in large part, what make that city run. They form what might be thought of as the underpinnings, or the nuts and bolts of a city, and they are important to understand and document for planning purposes for several reasons. First, they are to one degree or another partial determinants of cost of living in a place, and second, they can be effective influences on land use. Taxpayers should be aware of their public facilities and services to be sure that they are getting the greatest possible benefits from their tax dollars and that those dollars are being used in an efficient way. Land use patterns often occur and are determined by the presence or absence of public facilities such as sewer and water. Foreknowledge and planning for growth and development with public facilities and services in mind can decrease costs for the city and create a more orderly pattern of development.

One of the roles of the comprehensive plan for Adrian is to determine the nature of the public facilities and services and recommend how they may best be managed in the future (See Map II.)

Transportation

State Highway 201 runs through the center of Adrian and is the one access to the city. Traffic count data for the section of highway through Adrian show that traffic volumes appear to be increasing at a slow rate over the 15 year period for which counts were available. There is a posted 55 mph speed limit along most portions of the highway and a 35 mph limit through the Adrian city limits.

The Nyssa-Homedale Railroad line goes through Adrian and a freight spur is available for freight pick-up and delivery.

The nearest air service is Ontario, approximately 25 miles to the north. Ontario has daily commuter plane flights to the

Willamette Valley, and the nearest national airport is in Boise.

Comments in the citizens survey and discussions with residents indicated that some people feel that the 35 mph speed limit through town is not enforced strictly enough and that speeding is a recurrent problem.

Sanitary Sewer System

Adrian has recently had a new sewage system installed to service the city. The total cost of the project was approximately \$450,000, funded jointly by the Environmental Protection Agency (EPA), the Farmers Home Administration (FmHA), and a city bond. The sewage system is made of predominantly 8" pipe which has a present capacity to serve a city of 570. There is a pump station located on Washington Street between 4th and 5th Streets. There are line stubs provided to form extensions to areas north, south, east, and west, within the city limits if and when these areas become developed. A four-inch main crosses the Snake River at the Parma Bridge and expels effluent into the newly constructed sewage lagoons on the east side of the river.

The system serves all residents of Adrian at a cost of \$11.00 per month per household and service is generally considered very satisfactory.

Water System

All residents of Adrian are presently on individual wells. A municipal water system is planned for the city when funds become available. The first phase of construction consists of two wells, a transmission main, storage reservoir and pump stations. The storage reservoir is located 4,000 feet due west of town along the county road. It has a planned 200,000 gallon capacity and will have an additional 200,000 gallon capacity by 1996. The transmission main is designed for a 20-year capacity with a flow of 131 gallons per minute at times of peak demand. This main consists of a 10" pipe coming from 1st and 3rd Streets. Additional 6" pipe extensions to service individual lots are proposed between 1st and 2nd

Map II

Sewer & Water Systems

Streets running south, along 3rd Street running north, along Main Street running east from a turn at 3rd Street, and a line along the highway which will run north and hook back to the remainder of the system with an 8" pipe about $\frac{1}{4}$ mile north of the main transmission line. Fire hydrants will be located on the intersections of Main and 3rd Streets and Main Street and the highway, and ideally will be located at each intersection in the city by the time the system is entirely completed.

Completion of the stages of development is dependent upon the availability of funding, and two years is the closest estimate of the amount of time it will take to accomplish the project.

Solid Waste, Litter, and Nuisances

Solid waste disposal is most frequently carried out on an individual basis. The municipal dump which is termed a "modified landfill" is about one mile south of Adrian and most people choose to take care of their own garbage disposal by hauling their individual loads to the dump. Garbage service is available to the public from Dean's Garbage Service, a local company which serves primarily businesses once a week.

Litter has been termed a problem by some in the citizens' survey. At the present there is no provision in Adrian for control or collection of litter left either by people's carelessness or from loose dogs who invade trash cans. This problem currently must be taken care of by individual homeowners.

Weed control has also been identified as a problem in the city. Weeds may be allowed to grow on some residents' property, creating a hazard to automotive visibility, spreading seed to neighboring yards and agricultural crops, and creating a visual nuisance.

Dog Control

There is at present little provision for dog control in Adrian, and fifty-eight percent of the respondents to the citizens' survey felt that current dog control is poor, and it is generally agreed that a problem does exist. If an individual has a complaint regarding a loose dog he may refer the complaint to the County Sheriff who then will handle the call, but this is generally not approved of by the officers and they feel that there should be a more formal means of control.

Street Lighting

Highway 201 has municipal street lights through Adrian which are operated automatically, and some individuals maintain lights to illuminate the street in front of their property.

Comments in the citizen survey indicated that some residents feel that street lighting is inadequate at present and that additional lighting would be desirable. Idaho Power Company will supply street lights to communities on a rental basis and assess a low monthly fee.

Sidewalks

Sidewalks in Adrian cover a small portion of the east side of Highway 201 from the lumber yard down to the Mirage Restaurant. The city streets in the residential area have no sidewalk or curbs.

Parks and Recreation

Adrian is located within easy driving distance of several major recreation areas. Succor Creek State Park and the Owyhee Reservoir are nearby and other popular hunting and fishing spots can be reached with little difficulty. The Adrian schoolgrounds have considerable lawn space and are used as a park by residents.

Law Enforcement

Adrian currently is served by Malheur County Sheriff and Oregon State Police Department, who patrol Highway 201 through Adrian on a regular basis. Either department will respond to calls from Adrian. Malheur County has seven sheriffs on active duty, one of whom lives just outside of Adrian and is under agreement with the city to handle civil disturbance calls when he is at home. The County Sheriffs patrol the highway and set up radar on an occasional basis to apprehend speeders.

Oregon State Police South Patrol covers the Adrian area at all hours other than 4:00 to 8:00 a.m. Officers on patrol regularly use radar equipment on the highway.

In general, there is little crime and civil disturbance in Adrian other than that which is highway-related, such as speeding, excessive noise, etc. One of the problems in police protection is the amount of time it takes for an officer to respond to a call. By the time the enforcing officer is available the offender may be long gone. This can especially be the case when dealing with high school age persons speeding through town to and from school, creating a disturbance, and so forth. The times when these infractions are most likely to occur should be anticipated and an officer posted often enough to discourage offenders.

Fire Protection

Adrian maintains an all-volunteer fire department which services the Adrian School District area. The fire hall is located along Highway 201 in town and two trucks are available for fire fighting.

The Oregon Insurance Service Rating Bureau rates each community on the adequacy of its fire service. They check the availability of water, the type of buildings, the adequacy of the fire department, and several other factors, then rate the community on a scale of 1-10, one being low and costing residents

the least amount for insurance. Adrian's fire rating currently is 9. This is a high rating and is reflected in higher costs of fire insurance for businesses and homeowners. It is planned and anticipated that one of the benefits of the new water system will be an improvement in the fire insurance rating.

There are, on the average, about 6 fires per year in the area served by the fire department. The people of Adrian are generally quite satisfied with the service of the fire department as indicated by the 74% of respondents who indicated in the citizens' survey that they felt service to be good.

Health Care

In a city with a large proportion of retired citizens, availability of health care is a subject of great importance to residents. Adrian presently has no doctor, but the rural fire department has personnel trained in paramedics to provide emergency assistance. Malheur Memorial Hospital in Nyssa provides emergency ambulance service to Adrian and serves as both a general hospital and extended care nursing home.

Education

The Adrian School District #61 serves an area of 295 square miles which includes Adrian, the surrounding land, and the Big Bend area of Oregon on the east side of the Snake River. Currently, the elementary school has 259 students and the high school has 117 students. Most of these students use school buses for transportation to and from school, and the district maintains seven buses for this purpose.

Thirty teachers are employed by the school district: 12 in the high school, 15 in the elementary school, and 3 special education teachers. The operating budget comes from title programs, state educational aid, and local property taxes.

Facilities and standards of education are generally regarded as good and existing buildings are of an adequate size to accommodate the present number of students. There does not appear to be a critical need nor is there is a plan for further

expansion of the facilities in the near future.

The school buildings, gymnasium, and library are available to the residents of Adrian for special purposes upon request and are used by the public for meetings, functions, and activities.

Policies

Transportation

1. The city shall contact the State Highway Department to request reduction of the speed limit through the Adrian city limits.
2. The city will draft standards establishing setbacks and rights-of-way for new street construction.
3. Any necessary steps, including coordination with the State Highway Department and with the County Sherrif's Office will be taken to ensure enforcement of the speed limit through the Adrian city limits.

Water System

1. The City Council shall review plans of the city water system and take measures, if necessary, to ensure that the system is designed in such a way that it will provide constant water pressure to all residents and that it will improve the fire rating of the city.
2. No development will be permitted which would threaten to degrade the quality of the city water supply.

Dog Control

1. The city shall arrange means of enforcement of a dog control ordinance.
2. An individual will be designed to serve as the enforcer for dog control in the city and will have the responsibility of levying fines, citations, and capturing loose dogs.

Street Lighting

1. The city shall designate areas where inadequate street lighting exists and take measures to alleviate this problem.
2. Idaho Power Company will be contacted to determine the feasibility and cost analysis of additional street lighting.

Sidewalks

1. Requirements for the construction and placement of sidewalks will be a part of the document describing standards for street setbacks, rights-of-way, and widths.

Parks and Recreation

1. The Adrian School District and the City of Adrian will cooperate to make the school grounds available to all persons for recreational use at all times.

Law Enforcement

1. The city will inform local law enforcement agencies of law enforcement problems which exist and make recommendations to these agencies as to how these problems can best be solved.

URBANIZATION AND LAND USE

Adrian has specific land use needs in the future which should be addressed before those needs become critical. One of the primary purposes of planning is to enable the community to anticipate its needs and potential conflicts and make provisions for accomodating needs and averting conflicts before they arise. (See Map III)

There are four types of land uses in and around Adrian, each with its own set of special requirements and land area needs. These land uses and their projected needs are the following:

Industrial

Industrial needs in Adrian are an indeterminant proposition at best, and land area requirements can vary tremendously depending upon the type of industry. As previously mentioned, it is not likely that an industry will locate in Adrian due to the lack of available labor, transportation distance problems, and the closeness to Idaho with its more favorable tax structure and workmen's compensation insurance. However, 44% of the people who responded to the citizen's survey felt that they would like to see some kind of industrial growth, and there are factors about Adrian that do make this a possibility. The fact that this possibility exists points to the need for designating land for industrial use should it be needed. In this way, the serious conflicts which can often arise between industrial and other land uses can be anticipated and avoided before they occur.

Commercial

Adrian's commercial land needs are also somewhat unspecific. Adrian now has a strong identity as a rural service center, supplying goods and services to residents of Adrian and to the people in the surrounding area. It is possible that, as the population grows, new business will become necessary to accomodate

a growing demand, and it is also possible that new residents would wish to start business enterprises. A realistic estimate of the need for commercial land might be placed at two or three businesses up to the year 2000, based on present and future population comparison.

Residential

Adrian's growth has traditionally been at a slow rate, but there is a definite future need for land for residential use. The population projection for the city shows that the population may grow by 25 people by the year 2000 if growth continues at the current rate. Translated into housing demand, this points to the need for between 8 and 12 housing units. At the average housing density of four units per block, this would consist of a need for 4.47 to 6.70 acres, or the equivalent of two to three present-sized city blocks. Single-family and mobile homes appear to be the primary housing needs in Adrian and the figures reflect the land use needs of these types of housing.

Agricultural

One of the goals of comprehensive planning in Malheur County is the preservation of agricultural lands. The urban growth boundary will be designated such that adequate land for urban development is provided without pre-empting excessive amounts of agricultural land. Adrian's present city limits are more than ample to provide land for the growth of the city for several decades and may serve as the city's urban growth boundary. The agricultural lands within the designated urban boundary should be developed to reasonable levels before additional agricultural lands are taken over for other uses. This is important to the people of Adrian because farming is the basis of the economy of the area and the presence of agricultural land in and around the city creates the quiet, rural atmosphere that is a major aspect of Adrian's identity.

Map III
Land Use

Land Use

To determine the areas which are suitable for each of the different land uses, we must decide what the most important elements or factors, are that make an area suitable for a certain type of development. For example, what are the attributes which would make a piece of land especially attractive for a single-family home? What are the land attributes needed to support an industrial development? Obviously, different land uses have different land needs, and in the process that has been used to determine these areas we have attempted to bring these needs into the open and map them to see very clearly where the suitable lands are for each land use and to see the reasons for their suitability. In general, areas which fulfill all or most of the factors would be considered most suitable for the given land use and thus the most desirable for development. Areas which fulfill some of the factors would be considered suitable but not as desirable as those fulfilling all factors, and land which is lacking important factors would be considered least suitable and not attractive for development of the proposed type, although it could well have characteristics which would make it suitable for another type of development.

Listed below are the factors which direct suitability for the three major land uses in Adrian:

Residential

1. Land which is vacant
2. Land which does not contain any known hazards to life or property
3. Land which does not have any known natural resource which would be pre-empted by residential development
4. Land which can be hooked up to sewer, water, and other public services at the least public and private expense
5. Land which is in convenient distance to schools, shopping, and other services
6. Land which has an attractive view.

Commercial

1. Land which does not contain any known hazards to life or

2. Land which does not have any known natural resource which would be pre-empted by commercial development
3. Land which can be hooked up to sewer, water, and other public services at the least public and private expense
4. Land which has adequate parking space available
5. Land which has good visibility from the highway.

Industrial

1. Land which is vacant
2. Land which does not contain any known hazards to life or property
3. Land which does not have any known natural resource which would be pre-empted by industrial development
4. Land which can be hooked up to sewer, water, and other public services at the least public and private expense
5. Land which has convenient access to railroad and highway
6. Land which has adequate area to support an industrial development.

See Map IV for designations of areas most suitable for these land uses. This map will be used as the basis for the city zoning map and zoning ordinance and will direct future land use in the city.

Policies

1. The present city limits will be adopted as the city's urban growth boundary.
2. Agricultural and vacant lands within the city will be developed to reasonable levels before additional land is designated for annexation.
3. The urban boundary will be subject to a regular review by the City Council every two years. When necessary, a special meeting may be called at other times for proposed changes in the boundary.
4. Urban development will occur which makes most efficient use of public facilities and services.

Map IV
Land Suitability

5. Proposed changes in the urban growth boundary will be coordinated with the County Planning Commission.
6. Suitable land will be designated for commercial, industrial, and residential land use within the city.
7. Land designations for suitable commercial, residential, and industrial uses will form the basis of the city zoning map and ordinance.
8. The criteria set forth in the comprehensive plan for designation of suitable residential, commercial, and industrial land will be used as the basis for future land use designations.

APPENDIX A: Policy Objectives

These policy objectives were generated in a series of meetings with the Adrian Committee for Citizen Involvement and were designed as goals for the policy statements in the comprehensive plan. The plan policies were formed from the following policy objectives.

Citizen Involvement

1. The comprehensive plan shall contain measures that assure effective and continuous public involvement in every phase of plan development, revision, and implementation.
2. The comprehensive plan shall establish procedures for systematic monitoring, review, and revision of the plan.

Land Capabilities and Natural Resources

1. State and federal environmental quality standards shall be observed in any existing or new development in the city.
2. The city shall encourage the conservation of its natural resources including air, water, and soil.
3. Any future urban development shall consider the maintenance of wildlife habitat along the Snake River.
4. The city shall consider present and future energy conservation in developing comprehensive plan policies.
5. The city shall consider future energy needs and shall encourage the use of sun and wind as alternative forms of energy.

Economics

1. The role of Adrian as a rural service center shall be maintained.

2. Determination shall be made of needs, if any, for new businesses and services and the possibility of attracting them shall be pursued.
3. Suitable land shall be identified for future industrial and/or commercial expansion should it occur.
4. The rural, small town character of Adrian shall be maintained as much as possible if there is development of any type.
5. The impact on all aspects of public facilities and services should be examined before any industrial development takes place.

Population

1. Future population growth shall be identified and provisions made to accomodate this growth.

Housing

1. To minimize the cost of housing and tax burden of local residents, the city shall encourage an efficient use of public facilities and services, including sewer and water, by developing vacant lands within the city to reasonable levels before vacant land outside the urban boundary is considered for annexation.
2. Housing development shall be coordinated with land use policies to avoid unnecessary loss of agricultural lands, and to avoid any hazardous areas which may exist.
3. Older, existing housing stock is a valuable resource. Rehabilitation and weatherization programs should be identified and taken advantage of where possible to maintain this housing.
4. Special needs, if any, of senior citizens and low income

persons shall be considered and addressed in the comprehensive plan.

5. Suitable areas for future residential development shall be identified by the comprehensive plan.

Transportation

1. Pedestrian and automotive safety shall be the primary considerations in any changes or modification of existing streets, and construction of any new streets.
2. The city shall take any necessary steps to promote change and/or enforcement of the speed limit on Highway 201 through the city.
3. The city shall establish standards for setbacks and rights-of-way for new street construction.
4. The city shall cooperate with the State Highway Maintenance Department to ensure adequate maintenance of Highway 201 through Adrian.

Water System

1. The city shall promote the conservation of water.
2. The city shall work with the county and appropriate state agencies to avoid any development which could cause contamination of the city's water supply.
3. The city shall ensure that the completed water system is looped to provide constant water pressure.
4. The city shall ensure that fire hydrants are located at intervals such that they will improve the fire rating of the city.

Solid Waste, Litter, and Nuisances

1. The city shall adopt a nuisance ordinance to control the accumulation of trash, litter, and weeds in the city.
2. The city shall provide input to the county in locating a new solid waste site.

Dog Control

1. The city shall adopt and enforce a dog control ordinance.

Street Lighting

1. The city shall ensure that adequate street lighting is maintained.

Parks and Recreation

1. The city shall work with the school district to make the schoolgrounds available for adult recreational use.
2. The city shall cooperate with the school district in maintaining the school grounds as open space for recreational use.

Police Protection

1. The city shall work with state and county law enforcement agencies to maintain and upgrade the quality of law enforcement in Adrian until the capability of local law enforcement exists.

Urbanization and Land Use

1. An urban growth boundary shall be established which includes enough land to accommodate future urban expansion to the year 2000.
2. The City of Adrian shall cooperate with the County in establishment and/or change of the urban growth boundary.

3. Conservation of agricultural lands shall be a main objective of the city's urbanization policy.
4. Future planning decisions shall consider the availability and efficient use of city water and sewer services, land, street, and other public facilities and services. Expansion will occur in areas where these services can be most efficiently supplied.
5. The urban boundary shall be subject to review and potential modification by the City Council on a regular basis.

APPENDIX B: Land Capabilities and Natural Resources

This appendix covers all aspects of hazards, capabilities, problems, and resources relating to land and natural systems available from current information. It includes a description of geological features, the climate of the area, a discussion of soils underlying Adrian, and hydrological resources and hazards.

Geology

There are two primary geological formations underlying the Adrian area. The first formation, upon which Adrian is located, is recent alluvium (Qal) composed predominantly of sand and silt of recent age deposited in the flood plain of the Snake River. It overlays the Chalk Butte Formation and is generally fine-grained and ashy, derived for the most part from the poorly consolidated sediments of the Idaho group. The depth of this alluvium may vary from 30' to 100'.

To the west and south of Adrian is the Pliocene Chalk Butte Formation which forms the benchlands and uplands of the surrounding area. It consists of Fluvial and Lacustrine deposits of tuffaceous sandstones, siltstones, and conglomerates with lesser amounts of tuff, ash beds, and fresh water limestone. The formation has a thickness of around 500 feet or more.

According to current geological mapping, there are no known faults in the Adrian area. However, mapping for the area has been done at a large scale and any future fault information previously unrecorded should be noted and taken into consideration when planning for any type of development.

There is considerable geothermal activity in Malheur County. Land to the west of Adrian has been identified as having geothermal potential but to date none has been identified directly within Adrian.

Climate

Climate is an important aspect of planning in any region because it determines what crops may be grown and their success or failure in a given year. It will, in part, determine the design of housing and how that housing is constructed. It will also affect the times of year outdoor activities of all types take place.

Information on climate is derived from data based on a latitude of 45°. Because Adrian is located slightly below 44° latitude, there will be slight inaccuracy in the figures given. However, they should be suitable for general planning purposes. (See Fig. 1.)

Because of the extremes in weather conditions during the winter and summer months in Adrian, people have increased energy costs during these seasonal periods (air conditioning and heating). Adrian has at these same times a high incidence of intense wind and sun. It is a highly feasible climate for development of solar and/or wind power as alternatives to these energy sources presently in use.

Soils

Soils are the lifeblood of Adrian and the areas adjacent to it. Therefore, it is of primary importance to have an understanding of their limitations and capabilities in order to make decisions concerning their use, to determine which is most agriculturally productive or which is suitable for road foundations or construction purposes. Through identifying soil type and composition, costs can be minimized by reducing problems such as foundation cracking and septic tank leakage in some areas of unsuitable soils.

The main soils underlying Adrian and the surrounding area are Garbutt Silt Loam, Umagine Silt Loam, Felthan Loamy Fine Sand, Cencove Fine Sandy Loam, Nyssa Gravel Substratum, and Owyhee Silt Loam.

The characteristics of each soil are shown in chart form in Table II. In general, the major soil problems are erosion,

FIGURE 1
ADRIAN CLIMATE DATA

Average Temperature (in degrees)*

	J	F	M	A	M	Ju	Jul	Aug	Sept	Oct	Nov	Dec.
Max.	34.5	39.6	46.8	54.9	63.0	71.7	78.9	77.1	72.5	52.6	43.8	36.
Mean	28.8	36.2	42.0	50.2	59.2	67.1	75.4	72.3	63.1	51.2	39.6	29.8
Min.	24.5	31.2	37.8	48.0	56.3	64.1	74.1	68.1	58.5	50.0	37.2	21.0

Average Area Precipitation (in inches)*

	J	F	M	A	M	Ju	Jul	Aug	Sept	Oct	Nov	Dec
Max.	1.34	1.88	1.47	1.33	.81	1.74	.74	1.27	1.96	1.67	1.94	2.71
Mean	1.07	0.71	0.82	0.76	0.90	0.90	0.34	0.59	0.67	0.56	1.11	1.33
Min.	.66	.09	.08	.16	.04	.15	.00	.00	.00	.08	.28	.06

*These figures are taken from data for 1955, 1965, 1971-76

Average Cloud Cover Days per Month

	J	F	M	A	M	Ju	Jul	Aug	Sept	Oct	Nov	Dec
CLD	18.2	8.4	7.	7.2	3.2	3.2	.6	1.8	1.2	4.6	9.4	12.4
PCLD	9.6	13.2	15.6	15.4	13.6	12.4	9.8	9.	8.6	10.6	15.	13.6
CLR	3.2	6.6	8.4	7.4	14.2	14.4	20.6	20.2	20.2	15.8	5.6	5.

For 45° N Latitude

	Dec	Jan	Feb	Mar	Apr	May	Jun	Jly	Aug	Sept	Oct	Nov
Seasonal Day length	8 hr 20 min	9 hr 32 min	10 hr 44 min	12 hours	13 hr 6 min	14 hr 12 min	15 hr 20 min	14 hr 12 min	13 hr 6 min	12 hours	10 hr 44 min	9 hr 32 min
Seasonal Angle of the Sun at Noon	21° 30'	29° 20'	37° 10'	45° --	52° 50'	60° 40'	68° 30'	60° 40'	52° 50'	45° --	37° 10'	29° 29'
	Winter Solstice			Spring Equinox		Summer Solstice			Fall Equinox			

Langley's Ave Per Day	100	138	236	342	485	585	640	670	576	460	300	180
-----------------------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

Langley = 1 gr cal per sq. cm. Solar Constant - average daily total = 408
Average based on data from 1945, 1955, 1965, 1975, 1976

TABLE II

SOIL LIMITATIONS

Soil Type	Soil Capability Classification	Major Soil Problem	Road Foundation	Low Building Foundation	Septic Tank Absorption Fields
Garbutt Silt Loam (125A,B)	IIe	Erosion	Moderate	Slight	Slight
Umapiine Silt Loam (40A)	IIIW	Flooding, Wetness	Severe	Severe	Severe
Feltham Loamy Fine Sand (155B,BC,D)	IIIe	Erosion	Moderate	Moderate	Moderate
Cencove Fine Sandy Loam (151 B,BC,C) 152B	IVs	Erosion	Moderate	Moderate	Moderate (Good Gravel Potential)
Nyssa Gravel Substratum (150AB, BC, C)	IIIIs	Low Strength	Moderate	Moderate	Moderate
Owyhee Silt Loam (144A, C)	I	Erosion from wind	Moderate	Moderate	Slight
Nyssa Silt Loam (146D)	IIIB	Cemented pans	Moderate	Moderate	Severe

flooding, wetness, and low strength. There are moderate limitations for road foundations (with the exception of Umapine Silt Loam which again has been given a severe limitation rating, and Garbutt Silt Loam which has only slight limitations.) Septic tank absorption field rating is moderate except for Owyhee Silt Loam and Garbutt Silt Loam which are slight and Umapine Silt Loam which is severe.

It should be kept in mind that the SCS problem and limitation categories are guidelines and general indications rather than prohibitions to development. The limitations listed for each soil type are factors that should be taken into consideration and which may require extra expense or special construction techniques.

Description of Soil Types (See Map V.)

1. Feltham Loamy Fine Sand underlies a majority of the city blocks in Adrian. This soil takes up the northeastern corner of the city and extends down about a block south of Washington Street along the highway and railroad tracks. It has moderate limitations for construction of road and low building foundations and septic tank absorption fields. Its agricultural capability class is IIIe.
2. Umapine Silt Loam, located in the southeast portion of the city along the Snake River and along the western side of the city has an agricultural capability class rating of IIIw. Its major problems are occasional flooding, wetness, and high water tables due in part to its closeness to the Snake River. It has moderate limitations for road foundations, low building foundations and septic tank absorption fields.
3. Garbutt Silt Loam, is located in the northern and southern parts of the city and its surroundings. Its main problem is water and wind erosion during construction phase and its agricultural capability class is IIe. It has a moderate limitation for road foundations and only slight limitations for low building foundations and septic tank absorption fields.

Map I

Soil Association.

4. Owyhee Silt Loam, underlies the southwestern corner of the city limits and the surrounding area. Its major soil problem is erosion from wind and is rated moderate for road foundations and low building foundations. It has slight limitations for septic tank absorption fields and has an agricultural capability class rating of I. This puts it in the category of the best lands for agricultural use.
5. Nyssa Gravel Substratum, is located north of the city, extending down into the high school grounds. Its agricultural capability class is IIIs with its primary problem condition being low bearing strength. It has a moderate limitation for the three factors used.
6. Cencove Fine Sandy Loam, underlies the land to the northeast of the city limits. Its major problems are erosion and low strength and its limitations are moderate for septic tank absorption fields and road and low building foundations. It should be noted that Cencove Fine Sandy Loam is rated as having a good gravel resource potential. This is a resource that could be further explored and should be taken into consideration in any plans for development. Generally, gravel deposits near a city are considered to be valuable resources due to reduced costs in transporting the material from its source to the site.
7. Nyssa Silt Loam underlies small areas to the west and southwest of the city. Its major soil problem is cemented hardpans, and limitations for septic tank absorption fields are rated as severe. It has moderate limitations for both road foundations and low building foundations and its agricultural capability classification is IIIb.

Water

Water can affect the lives of the people in Adrian in a number of ways. Because of its proximity to the Snake River,

Adrian may be vulnerable to flooding in years of extreme precipitation. The Federal Insurance Administration of the U.S. Department of Housing and Urban Development (HUD) published boundary maps of flood prone areas in all cities in Oregon to be used as guidelines for flood insurance. Official mapping of Adrian to date has not been completed but residents indicate that there have been no major floods recorded.

The closeness of the Snake River may also be viewed as a resource in terms of recreation potential and wildlife habitat. The river's edge is traditionally a place where much recreation activity can occur. Fishing, swimming, camping, picnicking, and other activities are compatible with this area. The river's edge can also be an important habitat for wildlife and preservation of this habitat must be taken into consideration in any planning for this area.

Ground water is another aspect which needs to be considered in any development activities in Adrian. High water tables, possibly from three to five feet deep in the areas of Umapine Silt Loam may present problems and hazards for installation of public facilities such as sewer and water lines, as well as the problems previously mentioned for foundations and septic tanks.

APPENDIX C: Adrian Citizens' Survey

1. How many people in your household are in the following age groups? And what are their sex? Write the number in each blank, please.

- | | |
|-----------------------------------|--------------------------------------|
| <input type="checkbox"/> Under 10 | <input type="checkbox"/> 36-50 |
| <input type="checkbox"/> 10-17 | <input type="checkbox"/> 51-59 |
| <input type="checkbox"/> 18-22 | <input type="checkbox"/> 60-64 |
| <input type="checkbox"/> 23-35 | <input type="checkbox"/> 65 or older |

2. What is the age of the head of your household?

- Less than 18
- 18-22
- 23-35
- 36-59
- 60-64
- 65 or older

3. What is the sex of the head of your household?

- Male
- Female

4. In your family what is the present occupation(s) in the household?

- | | |
|---|--|
| <input type="checkbox"/> Ranching | <input type="checkbox"/> Trucking |
| <input type="checkbox"/> Farming | <input type="checkbox"/> Education |
| <input type="checkbox"/> Construction | <input type="checkbox"/> Professional, technical, Managerial |
| <input type="checkbox"/> Mining | <input type="checkbox"/> Clerical/secretarial |
| <input type="checkbox"/> Retail/sales | <input type="checkbox"/> Retired |
| <input type="checkbox"/> Wholesale/distribution | <input type="checkbox"/> Unemployed |
| <input type="checkbox"/> Housewife | <input type="checkbox"/> Service |
| <input type="checkbox"/> Government | <input type="checkbox"/> Others |

5. Where does the principal wage-earner in your household work?

- | | |
|--|---|
| <input type="checkbox"/> Adrian City | <input type="checkbox"/> Ontario or vicinity |
| <input type="checkbox"/> Adrian area | <input type="checkbox"/> Another part of Malheur County |
| <input type="checkbox"/> Vale or vicinity | <input type="checkbox"/> Another part of Oregon |
| <input type="checkbox"/> Nyssa or vicinity | <input type="checkbox"/> Idaho |

6. What type of housing does the family live in?
House Apart. Duplex Mobile home Other

7. How long have you resided in Adrian?

6 months or less _____
6 months to 1 yr _____
1 to 5 yrs. _____
5 to 10 yrs. _____
10 to 20 yrs. _____
20 or more _____

8. What are your average monthly housing costs, including rent, heat, electricity, water, garbage, gas, mortgage payments, property taxes, and so forth?

_____ None	_____ \$150-\$199
_____ \$1-\$49	_____ \$200-\$249
_____ \$50-\$74	_____ \$250-\$299
_____ \$75-\$99	_____ \$300-\$349
_____ \$100-\$124	_____ \$350 or more
_____ \$125-\$149	

9. Do you rent or own your current residence?

_____ Own (or buying)
_____ Rent
_____ Other

10. Why did you move to Adrian?

_____ Farming	_____ Like the area
_____ Ranching	_____ Family
_____ Mining	_____ Others, explain _____

11. Please indicate your opinion on the quality of city services.

	Good	Ave.	Poor	No Opinion	Would you pay for improvements?	
					Yes	No
Police protection						
Fire protection						
Water supply						
Sewer services						
Street maintenance						
Street lighting						
Parks & recreation						
Litter & garbage						
Dog control						
City officials as to responsibility to needs of the city						
Others, _____						

12. Do you have suggestions for improving city services and city government?

13. What kind of housing do you feel is needed in Adrian? Check all you feel are needed.

- single-family residence
- housing for low-income families and senior citizens
- apartments
- duplexes
- mobile home parks

14. Is additional commercial and industrial growth in the city desirable?

- Yes
- No
- No opinion

15. In considering the physical expansion of the city, do you feel that the prime agricultural land should be reserved for farm use exclusively?
 Yes
 No
 No opinion

16. What types of industrial expansion would be most desirable?
 light manufacturing
 heavy manufacturing
 food processing plants
 Other _____

17. Should it be city policy that new industrial developments pay for all public improvements which they require?
 Yes
 No
 No opinion

18. What type of fuel is used for heating your home?
 None
 Gas
 Electricity
 Oil
 Coal
 Wood

19. Is your house insulated? Yes No
If yes, what type is used and where is it used?

	Ceiling	Walls	Floor
Fiberglass	_____	_____	_____
Styrofoam	_____	_____	_____
Other	_____	_____	_____

20. Please estimate the total average monthly income (before taxes) of all members of your household.
 \$250 or less
 \$251-\$416
 \$417-\$583
 \$584-\$833
 \$834-\$1,250
 \$1,251-\$2083
 \$2,084 or more

21. Add any other comments which you might have. _____

ADRIAN SURVEY

1. # of persons in each age group

	#	% of Total
Under 10	13	12%
10-17	17	16%
18-22	5	5%
23-35	8	8%
36-50	25	23%
51-59	5	5%
60-64	10	9%
65 or older	23	22%
No response	0	0%
TOTAL:	106	

2. Age of Head of Household

	#	% of Total
Less than 18	0	0%
18-22	0	0%
23-35	4	9%
36-59	15	35%
60-64	7	16%
65 or older	17	40%
TOTAL:	43	

3. Sex of Head

	#	% of Total
Male	35	81%
Female	8	19%
TOTAL:	43	

4. Occupations in Household

	#	% of Total
Ranching	0	0%
Farming	2	3%
Construction	5	9%
Mining	1	2%
Retail Sales	2	3%
Wholesale/Dst.	0	0%
Housewife	12	20%
Government	0	0%
Trucking	2	3%
Education	3	5%
Prof., Tech, Mgr.	2	3%
Clerical/Service	1	2%
Retired	21	36%
Unemployed	4	7%
Service	1	2%
Others	3	5%
No Response	0	0%
TOTAL:	59	

5. Where wage earners work

	#	% of Total
Adrian city	8	19%
Adrian area	7	16%
Vale or vicinity	0	0%
Nyssa or vicinity	7	16%
Ontario or vicinity	0	0%
Another part of Co.	0	0%
Another part of Oregon	1	2%
Idaho	2	5%
*No Response	18	42%
TOTAL:	43	

*Most "No Response" were retired people

6. Type of Housing

	#	% of Total
House	33	77%
Apt.	0	0%
Duplex	0	0%
Mobile home	9	21%
Other	1	2%
No Response	0	0%
TOTAL:	43	

8. Monthly Housing Costs

	#	% of Total
None	0	0%
\$1-49	0	0%
\$50-74	5	12%
\$75-99	7	16%
\$100-124	4	9%
\$125-149	4	9%
\$150-199	9	21%
\$200-249	5	12%
\$250-299	3	7%
\$300-349	1	2%
\$350 or more	2	5%
No res.	3	7%
TOTAL:	43	

10. Reason Moved to Adrian

	#	% of Total
Farming	1	2%
Ranching	0	0%
Mining	2	5%
Like the area	23	53%
Family	5	12%
*Other	10	23%
No. Res.	2	5%
TOTAL:	43	

7. Years Resided in Adrian

	#	% of Total
6 mo. or less	0	0%
6 mo. 1 yr.	7	16%
1-5 years	13	30%
10-20 years	2	5%
20 years or more	11	26%
5-10 years	10	23%
TOTAL:	43	

9. Own or Rent

	#	% of Total
Own (or buying)	38	88%
Rent	3	7%
Other	1	2%
No. Response	1	2%
TOTAL:	43	

*Others:

- 1 - Business venture
- 2 - Retired
- 2 - Always lived here
- 2 - Work
- 1 - To be in the country
- 1 - Job
- 1 - Found house could afford

11. Rating of Services

	Good		Average		Poor		No Opinion		Would pay for Improvements	
	#	% of Tot.	#	% of Tot.	#	% of Tot.	#	% of Tot.	Yes	No
Police	9	21%	9	21%	14	33%	11	25%	6	5
Fire	32	74%	6	14%	0	0%	5	12%	3	4
Water	6	14%	9	21%	13	30%	15	35%	14	2
Sewer	23	54%	4	9%	1	2%	15	35%	1	4
Street Maintenance	4	9%	19	44%	7	17%	13	30%	4	6
Street Lighting	6	14%	9	20%	14	33%	14	33%	3	4
Parks & Rec.	7	16%	11	25%	5	12%	20	47%	0	6
Litter & Garbage	12	28%	7	16%	7	16%	17	40%	2	5
Dog Control	3	7%	4	9%	25	58%	11	26%	9	2
City Officials	16	37%	6	14%	2	5%	19	44%	1	3

12. Suggestions for Public Services:

Law for dogs
 streets are bad
 speed should be changed from 35 to 25
 a full-time constable-maintenance person
 should improve drinking water
 litter & garbage are bad
 put in a new water system
 make owners clean up property

13. Housing needed:

	#	% of Total
Single family	18	26%
Low income & senior cit.	11	22%
Apt.	2	4%
Duplexes	1	2%
Mobile homes	10	20%
No Response	8	16%

*TOTAL: 50

*Some people put more than one response

14. Commercial and Industrial Growth Desirable

	#	% of Total
Yes	19	44%
No	6	14%
No Opinion	17	40%
No Response	1	2%
TOTAL:	43	

15. Ag. Land Preserved for Farm Use

	#	% of Total
Yes	21	49%
No	8	19%
No Opinion	13	30%
No Response	1	2%
TOTAL:	43	

16. Industrial Expansion Most Desirable

	#
Light Manuf.	11
Heavy Manuf.	0
Food Processing	18
Other	1
No Response	17

*Some people put more than one response

17. Individual Developer pay for Improvements

	#	% of Total
Yes	29	68%
No	4	9%
No Opinion	9	21%
No Response	1	2%

18. Fuel in Home

	#	% of Total
None	0	0%
Gas	8	18%
Electricity	19	44%
Oil	14	32%
Coal	2	4%
Wood	0	0%

*1 person had 2 things marked

19. House Insulated

	#	% of Total		
		Ceiling	Walls	Floor
Yes	37	86%		
No	6	14%		
Fiberglass	22	14	9	
Styrofoam	5	1	1	
Other	4	2	0	
TOTAL:	31	17	10	

20. Income

Monthly	Annual	#	% of Total
\$250 or less	\$3,000	3	7%
\$251-416	\$3,012-4,992	7	16%
\$417-583	\$5,004-6,996	5	12%
\$584-833	\$7,008-9,996	10	23%
\$834-1,250	\$10,008-15,000	7	16%
\$1,251-2,083	\$15,012-24,996	2	5%
\$2,084 or more	\$25,008	0	0%
No Response		9	21%

21. Comments:

enforce speed law through Adrian
 town needs a new water system
 low interest for people with middle incomes
 property taxes too high
 speed signs have not been changed since city limits
 were changed