

*Final Keep*

CITY OF COVE  
COMPREHENSIVE  
LAND USE PLAN  
SEPTEMBER 1983

PREPARED BY COVE CITY COUNCIL  
WITH ASSISTANCE FROM  
HANLEY JENKINS, II  
AND  
UNION COUNTY PLANNING DEPARTMENT

## COVE AGENCY INVOLVEMENT LIST

## I. LOCAL

Cove School District  
Cove Rural Fire Protection District  
Union County  
Union County Overall Economic Development Committee

## II. STATE AGENCIES

Land Conservation and Development Commission  
Department of Fish and Wildlife  
Department of Geology and Mineral Industries  
Department of Environmental Quality  
Department of Transportation  
Department of Water Resources  
Department of Economic Development  
Department of Energy

## III. FEDERAL

## LOCAL ADDRESSES:

Cove School District  
c/o Joe Taber, Superintendent  
P.O. Box 68  
Cove, Oregon 97824

Cove Rural Fire District  
P.O. Box 8  
Cove, Oregon 97824

## ACKNOWLEDGEMENTS

The Cove City Council extends a sincere appreciation to those residents and affected agencies who participated in the development of the Cove Land Use Plan. This document is an accumulation of an extensive amount of information which has been contributed and gathered by local residents making the comprehensive nature of the Plan possible. The City Council acknowledges and appreciates the professional assistance provided by the Union County Planning Department. Staff direction was provided by Hanley Jenkins, II, Planning Director and Peter Rosen, Associate Planner.

Special recognition is extended to those City Council members who gathered detailed existing land use information.

CITY OF COVE -- LAND USE PLAN

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## CITY OF COVE -- LAND USE PLAN

## I. 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.

**THE CONCEPT.** The City of Cove Land Use Plan is a public document prepared 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 proposal evaluations; public utility, facility and street improvement projects; and other considerations related to community growth.

The Plan will be used by public bodies as the basis upon which to make community development decisions, and by businesses or private individuals to make investment or construction decisions.

**THE PURPOSES.** The three basic purposes of this Plan are (1) to encourage desirable growth, (2) to accommodate anticipated development, and (3) to make provisions for those uses which may be needed by a community, but which may have such undesirable characteristics as noise, smoke, or odor.

The 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 constructing those road 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.

**PLANNING GUIDELINES.** The guidelines included in this Plan are included to provide a policy framework for planning decisions. The three types of guidelines are (1) objectives, (2) Plan policies, and (3) recommended actions or measures of Plan implementation. Objectives, found here, are those general goals that serve as the basis for all planning decisions. Plan policies, found in the text, are more detailed guidelines that may be used to evaluate planning decisions being considered. If decisions are made contrary to the Plan policies, justification for deviating from the policy should be recognized and spelled out (documented). Recommended actions, also found in the text, are those activities which need to be undertaken to implement the Plan. These actions are recommendatory and do not have the same regulatory effect as do the objectives and policies.

**OBJECTIVES.** Achievement of the following objectives is the overall aim of this Plan.

## CITY OF COVE -- LAND USE PLAN

1. To recognize and protect existing development, and those related investments which have been made in the community.
2. To maintain or enhance economic stability without diminishing livability of the area.
3. To conserve those air, land, water, and energy resources which make the area desirable in which to live, work, and recreate.
4. To provide for community housing, employment and recreation needs within the financial and natural limitations of the area.

PLANNING AREA. The Plan area includes the City limits. Based on efficient utilization of service facilities, infilling of existing uncommitted lands and a moderate growth philosophy, Cove has adopted a City limits/urban growth boundary.

FLEXIBILITY. This Plan is flexible in that provisions are made for reviewing and updating it as conditions in the area change. Such conditions may be economical, physical, social, or environmental. Boundary lines for the various land use classifications are general and may be adjusted (slightly) as the Council determines desirable, providing the intent of the Plan is not changed by the adjustment.

EXISTING USES. Any legal use existing at the time this Plan was adopted can be continued providing such use is not determined to be a nuisance under local nuisance ordinance provisions.

LEGALITY. 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, e.g. zoning and subdivision ordinances which express public policy.

The term coordination above refers (a) to planning interaction with other agencies at various levels of government, and (b) to relating the Land Use Plan to public utility, facility and transportation improvements, which are among the most important means of Plan implementation. The law also requires Plan review and revision as changing needs and desires arise. In December, 1974, the State Land Conservation and Development Commission (LCDC), adopted fourteen land use planning goals which apply to Cove. The State goals spell out what must be taken into account in preparing a plan. Cities and counties are still responsible for preparation of their own respective plans. Counties are required to coordinate all of the plans prepared within their boundaries.

ZONING. In addition to public utility, facility and transportation improvements, zoning is among the most important means of 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 City of Cove Zoning Ordinance - Series April 19, 1977, and Partition and Subdivision Ordinance, ORD. NO. 1, 1977 Series have been revised to directly implement this Plan.

FORMAT. This document has three basic sections: Introduction, Plan Classifications and Plan Interpretation. The Plan Classification section identifies the Plan map and land use plan classifications which are planned in Cove. The Plan map is presented to illustrate the specific location of the classifications. The Plan Interpretation section includes a goal by goal development of the Plan with each subsection divided into the following: (1) goal requirements, (2) background information, (3) Plan policies and (4) Plan recommendations. The background information includes much of the factual information upon which the Plan is based. Additional background information has been provided in the appendix, or filed with the City Recorder (as indicated in respective text inclusions). Plan policies and Plan classifications are regulatory, legally binding and designed to carry out the intent of the Plan. The recommendations are intended to spell out those actions which appear desirable to be undertaken as measures of Plan implementation.

#### THE PLANNING PROCESS

Formation of Citizen Involvement Advisory Committee (CIAC)  
or (CCI)

(CITY COUNCIL)

Inventory Existing Conditions:

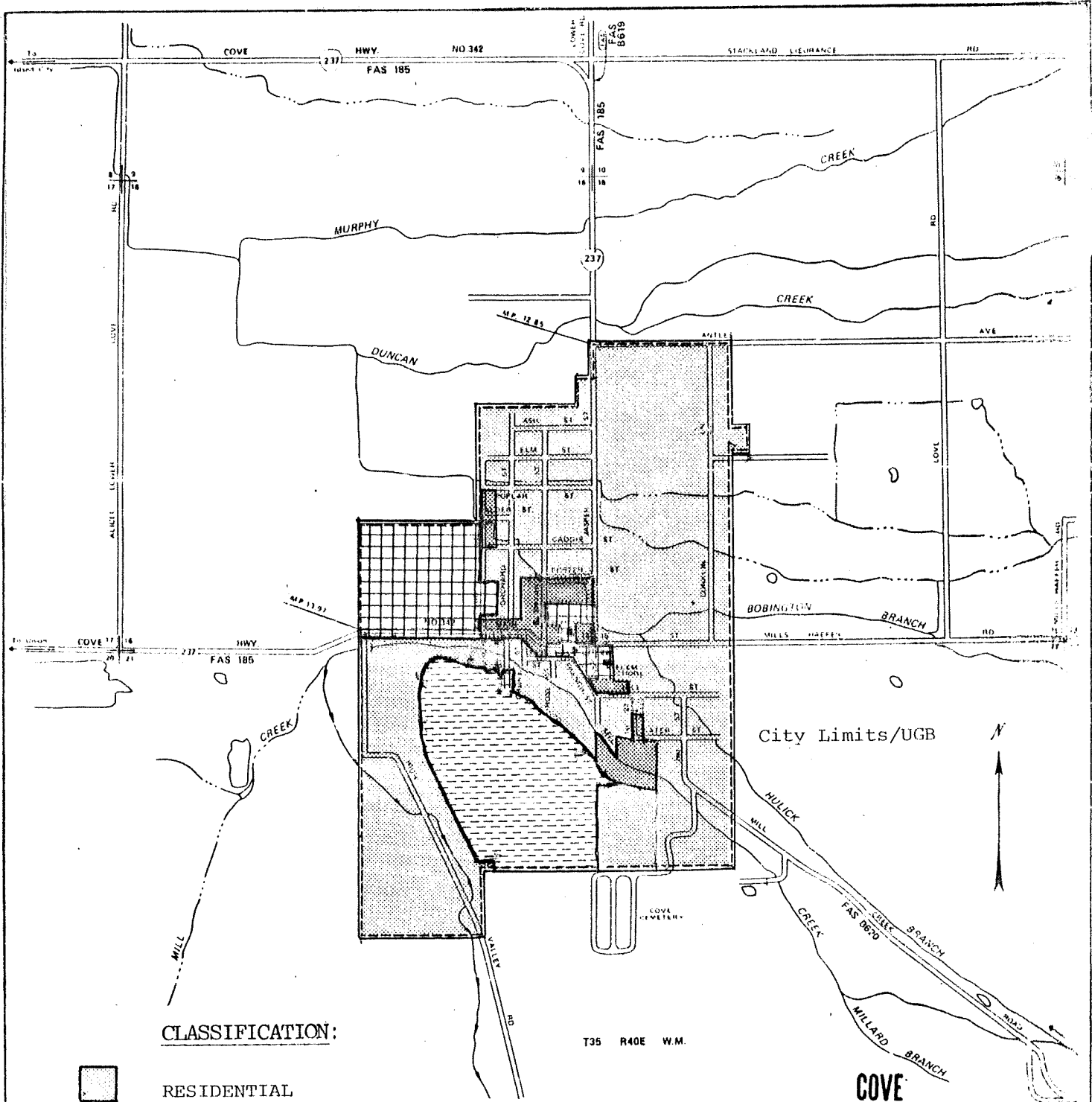
- land use
- socio-economic characteristics
- public facilities
- physical resources

Select Alternative Growth Options:





- analyze conflicts, issues and problems
- review options and mitigation of conflicts

Formulate Development Philosophy:

- select most desirable growth option

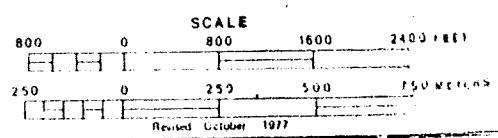


**CLASSIFICATION:**

-  RESIDENTIAL
-  LOW-DENSITY RESIDENTIAL
-  COMMERCIAL
-  SEMI-PUBLIC

T35 R40E W.M.

**COVE**  
 UNION COUNTY, OREGON  
**LAND USE PLAN  
 & ZONING MAP**



## II. PLAN CLASSIFICATIONS

THE FOLLOWING DESCRIPTIONS IDENTIFY THE PURPOSES AND THE TYPES OF USES ENCOURAGED IN EACH OF THE LAND USE PLAN CLASSIFICATIONS.

The Plan classifications include the following: Residential, Low Density Residential, Commercial and Semi-public. The term "suitable" within the description of each classification takes into account existing uses, and those environmental, service and similar conditions inherent to each location, which make that area more or less "suited" for various uses. The term "desirable" refers to area social, economical and political characteristics which have been taken into account in establishing the need or demand for various uses on alternative sites. The Plan combines these suitability and desirability considerations into a single development guideline.

## PLAN CLASSIFICATION - PURPOSE

**RESIDENTIAL:** To provide areas suitable and desirable for single-family residential, duplex, and multi-family dwellings.

Residential development is identified on the Plan Map as being suitable within City limits on currently uncommitted lots.

**LOW DENSITY RESIDENTIAL:** To provide areas suitable and desirable for single-family residential dwellings on lots no smaller than 1 acre, in an area of steep slopes.

This area is identified as lying south of Mill Creek and consisting of a steep basalt ridge.

**COMMERCIAL:** To provide areas suitable and desirable for those retail, service, tourist and other similar commercial activities which are needed in the community. These areas include the central business district and commercial enterprises along Highway 237 where commercial activities already exist.

**SEMI-PUBLIC:** To provide areas desirable for existing and anticipated public and semi-public uses such as public and private schools, churches, community centers and other local, state or federal activities or facilities.



## CITY OF COVE -- LAND USE PLAN

## III. PLAN INTERPRETATION

GOAL I  
CITIZEN INVOLVEMENT

Goal 1: To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

BACKGROUND INFORMATION: The City of Cove has satisfied this goal by notifying citizens of the land use planning effort and providing them an opportunity to participate through work sessions and public hearings. The City of Cove Citizen Involvement Program designated the City Council as the on-going Committee for Citizen Involvement (CCI). Public notices, newspaper articles and radio broadcasts were used to explain the CCI's efforts and notify the public of meetings. A number of residents participated in plan preparation and review.

Union County is responsible for coordinating all planning activities affecting land uses within the County, to assure integrated comprehensive plans. The City has participated in this coordination process. Current revisions of the Plan document have been prepared by the CCI in cooperation with interested residents and government agencies. Formal adoption was preceded by several public hearings announced in local newspapers of general circulation.

## POLICIES:

1. That citizens will be encouraged and have an opportunity to participate in all phases of the planning process.
2. That the plans of other local, state and federal agencies will be taken into account in land use planning and related decisions.
3. Public notice will be given on all meetings and public hearings held on amendments to the Land Use Plan and any subsequent updates.
4. Technical information will be sought from agencies and private sources where such information is needed for future Plan documentation.
5. The public shall receive timely response from the policymakers on land use questions.
6. That an on-going Committee for Citizen Involvement (CCI) be maintained.

## RECOMMENDATIONS:

1. That the City Council develop a program for citizen involvement which includes but is not limited to preparation and posting of planning-related agenda items, and making information and educational materials available for citizens to identify and comprehend planning issues.
2. Federal, State and local agencies and special districts

## CITY OF COVE -- LAND USE PLAN

- will be provided individual notification when land use actions directly affect their jurisdiction.
3. Notice of meetings and public hearings on the Land Use Plan will be published in local newspapers, on radio and placed in a public location at least one week prior to the meeting.
  4. When feasible, public notice will include solicitation for individuals or groups to inventory and gather factual information for amendments and updates to the Land Use Plan.
  5. The City Council will assume the Citizen Advisory Committee function because of the size of the town, the limited amount of planning and development activity, and the few number of people who have the time and interest to fulfill that function.
  6. The public may submit written and verbal testimony at such time testimony is pertinent to discussion topics during citizen advisory meetings. Testimony and proposed changes to the Land Use Plan shall occur prior to or as part of the public hearing process to adopt amendments to the Land Use Plan.



## CITY OF COVE -- LAND USE PLAN

GOAL II  
LAND USE PLANNING

Goal 2: To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

BACKGROUND INFORMATION: The planning process began in 1974 with the formation of the Committee for Citizen Involvement (CCI) to develop and implement a Citizen Involvement Program. A local attitude survey was circulated and the results were considered throughout development of the Plan. Inventory information was collected from local residents, affected agencies and other persons, and is included within each applicable goal.

Public meetings and formal hearings were held by the CCI during the Plan development process. Problems and issues related to land use and development were addressed as a result of the inventory analysis. Alternative solutions were discussed and an appropriate course of action selected which is represented in the Plan and Ordinances. A development philosophy which follows the selected course of action outlines the basic concepts and supporting reasons underlying Cove's anticipation for future growth.

DEVELOPMENT PHILOSOPHY: The City of Cove has selected a city limits/urban growth boundary after analyzing that sufficient land is available within city limits to accommodate projected residential, commercial and light industrial growth. The following findings of fact support selection of this alternative. A more detailed explanation which supports the city limits/UGB is presented within the goal by goal discussion.

1. Cove's population is projected to increase at the 1970 to 1980 rate or about 2% per year to the year 2000.
2. The recent availability of municipal water and sewer services will encourage development within the city limits.
3. Cove's rural character will attract people pursuing large lots and less congestion.
4. Residential growth is not expected to exceed the historic trend due to limited employment opportunities and low economic growth potential.
5. Commercial and light industrial growth is limited by lack of direct access to major highway and railway routes, distance from current population and employment centers and Cove's existing economic base.

## POLICIES:

1. As new resource or demographic data become available it will be incorporated into the Plan through future updates.



## CITY OF COVE -- LAND USE PLAN

2. The City's Plan will be coordinated with the Union County Land Use Plan and other State and Federal agencies, that may have an effect upon or be affected by local decisions.
3. That as a condition of making plan changes, it will be determined that community attitudes and/or physical, social, economic, or environmental changes have occurred in the area or related areas since plan adoption and that a public need supports the change, or that the original plan was incorrect.
4. That in considering plan revisions alternative sites for the proposed uses will be examined, and it will be determined that the area proposed to be changed compares favorably with other areas which might be available for the uses proposed.
5. The planning-related decisions will be made on a factual base and that such base will be updated as base information changes.
6. That compatibility of anticipated uses with surrounding area development will be evaluated in making planning related decisions.
7. The major plan changes having a significant impact beyond the application area will follow a process similar to that utilized in plan preparation, and that such changes will not be made more frequently than two year intervals except that the public may petition for review and revision at more frequent intervals.
8. The minor plan changes, such as corrections or boundary adjustments and re-alignments, will be made by the City Council and utilize a public hearing process.
9. The Plan will be reviewed in its entirety and updated every five years to determine its adequacy to meet future needs and maintain social, economic and environmental conditions.

## RECOMMENDATIONS:

1. New supportive data will be incorporated at the time of Plan update.
2. Cove's Joint Management Agreement with Union County will be reviewed simultaneously with the Land Use Plan review.
3. Cove will submit amendments and updates to the Land Use Plan for Union County Planning Commission and Union County Court review.
4. Findings made in the course of land use planning decisions will be related to specific plan policies or factual information, and that such findings be documented.
5. A public notice will be made each time a Plan review is being undertaken, and a public statement be made as to the findings of the review.
6. An official copy of the Plan will be filed with the City Recorder, and County Clerk, and similar copies be made available for review in the City Hall and Union County Planning Office.

## CITY OF COVE -- LAND USE PLAN

GOAL III  
AGRICULTURAL LANDS

GOAL 3: To preserve and maintain agricultural lands.

BACKGROUND INFORMATION: The following soil information was taken from U.S.D.A. Soil Conservation Service Preliminary soils survey information sheets. Agricultural productivity of soils in Cove is generally differentiated by its topographic occurrence, with less productive soils (Class IV-VII) positioned on the steeper slopes to the south and the more productive soils (Class III-IV) on the moderately sloping toe of Mt. Fanny to the north.

The area north of main street includes most of the developed portion of the City. The soils are predominantly Phys silt loam and Phys gravelly silt loam. The Phys series consists of well drained gravelly silt loam over cobbly clay loam soils. They occur on alluvial fans with slopes of 0-5%. The agricultural capability class for Phys silt loam is IIIs and for Phys gravelly silt loam is IVs.

The steep slope area rising south of main street includes Ramo silty clay loam (15-35% slopes) and Ramo very stony silty clay loam (2-20% slopes) on the lower slopes. These are well drained soils formed in mixed alluvium, colluvium and loess found on concave footslopes. The Ramo silty clay loam has an agricultural capability class of IVe and the Ramo very stony silty clay loam has a capability class of VIIs. Gwin very cobbly silty clay loam, also found in this area, but found on steeper slopes of 20-40% slopes, is a well drained soil formed in weathered basalt. It has an agricultural capability class of VIIs.

Mill Creek follows along the base of the rising slopes and the soil here has been identified as Veazie-Voats Complex. This is a well drained loam or gravelly loam soil formed in recent alluvium which has capability class of IVw when irrigated and VIIs when not irrigated.

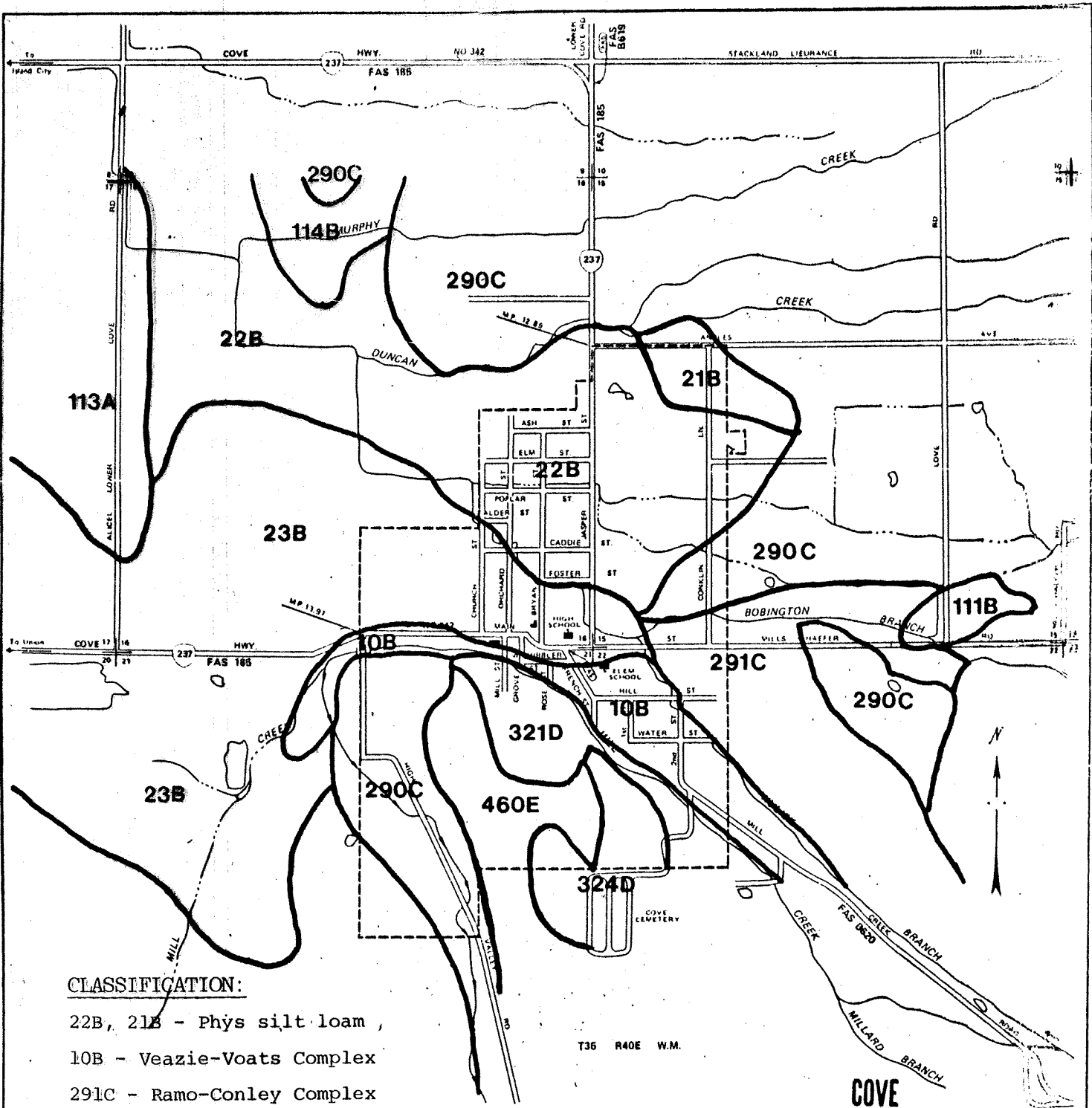
Other major soil types in the area found along High Valley Road and directly west of the city limits are Ramo-Conley Complex (Class VIIs) and the Ramo-Conley silty clay loams (Class IIIe). These soils are well drained and found in mixed alluvium, colluvium and loess on concave footslopes.

The table below lists the soils identified in the Cove area, their respective symbol and their agricultural capability class. The position of each soil series is identified by symbol on the Soils Map.

## AGRICULTURAL SOIL CAPABILITY CLASSIFICATION

Soils Symbol	Soil Series	irrigated	non-irrigated
22B	Phys silt loam	IIIIs	IIIIs
23B	Phys gravelly silt loam	IVs	IVs
324D	Ramo very stony silty clay loam		VIIs IVe
321D	Ramo silty clay loam		IVe
460E	Gwin very cobbly silt loam		VIIIs VIIs
10B	Veazie-Voats Complex	IVw	VIIs
290C	Ramo-Conley silty clay loam	IIIe	IIIe
291C	Ramo-Conley Complex		VIIs
111B	Conley silty clay loam	IIIw	IIIw
113A	Conley silty clay loam	IIIw	IIIw
114B	Conley silty clay loam	IIIw	IIIw

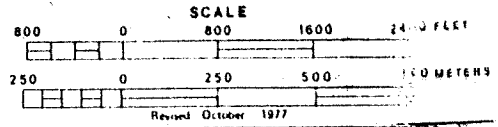




**CLASSIFICATION:**

- 22B, 21B - Phys silt loam ,
- 10B - Veazie-Voats Complex
- 291C - Ramo-Conley Complex
- 321D - Ramo silty clay loam
- 23B - Phys gravelly silt loam
- 290C - Ramo-Conley silty clay loam
- 460E - Gwinly very cobbly silt loam
- 324D - Ramo very stony silty clay loam
- 113A, 114B, 111B - Conley silty clay loam

**COVE**  
UNION COUNTY, OREGON  
**SOILS MAP**



## CITY OF COVE -- LAND USE PLAN

## POLICIES:

1. Before productive agricultural land is included in Cove's urban growth boundary for future development the following criteria will be considered:
  - a. There is a need for additional urban land according to a factual information base.
  - b. Whether the land is already committed to future urbanization due to the availability of services or division into small parcels, foregoing its continued use for commercial agriculture.
  - c. Alternative sites containing less productive soils have been considered.
  - d. The proposed amendment will be compatible with adjacent land practices.
2. An orderly, efficient and economical transition will be made in converting rural lands to urban development.
3. That annexations will be approved only in accord with Land Use Plan provisions.
4. Soil characteristics, crop productivity, grazing, resource habitat, economics, and other similar values will be taken into account in determining whether land should be maintained in its existing state or converted to urban uses.
5. The most productive agricultural lands will be conserved wherever less productive alternative sites are available, assuming access, service requirements and the like are or can be made available.

## RECOMMENDATIONS:

1. The City and County work together in protecting the most productive lands in and around the City.
2. Where development occurs adjacent to farmland, precaution will be taken to insure compatibility between anticipated development and farming activities.

GOAL IV  
FOREST LANDS

GOAL 4: To conserve forest lands for forest uses.

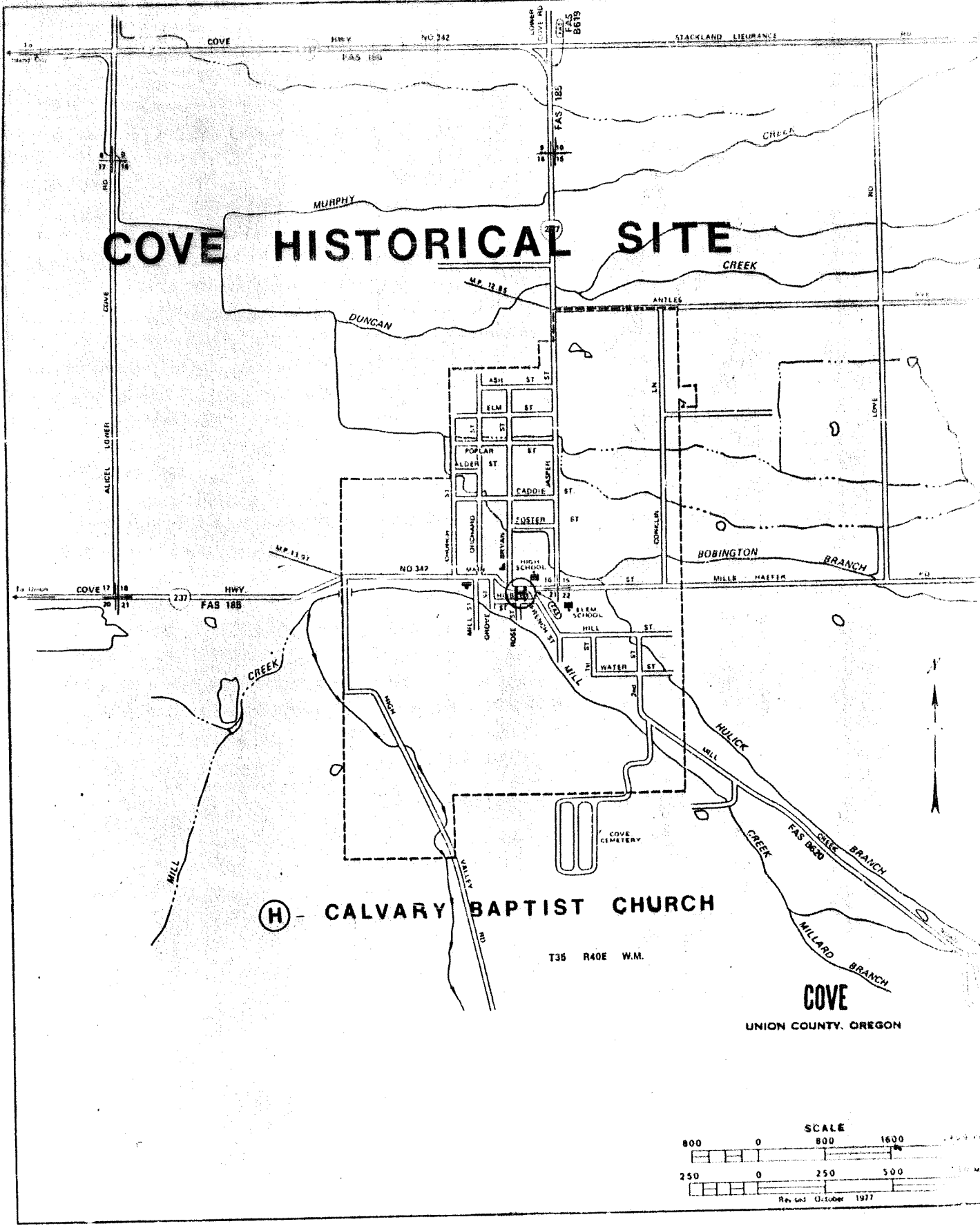
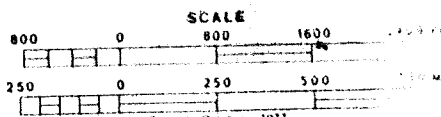
BACKGROUND INFORMATION: The City of Cove contains no productive forest lands.

# COVE HISTORICAL SITE

## (H) - CALVARY BAPTIST CHURCH

T35 R40E W.M.

COVE  
UNION COUNTY, OREGON



## CITY OF COVE -- LAND USE PLAN

## GOAL V

## OPEN SPACE, SCENIC &amp; HISTORIC AREAS &amp; NATURAL RESOURCES

GOAL 5: To conserve open space and protect natural and scenic resources.

## BACKGROUND INFORMATION:

- A. Land Needed or Desired for Open Space  
The rural character of Cove, typified by its large lots and surrounding agricultural and forest lands, provides the community an open space setting. Specific open space within the city limits is provided by the schools and the Cove swimming pool.
- B. Mineral and Aggregate Resources  
No mineral or aggregate resources currently exist or have been identified in the Cove city limits. An aggregate removal site approximately 0.5 miles west of Cove, south of the intersection of the Cove-Union Highway and the Alicel-Lower Cove Road, has historically been used by the Oregon Highway Division, Union County and private industry. The site is currently being used by a local operator.
- C. Energy Sources  
No sites have been identified in Cove for the generation of energy from natural gas, oil, coal or uranium sources. Two low temperature geothermal springs and one well have been identified in Cove city limits and inventory information is provided below. The map on page indicates the locations of these geothermal resources as well as others that have been identified in the general area of Cove.
1. Cove Hot Springs (Cove Swimming Pool)  
Location - 75 meters southwest of the corner of First and Water Streets.  
Quality - The water is potable and has a pH of 9.8. The surface temperature is 84 degrees F.  
Quantity - The flow rate of the spring is 226 gallons per minute (gpm).
  2. Cove Bath House Warm Springs  
Location - Approximately 175 meters northwest of the Cove Swimming Pool on Mill Creek.  
Quality - The water is potable and has a pH of 6.2. The surface temperature is 84 degrees F.  
Quantity - The flow rate of the spring is 2 gallons per minute (gpm). Development of the Cove Swimming Pool and the drilling of the Cove School District well in 1960 caused a sharp decline in the volume of the spring.
  3. Cove School District Well  
Location - Located on Cove School District property



## CITY OF COVE -- LAND USE PLAN

northeast of the intersection of First and Main Streets.

Quality - The water is presently used for drinking purposes in the schools. The surface temperature is 60 degrees F.

Quantity - The well depth is 790 feet. No figure is presently available as to the well yield.

There are no existing conflicts preventing the present or future utilization of the geothermal resources identified.

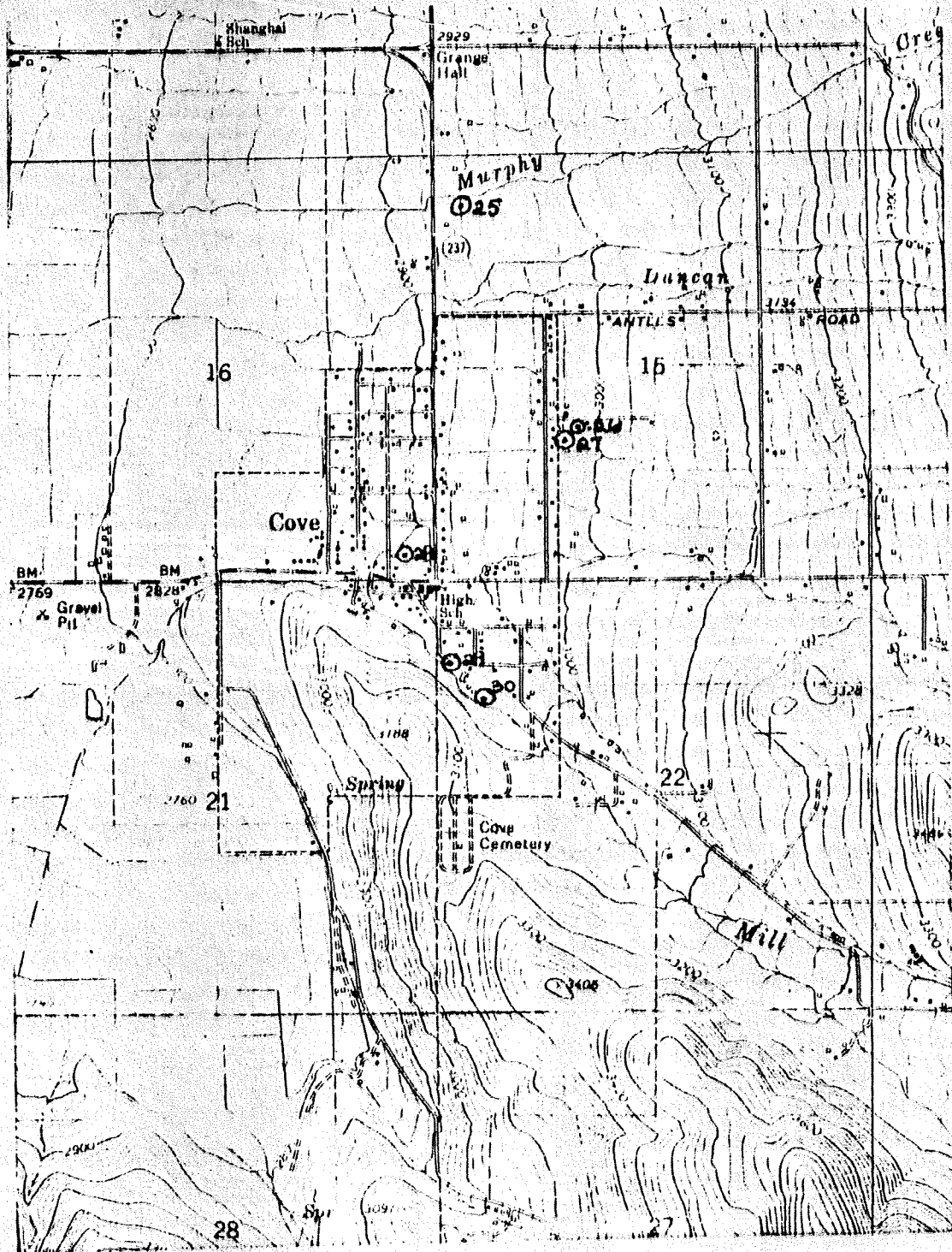
There are sites with the potential for wind energy generation in Cove, though no monitoring has been done to identify specific sites.

The Union County Energy Coordinator is presently accumulating information on the potential of solar, wind, biomass and geothermal energy sources in Cove. This information will be incorporated into the Plan at the time of the next update.

\* Information from the Northeast Oregon Geothermal Project - Eastern Oregon Development Council - January 1978 and the Union County Geothermal Report - Union County Planning Dept. - March 1981.

# GEOHERMAL RESOURCES

## MAP



## CITY OF COVE -- LAND USE PLAN

## D. Fish and Wildlife Areas and Habitats

The Oregon Department of Fish and Wildlife (ODFW) has identified Mill Creek as a fish habitat. Stream flows fluctuate significantly with the seasons and the low summer flow is dependent upon the amount of water diverted upstream for irrigation purposes. The natural vegetative cover along Mill Creek, known as a riparian zone, shall be maintained to preserve fish and wildlife habitats. Removal of the vegetative cover allows increased sunlight, raising the temperature of the water and reducing certain temperature-sensitive species such as trout. Maintenance of riparian zones permits better light, air and visual character for stream pollution control, and protection of wild game and non-game wildlife habitats. In addition, riparian zones provide a greater species diversification for the following reasons:

1. Vegetational and structural diversity.
  2. Availability of diverse niches.
  3. Riparian zones provide excellent migration routes.
- Consequently, in addition to maintenance of the fisheries resource, other animals such as upland game birds, waterfowl, terrestrial and aquatic furbearers are frequent inhabitants of riparian zones.

In order to maintain the riparian habitat along Mill Creek a setback for any new development such as structures or roads shall be required on a sliding scale proportional to one-half the stream width, at right angles to the angles to the annual high-water line or more. A minimum of 25 feet either side of streams will be recognized. Woody vegetation presently existing in the riparian zone shall be maintained, however, thinning or harvesting of merchantable tree species may occur within the riparian zone where 75% of the existing shade over the stream is maintained.

## E. Ecologically and Scientifically Sensitive Areas

The Oregon Natural Heritage Program in "Oregon Natural Areas, Union County Data Summary" (April 1978) did not identify any natural or scientific areas within the City of Cove. The riparian zone along Mill Creek is considered a fish and wildlife habitat area and is protected from encroachment according to the provisions provided above in Section D.

## F. Outstanding Views and Sites

Although no specific outstanding views or sites have been identified within Cove, there are excellent views throughout the City of the Wallowa and Blue Mountains, Mt. Fanny, and of the Grande Ronde Valley.

## G. Water Areas, Wetlands, Watershed, and Groundwater

Mill Creek originates on the west side of Mt. Fanny and flows through Cove to its confluence with the Grande



## CITY OF COVE -- LAND USE PLAN

Ronde River. There are no discharge records available for Mill Creek near Cove. Summer flows are minimal due to the upstream diversions for irrigation. No flood hazard area was designated by the Federal Flood Insurance Administration for Mill Creek during their 1977 Survey of Union County.

No reservoirs, lakes or permanent wetlands are found in Cove.

The following table presents the depths and yields of the wells drilled in Cove city limits between 1955 and 1976, as recorded by the County Watermaster.

Gallons per minute (gpm)	Number of Wells
0 - 5 gpm	1
6 - 20 gpm	6
Depth in Feet	Number of Wells
31' - 100'	2
101' - 200'	3
201' - 500'	1

The well water yield and location map indicates the locations of the recorded wells in Cove.

#### H. Wilderness Areas

No existing or potential wilderness areas have been identified in Cove.

#### I. Historic Areas, Sites, Structures and Objects

The statewide "Inventory of Historic Sites and Buildings" by the Oregon State Historic Preservation Office, Parks and Recreation Branch, Department of Transportation, 1976 has identified the Calvary Baptist Church as a historical structure. The church is located on property described as Twp. 3S, Range 40 EWM, Section 21AA, Tax Lot 200.

This one story, wood frame building with a gable roof and a shiplap exterior has lancet window bays and a stone foundation. A square bell tower is surmounted by an open belfry with a cone-shaped roof and four decorative gables.

Adjacent land use practices are varied. The Cove High School and Elementary School are located to the north and east. Commercial enterprises are northwest and west of the church. Residential housing bounds the property on the south. Existing land use practices are compatible with the church and maintenance of its historical characteristics. Therefore no future conflicts are anticipated.

The Episcopal Ascension Church. The church is located on property described as Twp. 3S, Range 40 EWM, Section 16DD Tax Lot 2700.

## CITY OF COVE -- LAND USE PLAN

The church has been restored to its original character and is in very good condition. It has not been used as a parish church since 1968. However, it is occasionally used for weddings, funerals and seminars for the Episcopal School. The church and associated property are currently owned by the Episcopal Ascension Church. There are 40 acres to the west of the Church also under church ownership. Of this 40 acres, 9.06 acres (Twp. 3S, Range 40 EWM, Section 16, Tax Lot 1400) is used for the Ascension School. The remaining 30.04 acres are in cultivated agricultural production. A deed restriction limits use of the entire property to religious and agricultural uses. Therefore, this property has been placed in a Public/Semi-Public plan classification.

Adjacent land use practices to the north, east and south are residential in nature. These areas are zoned for future residential use. The church property and adjacent property to the west are in a Semi-Public Zone. No conflicts are anticipated between the church and adjacent residential uses.

J. Cultural Areas

None are known to exist in Cove.

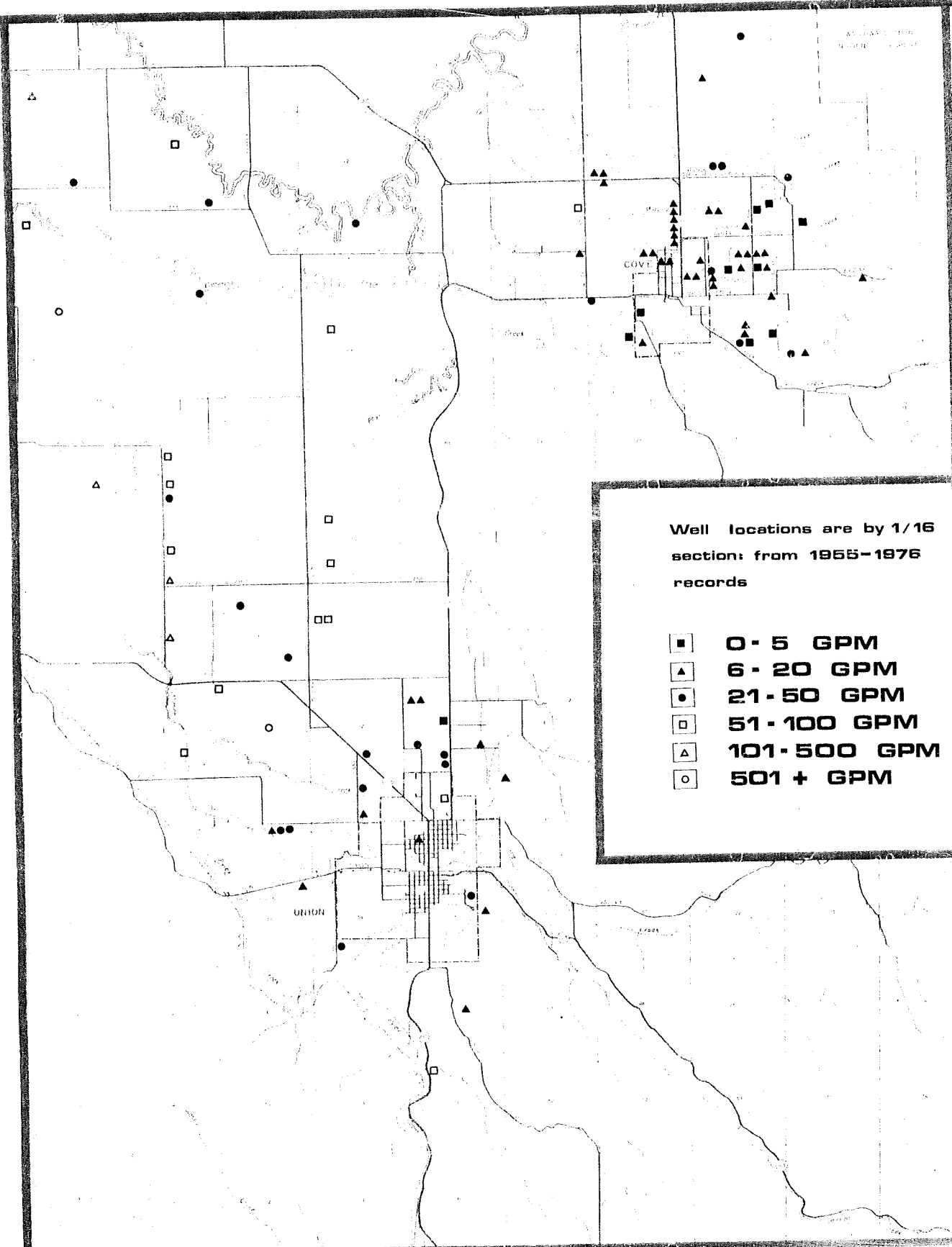
K. Potential and Approved Oregon Recreation Trails

No potential or approved recreation trails have been identified in Cove by the Recreation Division of the Oregon State Highway Department.

L. Potential and Approved Federal Wild and Scenic Waterways and State and Scenic Waterways.

None have been identified in Cove.

**WELL WATER YIELD AND LOCATION**  
 SOURCE: State Engineer's Well Logs



**COVE / UNION REGION**

Prepared by: LYNN D. STEIGER & ASSOCIATES, INC.



## CITY OF COVE -- LAND USE PLAN

## POLICIES:

1. The historic sites and structures identified in the Plan will be preserved to the extent practical to retain the integrity of their historical characteristics.
2. Areas identified as existing or potential geothermal resources will be preserved for resource utilization.
3. The future development will maintain or enhance the attractiveness of the area and not degrade resources.
4. Open space and scenic values will be protected.
5. Encourage planting of vegetation to screen unsightly uses, enhance aesthetics and wildlife habitats.
6. The following concerns will be taken into account in protecting area visual attractiveness:
  - a. Maintaining vegetative cover wherever possible.
  - b. Using vegetative cover or other site obscuring methods to screen unsightly uses.
  - c. Minimizing the size of signs.
  - d. Siting developments to be compatible with surrounding area uses, and to recognize the natural characteristics of the location.
7. The solar, wind, hydroelectric, biomass and further geothermal resource information will be incorporated into the Plan inventory base at the time of the next Plan update and provisions made for reducing any conflicts.
8. In order to maintain riparian habitat along Mill Creek a setback for any new development such as structures or roads shall be required on a sliding scale proportional to one-half the stream width, at right angles to the angles to the annual high-water line or more. A minimum of 25 feet either side of the stream will be recognized. Woody vegetation presently existing in the riparian zone shall be maintained, however, thinning or harvesting of merchantable tree species may occur within the riparian zone where 75% of the existing shade over the stream is maintained.

## RECOMMENDATION:

1. The Zoning Ordinance will provide for the use of vegetation for screening of unsightly uses.
2. The Zoning Ordinance will be used in conjunction with the Land Use Plan to locate activities where they will be compatible with existing uses and to preserve important resources.
3. The Zoning Ordinance identify a City Council review process prior to demolition, remodelling or major alteration to identified historical structures.
4. The Zoning Ordinance will delineate a riparian zone and the setback requirements for structural development.

## CITY OF COVE -- LAND USE PLAN

## GOAL VI

## AIR, WATER AND LAND RESOURCE QUALITY

GOAL 6: To maintain and improve the quality of the air, water and land resources.

## BACKGROUND INFORMATION:

WATER: There are no major sources of water pollution in Cove due to the lack of industry and the centralized sewer and water systems. The water quality is good and meets the standards of the Environmental Protection Agency. No additions of chlorine are necessary. The City has a sewage lagoon permit from the Oregon Department of Environmental Quality (DEQ).

AIR: DEQ has not monitored air quality in Cove, therefore no baseline information is available. The airshed of Cove is part of the Grande Ronde Valley airshed which is generally of good quality.

The main air currents flow north and south through the valley. Air circulation in Cove is naturally restricted to the east by the Wallowa Mountains. Summer months experience westerly winds. Cove is protected from the southeast winter wind, common to the valley, by Phys Point which acts as a natural barrier.

Cove's location along the foothills of the Wallowa Mountains relieves Cove of the air stagnation and thermal inversions experienced in the valley. Cove also receives less of the dust conveyed by the southeastern winter winds when the farm fields are left fallow.

The main sources of pollution are from particulates from woodburning fireplaces and stoves and from vehicular traffic.

NOISE: DEQ has not monitored noise levels in Cove, therefore no baseline information is available on noise sources or amounts. Cove has no major sources of noise due to the absence of industry and Cove's distance from highways and railroads. The principal source of noise is from vehicular traffic on major city streets.

SOLID WASTE: Cove is included within the Union County Solid Waste Management District. The District is currently revising their management plan which should be implemented by Fall 1984. The District presently operates one landfill just north of La Grande.

OTHER CONTAMINANTS: No other contaminants have been identified or are known to exist in Cove.

## POLICIES:



## CITY OF COVE -- LAND USE PLAN

1. Cove will cooperate and coordinate with other agency pollution and environmental programs.
2. Sources of noise, air or water pollution will be located so as to have the least impact on resource and existing land use activities.
3. Water quality will be protected by controlling encroachment or filling of natural drainways.
4. Further information on noise, air and water pollution will be incorporated into Plan updates as the information becomes available.
5. Analysis of new inventory information will be used as a basis for implementing ordinances to maintain or reduce pollution from various sources.
6. Buffer areas will be used between conflicting uses.
7. Cove will comply with all applicable State and Federal environmental regulations.

## RECOMMENDATIONS:

1. Sources of noise, air, land and water pollution will be located where compatible with surrounding uses through Cove's Zoning Ordinance and Land Use Plan requirements.
2. Buffer areas between conflicting uses will be maintained through use of Zoning Ordinance and Land Use Plan classifications.
3. Cove will use DEQ standards for source control of air and water quality. All enforcement action will be referred to DEQ.

## CITY OF COVE -- LAND USE PLAN

GOAL VII  
AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

## BACKGROUND INFORMATION:

The Army Corps of Engineers through a contract with the Federal Flood Insurance Administration identified potential flood hazard areas in Union County. Preliminary maps were prepared in 1977. It was determined that Mill Creek did not present a hazard to the community due to flooding because of its steep gradient and natural ability to contain high flows within its banks. Therefore, no flood hazard area has been identified for Mill Creek inside Cove city limits.

A steep slope hazard area with slopes greater than 20% is located in the south area of Cove. (see Map ) In order to minimize potential hazards and costs associated with the residential development, a Low Density Residential classification has been designated for this area. A one acre minimum parcel size for this classification will allow for a more site specific adaption to the steep topographic conditions, thereby minimizing hazards to development. Public sewer facilities are not available in this area. The identified soil types in the area have severe limitations for septic drainfields. Subsequently, DEQ has identified a one acre minimum lot size as necessary to provide for adequate treatment area in association with residential development.

There are no known recent landslides in Cove and no geologic studies have determined landslide susceptibility in the area. The potential of landslide hazards associated with excessive loading or undercutting of steep slopes can be mitigated in steep slope areas by limiting development to low density activity.

There are no recorded earthquakes in the Cove area. Water erosion is slight on the relatively flat terrain of the City. Some wind and water erosion occurs on unvegetated, steep areas. Large winter snowfalls coupled with excessive wind over prolonged periods has caused hazardous conditions.

The USDA Soil Conservation Service has identified development limitations for soil types in association to septic tank drainfield installation and road and building foundation construction. The table below describes the degree of limitation for each soil type in Cove.

## CITY OF COVE -- LAND USE PLAN

## SOIL INTERPRETATIONS

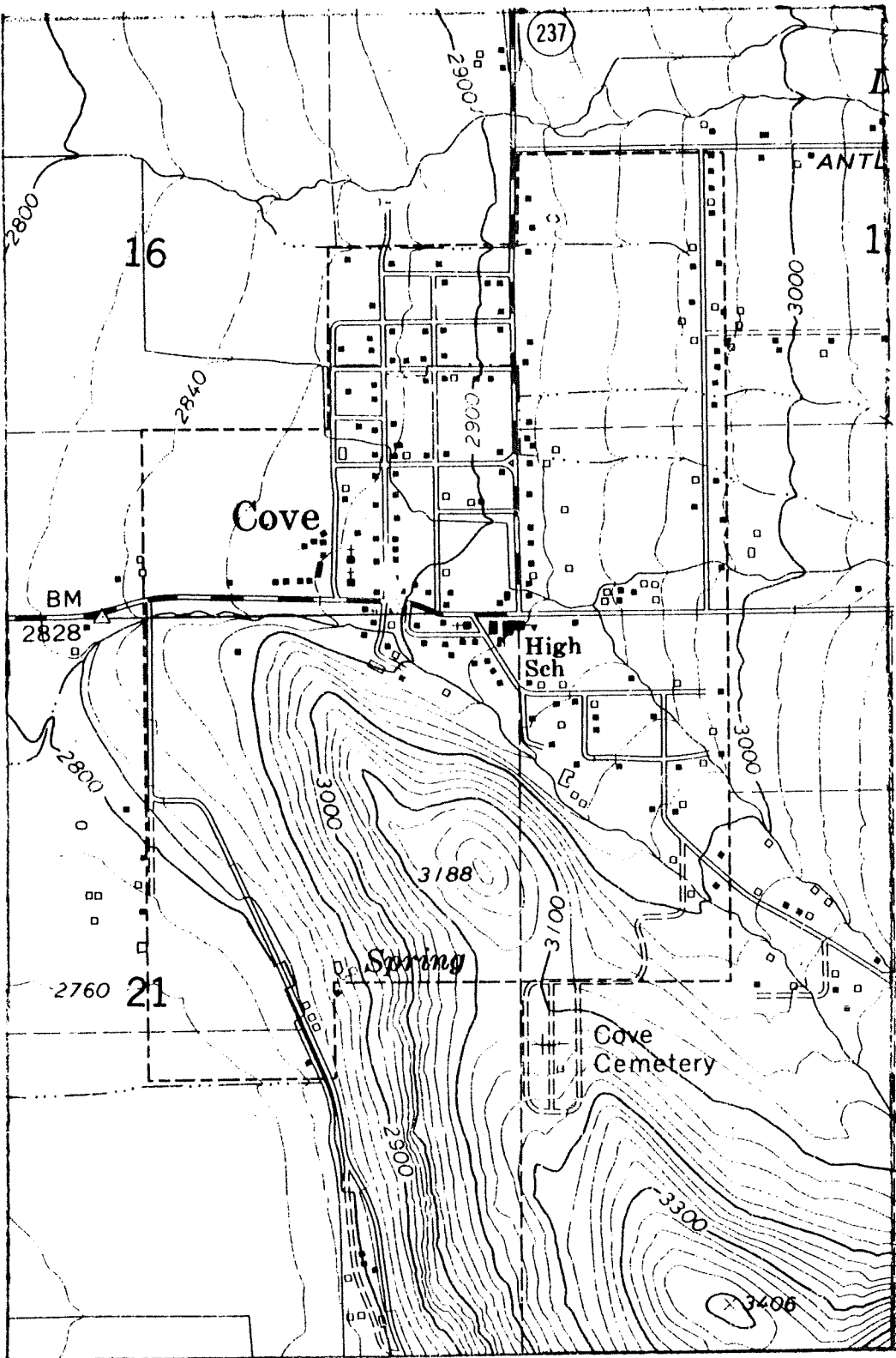
Soil Series (see soils map)	Drainfield Suitability	Road Foundations	Building Foundations
22B Phys silt loam	severe	moderate	moderate
23B Phys gravelly silt loam	severe	moderate	moderate
324D Ramo very stony silty clay loam	severe	severe	severe
321D Ramo silty clay loam	severe	severe	severe
460E Gwinly very cobbly silt loam	severe	severe	severe
10B Veazie-Voats Complex	severe	severe	severe
290C Ramo-Conley silty clay loams	severe	severe	severe
291C Ramo-Conley complex	severe	severe	severe
111B Conley silty clay loam	severe	severe	severe

## POLICIES:

1. Cove will cooperate with other agencies on identification of, education about, and planning for natural disasters and hazards.
2. Soil characteristics will be taken into account when determining whether land should be maintained in its existing state or developed for urban uses.
3. That development will be prohibited in areas of known active landslide activity.
4. Development of steep slope areas will be limited to low density residential use to minimize potential hazards and costs.

## RECOMMENDATIONS:

1. Cove will cooperate with Union County Emergency Services and other local, State and Federal agencies to provide emergency service to the citizens of Cove.



**TOPOGRAPHIC MAP**

Source: USGS



## CITY OF COVE -- LAND USE PLAN

GOAL VIII  
RECREATION NEEDS

GOAL 8: To satisfy the recreational needs of the citizens of Cove and visitors.

BACKGROUND INFORMATION: The grade/middle school and the high school provide the only public recreation sites in Cove. The facilities available include playgrounds, tennis courts, basketball courts, and the indoor gymnasiums. The school facilities are available for public use during non-school hours.

Additional recreational sites are provided by the Ascension school and the Cove Swimming Pool. The Cove Swimming Pool is a private facility with a picnic area, playground and geothermally heated swimming pool.

Large recreational facilities are not needed in Cove due to the small population and because outdoor recreational opportunities are readily available on public and private lands immediately surrounding the City.

## POLICIES:

1. The City will use existing facilities wherever possible to meet recreational needs and provide recreational opportunities.
2. The City will cooperate with other agencies on park development projects.
3. Cove's open space, rural character and scenic values will be retained.
4. Recreational needs will be accommodated within the financial and natural limitations of the area.

## RECOMMENDATIONS:

1. The City will cooperate with the School District, County, State and Federal agencies on development of recreation facilities.
2. The City will cooperate with the School District and others within the City on the usage of existing facilities for recreation.

## CITY OF COVE -- LAND USE PLAN

GOAL IX  
ECONOMY

GOAL 9: To diversify and improve the economy of the state.

## BACKGROUND INFORMATION:

POPULATION: Cove's residential population has fluctuated since 1930. The 1980 population count was 450 residents which represents a 19.3% increase over the 1970 population of 363 people. This increase occurred despite a decline in population between 1978 and 1980.

Cove's projected population growth assumes a continuation of the 19.3% growth trend in each decade to the year 2000, thereby projecting a population increase to 537 residents in 1990 and 641 residents by the year 2000. The projected growth trend also complies with the desires of the citizens of Cove to accommodate a moderate growth rate.

## HISTORICAL AND PROJECTED POPULATION - 1930-2000

Year	1930	1940	1950	1960	1970	1980	1990	2000
Population	307	321	282	311	363	450	537	641

ECONOMIC BASE AND LABOR FORCE: The economic base in Cove is presently limited to small commercial enterprises and a light industry. The one light industrial use is a fruit packing wholesaler that processes locally grown produce. Commercial enterprises include two stores, tavern, drive-in restaurant, cabinet shop and the Cove Swimming Pool.

Labor force data from the 1974 Citizen Attitude Survey indicates that only 18% of Cove's work force was employed in Cove. This demonstrates the lack of a developed economic base and employment opportunities in Cove. Employment figures from the 1974 survey indicate that 36% of those employed were in blue collar jobs, 16% in education, 16% in professional jobs, and 16% in agriculture. Total unemployment was indicated as 4 percent.

TYPES OF EMPLOYMENT: COVE RESIDENTS

	Lumber		Constr		Other Blue Collar		Educ		Prof		Cler		Other White Collar		Agric		Total Emp		Unemp	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%*
Head of Household	2	13	1	6	5	31	2	13	2	13	0	-	1	6	3	18	16	100	1	6
Second Wage Earner	1	11	0	-	0	-	2	22	2	22	1	11	2	22	1	11	9	100	0	-
TOTALS	3	12	1	4	5	20	4	16	4	16	1	4	3	12	4	16	25	100	1	4

\*Percentages of unemployed are based on available labor force. The above figures were obtained from the community attitude survey, which accounted for approximately 20% of the total population.



## CITY OF COVE -- LAND USE PLAN

ECONOMIC NEEDS AND LIMITATIONS: As the economic data indicates, only a small percentage of Cove residents are employed in Cove and the existing economic base provides few employment opportunities. Two primary factors limiting significant industrial and commercial development in Cove are as follows:

1. Cove lacks access to major railroad lines or highway routes.
2. La Grande is within close proximity to Cove and functions as the principal commercial and industrial center in the region.

Cove anticipates limited expansion and diversification of its economic base. However, the centralized sewer and water systems should facilitate attracting new commercial and light industrial enterprises. Although no Industrial classification has been identified, the Commercial classification provides for light industrial activities as a conditional use. This has been designed to accommodate expansion of existing or location of new light industrial facilities.

The Commercial Plan classification includes approximately 19.21 total acres. The table below provides a breakdown of the committed and available commercial land.

## COMMERCIAL BUILDABLE LANDS SURVEY

Existing Commercial Uses	4.87 acres
Vacant Available Land	7.04 acres
Cove Rural Fire District & Cove Public Library	0.12 acres
Residential Uses	7.18 acres
Total Commercial Plan Classification	19.21 acres

The existing population of 450 people support commercial enterprises on 4.78 acres. Expressed as a ratio there is 1.06 acres of committed commercial land per 100 people. Assuming Cove's population will increase by 191 people (total of 641) by the year 2000 an additional 2.03 acres ( $1.06 \text{ acres} \times 1.91 = 2.03 \text{ acres}$ ) of commercial land will be needed. This is a very coarse procedure for calculation of future commercial needs. As stated, Cove's economic base is limited. Before a more healthy economic base can be developed additional lands beyond existing rates are necessary. Therefore a total of 7.04 vacant and available acres within the committed commercial area have been identified for future commercial or light industrial uses.

Additional commercial development could be accommodated on existing committed land through efficient infilling and conversion of existing residential dwellings. However, due to Cove's rural nature, infilling and conversion of dwellings is not anticipated until the need arises.



## CITY OF COVE -- LAND USE PLAN

## POLICIES:

1. New demographic, employment and income data will be included in the Plan as it becomes available.
2. Commercial and industrial uses will be concentrated in those areas already committed to that type of usage.
3. Cove will pursue new growth which will maintain or enhance economic stability without diminishing livability of the area.
4. Cove will work with agencies and individuals to diversify and improve the local economy.
5. The Capital Improvement Program will be updated on a regular basis.
6. The City will use the Union County OEDP as a guide when considering new economic developments within its UGB.
7. Development of both light industrial and non-industrial job opportunities will be encouraged in the area.
8. New commercial and industrial uses will be encouraged which are compatible with existing uses.

## RECOMMENDATIONS:

1. Social, aesthetic, and environmental values will be taken into consideration when planning for commercial and industrial development. Citizen input will be solicited and considered for any new planning projects.
2. Suitability of a proposed industrial development will be evaluated according to, but not limited to, the following factors: availability of labor force and materials, market locations, transportation and service needs, relationship to present economic base, and similar considerations.
3. Cove will participate with other governmental agencies and private individuals to work toward an improved and diversified economic base, thereby encouraging local employment and commercial opportunities within the community.

## CITY OF COVE -- LAND USE PLAN

GOAL X  
HOUSING

GOAL 10: To provide for the housing needs of the citizens.

## BACKGROUND INFORMATION:

**BUILDABLE LANDS INVENTORY:** Cove has adopted a city limits/urban growth boundary which is anticipated to accommodate future residential needs to the year 2000. The following buildable lands inventory identifies those lands most suitable and desirable for residential development.

**LANDS SUITABLE FOR RESIDENTIAL USE:** Goal 7 identifies a steep slope hazard area on the south end of Cove which presents several limitations for residential development. The steep slopes will limit transportation circulation routes and public sewer facilities are not available to the area. Individual septic tank-drainfield systems will require larger lots for adequate disposal.

Therefore, the City has identified a Low Density Residential Zone with a one acre minimum parcel size for this area.

The remaining portion of Cove, excluding the Commercial and Semi-Public Zones, is moderately well suited for residential use. The SCS (Goal 7) has identified two soil types in this area which have moderate limitations for road and foundation construction. Recognizing that residential structures will be connected to existing city sewer and water facilities, this area has been designated for urban density residential development.

**LAND AVAILABLE FOR RESIDENTIAL USE:** Within the Cove city limits the Residential and Low Density Residential classifications comprise a total of approximately 394.56 acres of which 311.72 acres are available for residential development.

The Low Density Residential classification contains approximately 78.48 available acres from which 67 lots could be developed assuming the following: a one acre minimum lot size, subtraction for a 60 foot street right-of-way access to all lots, DEQ approval for individual sewage systems, and the maximum efficiency of land use.

The Residential classification contains approximately 233.24 acres of available land for future residential development. This acreage could accommodate approximately 862 additional lots assuming 10,000 square foot lots, the maximum utilization of vacant lands, and subtracting for 60 foot street rights-of-way.

Therefore, combining the two residential classifications, the total land available for residential development includes a maximum of 929 developable lots.

CITY OF COVE -- LAND USE PLAN

LAND NECESSARY FOR RESIDENTIAL USE: Goal 9 projects Cove to grow to 537 people by 1990 and 641 people by the year 2000.

An existing land use survey was completed by the City Council in 1980 and identified the following mix of housing types and conditions.

HOUSING TYPES

Single Family Frame Dwellings	124	80%
Mobile Homes	26	17%
Duplexes	5	3%

The Cove Zoning Ordinance recognizes duplexes as a use permitted outright and multi-family dwellings as a conditional use in the residential classifications. Both housing types are permitted outright in the Commercial classification.

The projected housing mix recognizes the need for a greater diversification of housing and increases the percentage of duplex housing from the existing 3% to 20% and projects multi-family dwellings will comprise 5% of the future housing needs.

The following table provides a breakdown of the acreage necessary to accommodate projected residential growth, according to the anticipated housing mix. The table is based upon Cove's expected need to accommodate 191 additional residents, the difference between the 1980 population of 450 people and the projected population of 641 by the year 2000.

RESIDENTIAL LAND USE NEEDS FOR PROJECTED POPULATION 1980-2000

Housing type	% of Population	# of People	# of household units 2.81 people/household	Units per Acre	Acres
Single family	75%	143	51	3.3	15.5
Duplex	20%	38	14	5.4	2.6
Multi-family	5%	10	4	15	.3
		<u>191</u>	<u>69</u>		<u>18.4</u>



## CITY OF COVE -- LAND USE PLAN

It is evident from the figures above that land available for residential development within the Cove city limits substantially exceeds land necessary. However, the 233.24 acres available in the Residential classification, 70% is found in two areas of the city that are not presently platted or developed at an urban density. The remaining land available for residential development is vacant land within the platted area of the City.

The two unplatted areas are in the northeast and southwest portions of the city. Because these areas include a significant portion of the available residential acreage that cannot be justified by projected residential needs, it is necessary to demonstrate that the unplatted areas are presently committed to future development at an urban density. LCDC has determined that land is committed to urban development depending upon 1. the number and distribution of small acreage parcels, 2. the number of parcels developed with existing dwellings, 3. the degree of urban level public services provided and 4. consideration for existing land uses on surrounding lands. A detailed analysis of the two areas according to this criteria can be found in Appendix A & B.

The following information provides a summary of the level of commitment to urban development in the two described areas.

The northeast area includes a total of 54 parcels of which 26 parcels are less than one acre in size and another 20 parcels between one and five acres. There are 45 parcels with existing dwellings. The centralized water and sewer systems have main lines servicing the area. This area is bounded on all sides by city arterials with paved surfaces. A transportation and schematic lot layout plan was completed in 1978 to guide future development. This area is substantially committed to urban development as evidenced by the number of existing small acreage parcels and dwellings located in the area, and the availability of public water and sewer services to accommodate urban density development.

The southwest area is presently developed with parcels of varying acreages largely in agricultural use. Of the 73.10 total acres composing the area, 64.60 acres are on farm deferral. There are two existing dwellings located in the area. With agriculture as the predominant land use, the southwest area is not presently committed to urban development by the existing land use pattern. However, the public water system has been extended into the area with a two and one-half inch water main line following High Valley Road. This indicates the City's commitment to accommodate future urban development in the southwest area. As public water service becomes available to the Low Density Residential classification, it is likely the system will be extended to loop from the City well site around the steep sloped area of the Low Density Residential area and tie in from the south to the water line on High Valley Road. This

## CITY OF COVE -- LAND USE PLAN

will further facilitate development in the southwest area, providing an access layout that will be adequate to accommodate future street improvements for urban density development.

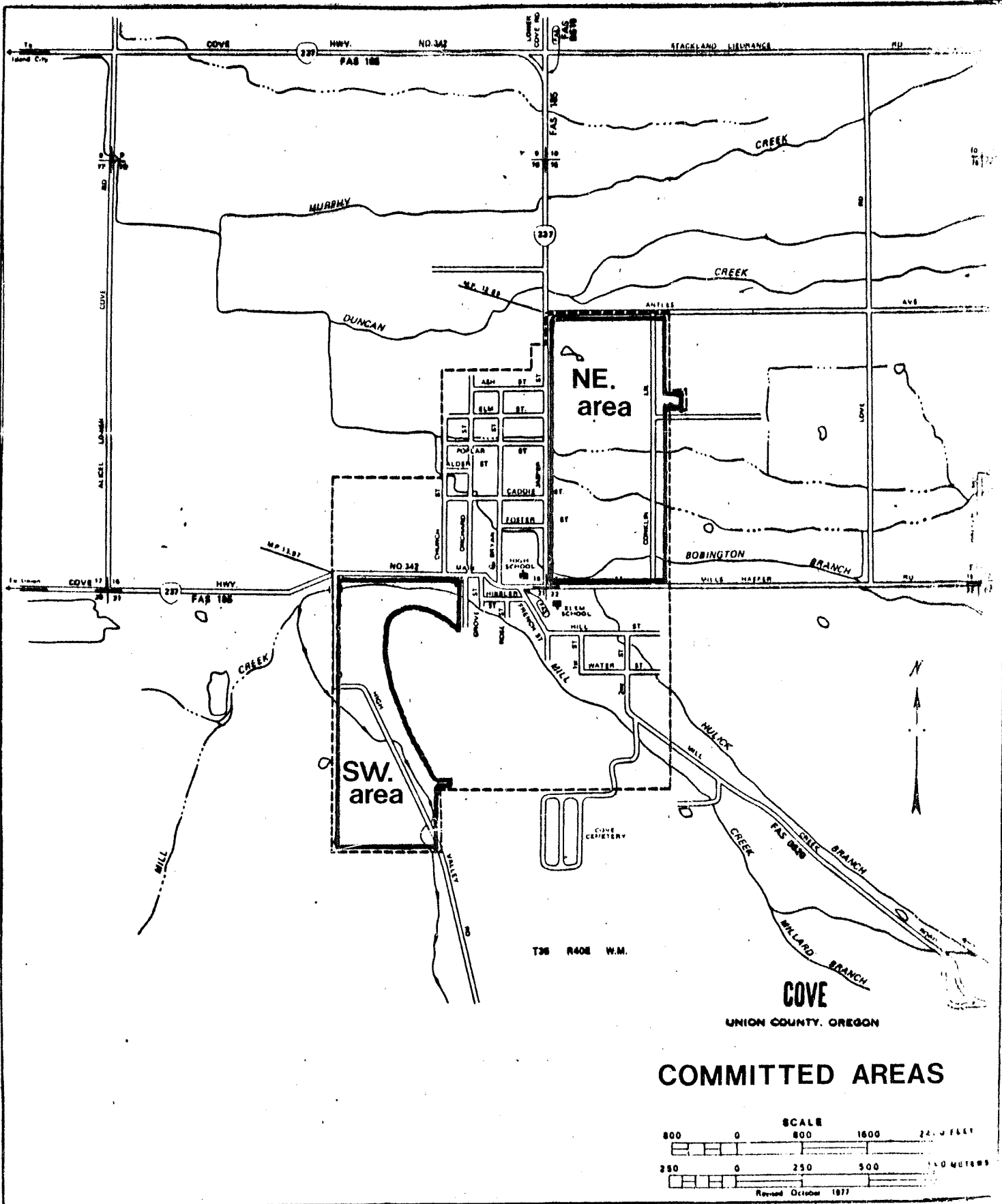
Although the southwest area is not demonstrably committed to urban development by the existing land use pattern, the provision of urban services represents a substantial commitment to urban development.

## POLICIES:

1. Mobile homes, prefab homes, duplexes and multi-family dwellings will be provided for in Cove.
2. Cove will allow for development of a variety of housing types and costs.
3. Mobile homes will meet existing building requirements and conform to City, County and State standards.
4. Guidelines will be established to provide developers with the information they need to conform with Zoning and Subdivision ordinances.
5. Provisions will be incorporated into City zoning and subdivision regulations which would allow for cluster and similar types of development which would cut development costs and provide more usable open space.
6. Multi-family developments will be encouraged close to the downtown area.
7. Housing areas in excellent condition will be afforded sufficient protection to prevent encroaching incompatible land uses.

## RECOMMENDATIONS:

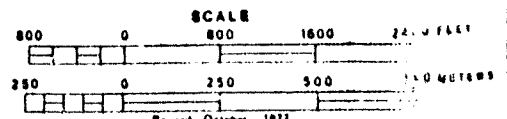
1. Cove will cooperate with individuals and agencies in the rehabilitation of existing homes which may be substandard.
2. The Zoning Ordinance will allow for mobile and prefab homes, duplexes and multi-family dwellings.



T36 R40E W.M.

**COVE**  
UNION COUNTY, OREGON

**COMMITTED AREAS**





## CITY OF COVE -- LAND USE PLAN

GOAL XI  
PUBLIC FACILITIES AND SERVICES

GOAL 11: To plan and develop a timely, orderly and efficient arrangement of public services to serve as a framework for rural and urban development.

## BACKGROUND INFORMATION:

POLICE: Police protection in Cove is provided by the Union County Sheriff's Department. Service is mainly by request and random patrol. The Union County Sheriff's Department has a total staff of the Sheriff, Under-Sheriff, 1 Chief Corrections Officer, 9 Corrections Officers and 2 clerks.

FIRE: Fire protection is provided by the Cove Rural Fire District with a volunteer force of 10 to 15 firemen. Their fire equipment consists of three fire trucks, a 500 gallon per minute (gpm) pumper and a 250 gpm pumper, and a 1500 gallon tank at 250 gpm fire hydrants are placed within ~~300~~ 500 feet of all dwellings in the city limits. The City presently has a fire insurance rating of 9, though this should improve since the completion of the water system.

WATER: A new municipal water system has operated since November 1983. Water is supplied by a 960 foot well with a 10 inch casing. The well capacity is 600 gallons per minute (gpm). There is a 200,000 gallon storage tank at the well site which is located on a 0.72 acre parcel on the south boundary of the City. The water quality is good and no chlorination is necessary. Water is distributed through two and one-half to eight inch main lines and service is available throughout the city limits by gravity flow.

The water system is equipped with a 500 gpm pump, which could supply 720,000 gallons per day. Consumption rates in Cove are presently unavailable but according to the La Grande Water Master Plan usage during peak times of the year is approximately 560 gallons/capita/day. Thus, the capacity of the water system is adequate to serve approximately 1,286 people, far exceeding Cove's anticipated residential growth. (see map of water distribution system)

SEWER: Cove's centralized sewerage system was constructed in 1977 and consists of 10 inch main lines and a 12 acre sewage lagoon treatment facility. The system operates by gravity flow. The lagoon capacity is 65,000 gallons per day and the average daily usage is presently about 13,000 gallons per day.

The sewerage system is available throughout the city limits except in the southwestern area along High Valley Road and in the Low Density Residential classification. (see map for sewage line system.) Expansion of the system south of Mill Creek down High Valley Road would necessitate a pump station. In the Low Density Residential area, the steep



## CITY OF COVE -- LAND USE PLAN

topography limits urban density development and residences are expected to utilize individual septic systems.

The sewerage system presently serves 210 hookups or approximately 590 people (210 hookups X 2.81 people/hookup). The systems design capacity is for approximately 2000 people which exceeds Cove's projected population of 641 people for the year 2000.

**STREETS, SIDEWALKS, CURBS:** All City streets are maintained by City crews. Major construction projects of City streets are contracted to private road builders. According to a visual survey completed in January 1975, 47% of Cove's City streets are paved. Cove lacks sidewalk and curb improvements.

**MEDICAL SERVICES:** Emergency medical service is provided by a countywide quick-response ambulance service in conjunction with the Grande Ronde Hospital in La Grande.

**CITY GOVERNMENT AND ADMINISTRATION:** The City government is operated by a mayor and a City Council of six councilmen. Administration of the Zoning and Subdivision Ordinance is by the City Council.

The City of Cove hires a part-time recorder and part-time maintenance supervisor.

**SCHOOLS:** The Cove School District provides educational services for grades 1 through 6 in the grade school and 7 through 12 in the high school. Total facilities include 11 classrooms, 3 special purpose rooms, 2 libraries, a cafeteria, a gymnasium with 500 person capacity and a gymnasium with 200 person capacity.

During the 1982-83 school year there were a total of 268 students; 122 enrolled in the grade school and 146 students in the high school. With the 11 classrooms and 268 students, the class loading average is 24 pupils per classroom. Ten of the classrooms have a capacity for 25 students and one classroom a capacity of 30 students. Therefore, officials have stated the facilities are at capacity.

**STORM DRAINAGE:** There is no storm drainage system in Cove and no specific areas with drainage problems. No storm runoff collection is necessary in Cove due to the low rainfall and good soil permeability.

**SOLID WASTE:** Cove is included within the Union County Solid Waste Management District. The District presently operates one landfill site just north of La Grande. The District is currently revising their management plan.

**POLICIES:**

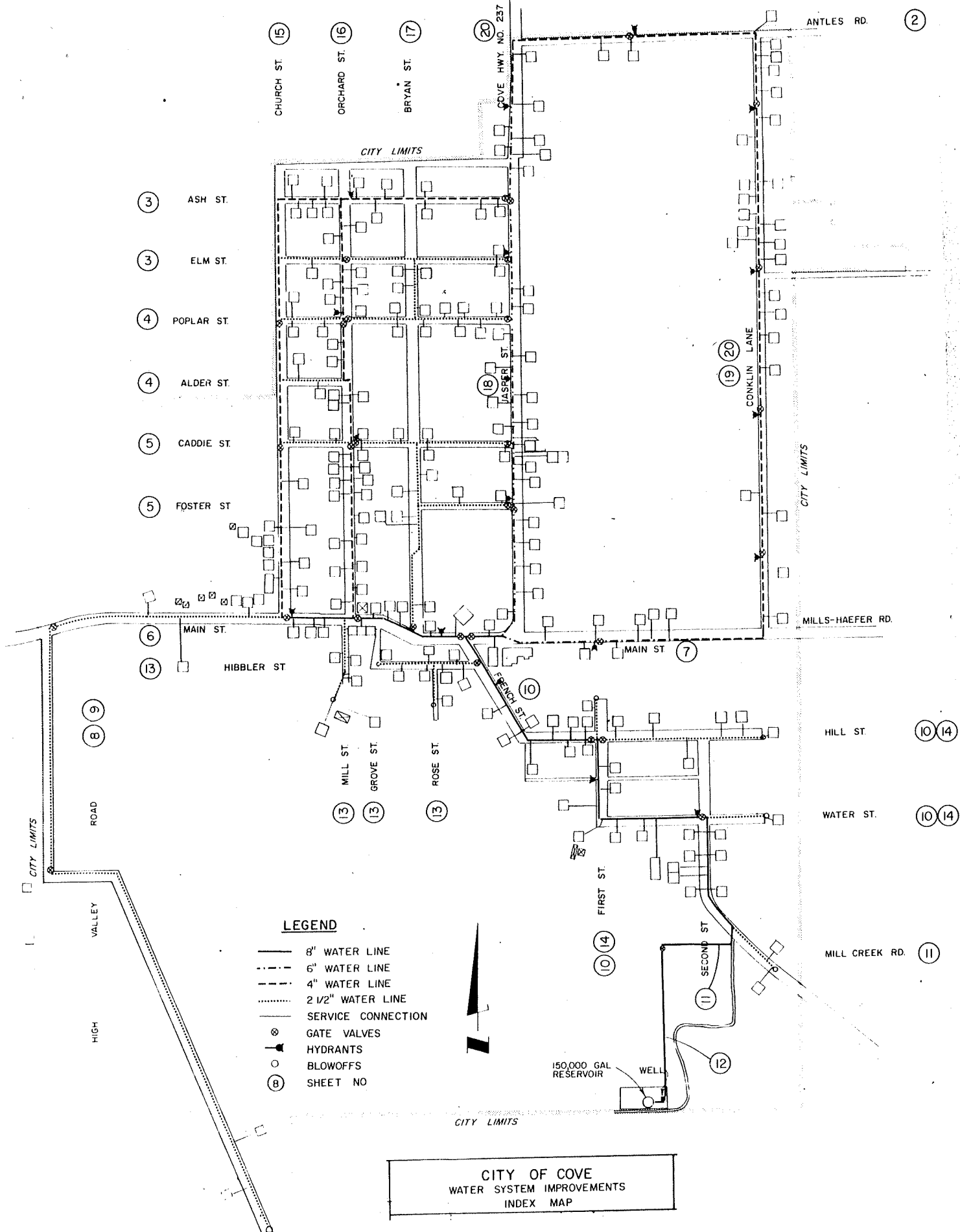
1. In planning for future development, the existing

## CITY OF COVE -- LAND USE PLAN

- capacity or planned capability of public facilities and services will be considered.
2. The cost of extending services and making street improvements required for land being converted to urban uses will be borne by the developer.
  3. Improvements or development of City facilities and services be guided by the Capital Improvement Program, but that enough flexibility be allowed to move projects to a higher priority if funding from outside sources becomes available.
  4. Input from fire protection and school district representatives will be solicited when planning decisions are made that will have impact on their facilities and services.
  5. Cove will continue to participate in the Union County Solid Waste Management Plan.
  6. Police and fire protection will be maintained and expanded when future needs arise.
  7. Public facilities and services will be designed and maintained so as to be as visually attractive as possible.
  8. Cove will continue to cooperate with the Cove Rural Fire Protection District, helping to insure the best possible fire protection for the City.
  9. That development will be considered for approval only if it will not create demands beyond the existing capacity or planned capability of public utilities or facilities, unless such development provides necessary funding for the increased services.
  10. Cove will continue to support Department of Environmental Quality standards for sewage treatment, thereby retaining water quality.

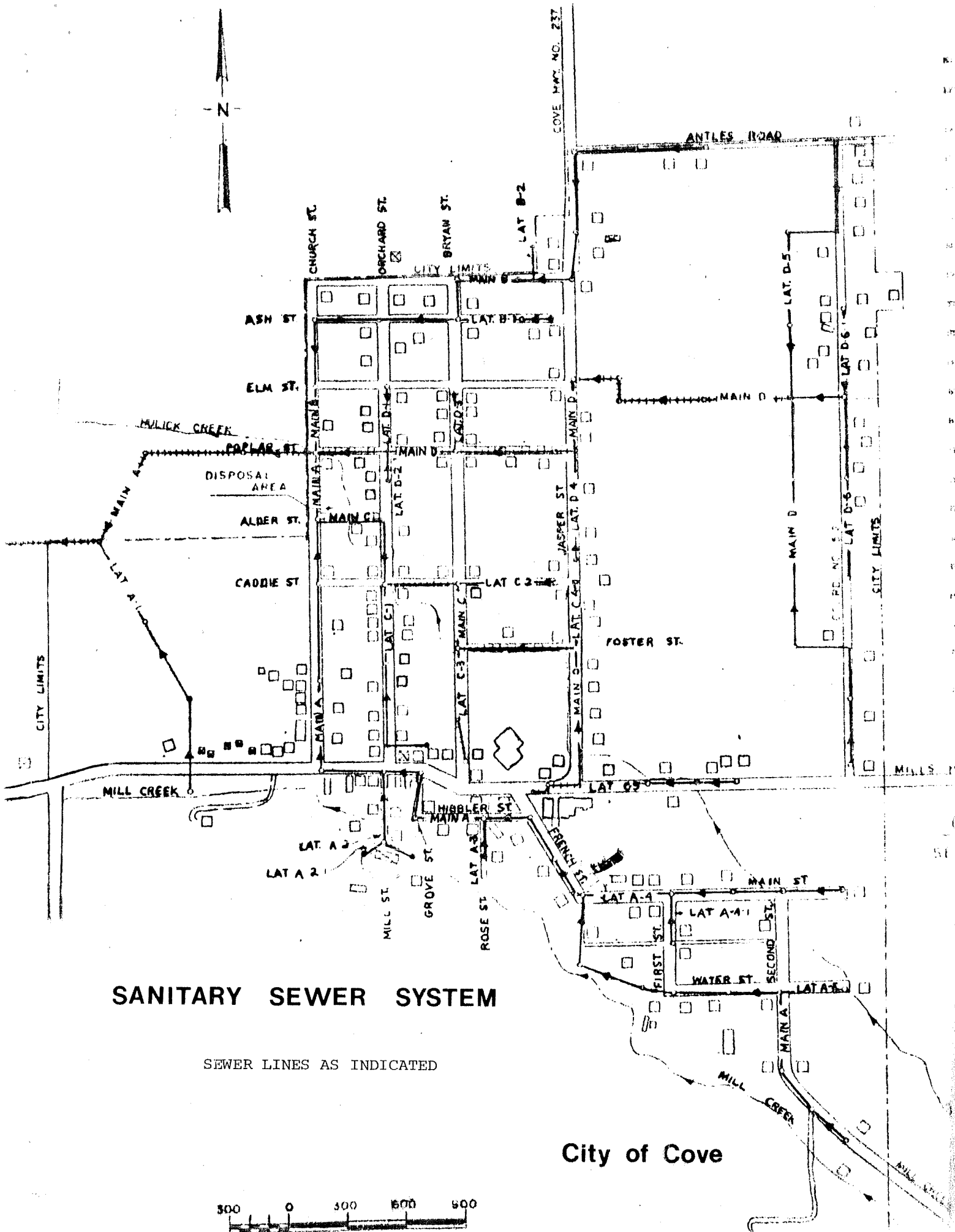
## RECOMMENDATIONS:

1. Cove will cooperate with Union County, Special Districts, State, and Federal agencies in providing public services and facilities at the lowest possible cost to the citizens of Cove.
2. Development and improvement of City facilities and services will be guided by the Capital Improvement Program. This program will be updated annually.
3. Cove will give written notice to the school district and fire district at least 10 days before any public hearing on zoning and plan amendments.
4. Development approval will be based on a determination of availability of urban services, such as roads, school, sewer and water system capacities.



- LEGEND**
- 8" WATER LINE
  - - - 6" WATER LINE
  - · - · 4" WATER LINE
  - · · · 2 1/2" WATER LINE
  - - - SERVICE CONNECTION
  - ⊗ GATE VALVES
  - ⬮ HYDRANTS
  - BLOWOFFS
  - Ⓚ SHEET NO

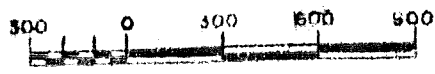
CITY OF COVE  
 WATER SYSTEM IMPROVEMENTS  
 INDEX MAP



# SANITARY SEWER SYSTEM

SEWER LINES AS INDICATED

City of Cove





## CITY OF COVE -- LAND USE PLAN

GOAL XII  
TRANSPORTATION

GOAL 12: To provide and encourage a safe, convenient and economic transportation system.

## BACKGROUND INFORMATION:

## MODES OF TRANSPORTATION:

1. Mass Transit: Cove's small population and the low population density in the surrounding area makes mass transit impractical. Cove is 14 miles from La Grande which is the closest center for all public transportation services.
2. Air Transportation: Charter air service is available at La Grande Municipal Airport, though no daily passenger service is provided.
3. Transportation: There are no navigable rivers for water transportation in Cove.
4. Pipelines: No heavy pipelines pass Cove.
5. Railroad: Cove has no direct access to railroad service. Rail freight service and daily passenger service is available in La Grande.
6. Bicycles & Pedestrians: Cove does not have pedestrian or bicycle paths. A low volume of bicycle, pedestrian and automobile traffic makes such separate movement lanes unnecessary in most areas. Cove receives no funds from gasoline taxes for development of bicycle and pedestrian ways. Development of these facilities would have to come from City resources and funds are presently unavailable.
7. Roads:
  - a. State Highways -  
State Highway #237 passes through Cove connecting Island City and North Powder.
  - b. Union County Roads - the information is gathered from the Union County Transportation Plan (April 1979).

## Major Collectors

County Road #63 - Becker Corner/Warm Creek  
3.32 miles of "oiled" surface in "good" condition  
Average daily traffic: 1965 = 290; 1975 = 300  
Accident county 1976/77: None reported  
Special uses: Postal and school; farm  
Distance from Cove = 0-4 miles; La Grande 14-15 miles

County Road #65 - Cove/Mill Creek/Forest Boundary  
0.74 miles of "oiled" surface in "good" condition  
Average daily traffic: N/A  
Accident county 1976/77: none reported

## CITY OF COVE -- LAND USE PLAN

Special uses: Postal and school; farm; recreation/  
hunter; timber haul-out  
Distance from Cove = 0-1 miles

## Minor Collectors

County Road #66/66A - Union/High Valley/Cove  
3.80 miles of "oiled" surface in "slightly  
deteriorated" condition  
7.22 miles of "gravelled" surface in "slightly  
deteriorated" condition  
Average daily traffic: 1975 = 70  
Accident county 1976/77: None reported  
Special uses: Postal and school; farm; recreation/  
hunter; timber haul-out  
Distance from Cove = 0-7 + miles; La Grande = 14-15  
+ miles; Union = 2-7 miles

County Road #120 - Stackland/Lieurance  
2.26 miles of "gravelled" surface in "slightly  
deteriorate" condition  
Average daily traffic: N/A  
Accident count 1976/77: None reported  
Special uses: Postal; farm  
Distance from Cove = 2 miles; La Grande = 15 miles

County Road #121 - Mills/Haefer  
1.5 miles of "oiled" surface in "good" condition  
Average daily traffic: N/A  
Accident count 1976/77: None reported  
Special uses: Postal; farm  
Distance from Cove = 2 miles; La Grande = 15 + miles

## Local Roads

County Road #123 - Electric Avenue  
0.75 miles of "oiled" surface in "good" condition  
0.44 miles of "gravelled" surface in "slightly  
deteriorated" condition  
Average daily traffic: N/A  
Accident count 1976/77: None reported  
Special uses: farm  
Distance from Cove = 1 mile; La Grande = 15 miles

County #128 - Alicel/Lower Cove  
3.75 miles of "gravelled" surface in "slightly  
deteriorated" condition  
Average daily traffic: 1965 = 120; 1975 = 130  
Accident count 1976/77: None reported  
Special uses: Postal and school; farm  
Distance from Cove = 2-5 miles; La Grande = 13 miles

## c. City Streets

City streets north of Main Street which run north and  
south have 60 foot right-of-way widths and those  
which run east and west have 40 foot right-of-way  
widths. All other City streets have 60 foot right-  
of-way widths. Shallow barrow ditches are maintained

adjacent to City streets for snow removal and runoff rather than curbs and gutters.

## CITY OF COVE -- LAND USE PLAN

STREETS	SURFACING
Ash	paved
Elm	gravel
Poplar	gravel
Alder	gravel
Caddie	gravel
Foster	gravel
Main	paved
Roosevelt	vacated
Orchard	gravel
Bryan	gravel
Hibbler	gravel
Rose	gravel
Water	paved & gravel
First	paved
Second	paved
French	paved
Jasper	paved
Hill	gravel & paved
Mill	gravel
Church	paved & gravel
Grove	gravel
Conklin Lane	paved
Antles Lane	paved
Mills-Haefer	paved
High Valley Rd.	gravel

**INVENTORY OF LOCAL, REGIONAL AND STATE TRANSPORTATION NEEDS:**  
Local transportation needs have been identified and prioritized in Cove's capital improvement program. Although no specific regional or State needs have been identified, County coordination in development of the Plan will assure consideration of local, regional and State transportation needs.

**SOCIAL CONSEQUENCES RESULTING FROM UTILIZATION OF DIFFERING COMBINATIONS OF TRANSPORTATION MODES:** This factor is not applicable to Cove because the small size of the City and the rural nature of the area preclude consideration of different transportation modes.

**AVOID PRINCIPAL RELIANCE UPON ANY ONE MODE OF TRANSPORTATION:** The small size of Cove fosters pedestrian and bicycle travel within the City. However, the private automobile is essential to travel outside the City due to the rural nature of the area.

**MINIMIZE ADVERSE SOCIAL, ECONOMIC AND ENVIRONMENTAL IMPACTS AND COSTS:** Cove encourages new street development to expand upon the existing transportation network and requires specific standards for new streets, to minimize maintenance, safety and environmental hazards.

**CONSERVE ENERGY:** Encouraging new development to infill the City for a compact urban form will preserve the opportunity for pedestrian and bicycle travel within the City and



## CITY OF COVE -- LAND USE PLAN

thereby conserve energy. New development will be encouraged to locate along existing streets minimizing extensions of services.

FACILITATE THE FLOW OF GOODS AND SERVICES SO AS TO STRENGTHEN THE LOCAL AND REGIONAL ECONOMY: Cove's commercial area is centrally located and along a principal transportation route through the City, thereby facilitating the flow of local and regional goods.

CONFORM WITH LOCAL AND REGIONAL COMPREHENSIVE LAND USE PLANS: The policies of the transportation element are in accord with the other goals of the Cove Land Use Plan. The Plan has been written in cooperation with the Union County Planning Office.

## POLICIES:

1. Cove will continue to support the development of all types of economical transportation for local citizens.
2. The cost for street improvements for land being converted to urban uses be borne by the developer and constructed to City standards.
3. A priority list will guide road improvements and development.
4. Roads created in subdividing or land parceling will be designed to tie into existing and anticipated road systems.

## RECOMMENDATIONS:

1. The Transportation Plan and the Capital Improvement Program will coordinate and prioritize transportation improvements and developments.
2. Cove will support programs to improve transportation conditions for the disadvantaged.
3. Cove will cooperate with other local, State and Federal agencies to help provide an efficient and economical transportation system.

## CITY OF COVE -- LAND USE PLAN

GOAL XIII  
ENERGY CONSERVATION

GOAL 13: To conserve energy. Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon economic principles.

BACKGROUND INFORMATION: The following discussion addresses six objectives which are designed to maximize energy conservation efforts within Cove.

1. OPTIMIZE ENERGY EFFICIENCY AND CONSERVATION IN STRUCTURES:
  - a. New Structures: The Oregon Uniform Building Code requires new construction to install the following energy conservation measures:
    1. R30 insulation in ceilings
    2. R11 insulation in walls
    3. Vapor barriers
    4. Thermal panes for windows
  - b. Existing structures: Energy audits of public buildings should be conducted to minimize energy waste. Private commercial and industrial buildings should also be audited.

Increasing energy costs and tax incentives are encouraging homeowners to add insulation, storm windows and other weatherization methods and retrofit existing heating systems to alternate energy systems, i.e., wood stoves, solar, wind and others.

2. PROVIDE FOR NATURAL DESIGN OPPORTUNITIES: The Zoning and Subdivision Ordinance allows flexibility for lot layout to provide for unobstructed solar access. Different approaches to housing design such as clustering, town-houses or other energy-saving concepts are encouraged.

The use of vegetative landscaping is beneficial for windbreaks and summertime shade; however, tall windbreaks will not be encouraged so as to reduce the potential for individual use of solar and wind resources.

3. ENCOURAGE EFFICIENT SPATIAL LAYOUT OF FUTURE URBAN DEVELOPMENT: Cove's spatial layout is predominantly established by the nature of current development. The Plan classifications and implementing policies provide for infilling vacant lots within city limits and for expansion of commercial and light industrial uses adjacent to those existing land uses. This will encourage a compact urban form and provide for efficient utilization of urban lands. The conservation of energy will result from this development pattern by minimizing extensions of streets and services, and by fostering bicycle and pedestrian travel through promoting short travel distances between residences and commercial

## CITY OF COVE -- LAND USE PLAN

and employment areas.

4. ENCOURAGE 1.) NON-PETROLEUM OR PEDESTRIAN MEANS OF TRANSPORTATION AND 2.) ALTERNATIVES TO SINGLE OCCUPANCY VEHICLES: Cove's small size fosters pedestrian and bicycle travel, though funds are presently limited for development of special pedestrian or bicycle routes.

Establishment of a car pool referral service in Cove would encourage fuel savings and provide an alternative to single occupancy vehicles.

5. INVENTORY THE LOCAL POTENTIAL OF NATURAL, RENEWABLE AND UNCONVENTIONAL ENERGY SOURCES: On April 24, 1980, Union County hired an Energy Coordinator who's initial task was to inventory current energy uses and available energy sources. This information will be available and incorporated in the future plan updates as the information becomes available.

Potential local energy sources that are available in Cove include solar, biomass, small-scale hydroelectric generation and geothermal production.

Cove's geographic setting provides excellent opportunities for development of small-scale hydroelectric facility on Mill Creek. This would be capable of producing approximately 600 kw of power.

Two low temperature geothermal springs and one well have been identified within Cove city limits (see Goal 5). Although these geothermal resources are not presently being utilized for energy production, there is potential for many uses including heat pumps, greenhouses, fruit drying, aquaculture, animal husbandry, etc.

Wood fuel is an increasingly popular alternate home heating fuel. The large area of national forest land east of Cove provides an accessible and ample supply.

6. INDICATE HOW AND WHEN THE LOCALITY WILL DEVELOP AN INVENTORY OF CURRENT ENERGY USES BY SECTOR AND BY FUEL SOURCE: There is no inventory of current energy use available for the City of Cove and no data has been collected in the past. The County energy plan is currently being assembled and information relating to Cove will be incorporated into the City plan in future updates.

#### POLICIES:

1. Developments with high demand for transportation and utilities will be located along major transportation and utility routes.
2. Inventoried solar, wind, hydroelectric, biomass, and geothermal resources will be protected for resource utilization.

## CITY OF COVE -- LAND USE PLAN

3. The use of alternate energy sources will be encouraged.
4. Information on current energy use and potential energy sources will be included in future Plan updates.
5. Cove will support national, State and local energy conservation efforts.
6. The City will encourage the use of alternative transportation modes as a method of energy conservation.
  - a. Use of senior citizen bus service will be encouraged.
  - b. Use of bicycles will be encouraged.
7. The City will encourage use of vacant lots for future development.

## RECOMMENDATIONS:

1. The Zoning Ordinance map will be used to locate high demand transportation developments near transportation routes.
2. Cove will cooperate with Union County and other local, State and Federal agencies in promoting alternate energy sources and energy conservation programs.
3. Cove will maintain current Oregon Department of Energy information on alternative energy resources and incentives, information on free home energy analysis, and information on incentives for weatherization.
4. The City will pursue energy audits on public buildings to minimize energy waste.
5. Establishment of a car pool referral service will be encouraged.



CITY OF COVE -- LAND USE PLAN

GOAL XIV  
URBANIZATION

GOAL 14: To provide for an orderly and efficient transition from rural to urban land uses.

BACKGROUND INFORMATION: The following findings are presented as justification for the city limits/urban growth boundary and are structured to address the seven factors required by the goal.

1. ACCOMMODATING LONG-RANGE URBAN POPULATION GROWTH: Cove has a total of 311.72 acres of vacant and available residential land included in the Residential and Low Density Residential classification areas within the city limits/urban growth boundary. This available acreage could provide for a maximum of 929 additional single-family lots if the vacant land is utilized efficiently and in accordance with development standards.

EXISTING & AVAILABLE LAND USES

IN ACRES

Land Use	Existing	Available	Total
Residential	161.32	233.24	394.56
Low Density Residential		78.48	78.48
Commercial	12.17	7.04	19.21
Public/Semi-Public	19.24	31.12	50.36
	Total		542.61

2. NEED FOR HOUSING, EMPLOYMENT OPPORTUNITIES AND LIVABILITY: The population projection for the year 2000 is 641 people or a 191 person increase from 1980. Assuming 75% of this population will live in single-family dwellings, 20% in duplexes and 5% in multi-family housing units, approximately 18.4 acres or 69 housing units will be needed. Obviously, the availability of residential land substantially exceeds land necessary.

Discussions in Goal 10 have outlined two large areas inside city limits which are committed beyond land necessary for residential development. Existing development, small lot ownership patterns and existing public facilities are some of the factors demonstrating the committed nature of these areas.

EMPLOYMENT: Employment opportunities are limited in Cove, most residents are employed elsewhere in the County. Cove's future population growth is not contingent upon development of the local economy because of Cove's close proximity to commercial and industrial employment centers. However, the Plan

## CITY OF COVE -- LAND USE PLAN

provides for the potential of economic growth by identifying sufficient available commercial land, allowing light industrial uses within the commercial classification and providing public services to those lands designated for development. The Plan identifies a 32.52 acre commercial classification, with 8.27 acres presently available. Approximately 4.93 additional acres would be available if existing residential and commercial parcels were divided to the minimum lot size provided in the Zoning Ordinance.

**LIVABILITY:** Cove's livability is addressed throughout the Plan. Adequate open space and recreational opportunities are provided for in the City. The carrying capacity of air, water and land resources was an important consideration in Cove's development philosophy. In addition, Cove's location at the foot of Mt. Fanny overlooking the Grande Ronde Valley provides an attractive setting.

3. **ORDERLY AND ECONOMIC PROVISIONS FOR PUBLIC FACILITIES AND SERVICES:** Cove's Land Use Plan classifications and policies will provide for an orderly and economic means for development of public services and facilities.

Municipal sewer and water services are available only within the city limits/urban growth boundary and both have an adequate capacity to accommodate the projected population growth. The City will extend sewer and water services to those dwellings existing on October 1, 1983, that are within 100 feet of City limits. The Low Density Residential classification has a one acre minimum lot size which should be adequate for development of individual sewerage systems.

Except for schools, other public facilities and services also have the capacity to accommodate the projected population growth. Extensions of utility facilities will be financed by the land developers. Specific policies and recommendations for orderly and economic development of public facilities and services are contained in Goal 11.

The school district has initiated planning efforts for expansion to meet anticipated growth.

4. **MAXIMUM EFFICIENCY OF LAND USES WITHIN AND ON THE FRINGE OF THE EXISTING URBAN AREA:** Cove's Residential and Low Density Residential classifications confine future residential development to infilling the vacant and available land within the city limits/urban growth boundary, thereby maximizing efficiency of land use.
5. **ENVIRONMENTAL, ENERGY, ECONOMIC AND SOCIAL CONSEQUENCES:**  
**ENVIRONMENTAL:** As growth occurs in Cove, new development

## CITY OF COVE -- LAND USE PLAN

will be required to meet zoning review criteria and Oregon Department of Environmental Quality standards. This process will serve to mitigate potential environmental conflicts and preserve the existing high quality of environmental conditions in Cove.

Those areas with steep slope have been included in the Low Density Residential classification to minimize potential environmental hazards associated with development of steep terrain at urban densities.

The lands included in the city limits/urban growth boundary have already been committed to urban uses, minimizing environmental impacts to resource lands.

**ENERGY:** Energy consequences are expected to be positive. The Plan encourages the efficient utilization of energy throughout the goals. The Plan classifications promote infilling within the City for a compact urban form with fewer urban transportation demands and less extensions of service facilities. The commercial classification expands upon existing commercial areas and is located for access to principal transportation corridors.

An inventory of renewable energy resources is being compiled by the Union County Energy Coordinator and will be incorporated into the next Plan update.

**ECONOMIC:** The Plan identifies sufficient commercial land available for future development and provides for light industrial uses within the commercial classification. The overall local economy of Cove is anticipated to be enhanced by directing future enterprises into areas already committed to similar types of development.

**SOCIAL:** Projected growth is not anticipated to have any adverse social consequences on Cove's rural character.

6. **RETENTION OF AGRICULTURAL LAND AS DEFINED, WITH CLASS I BEING THE HIGHEST PRIORITY FOR RETENTION AND CLASS VI THE LOWEST PRIORITY:** The Plan classifications confine urban development to already committed land within the city limits/urban growth boundary, thereby preserving the surrounding productive agricultural lands.

**COMPATIBILITY OF THE PROPOSED URBAN USES WITH NEARBY AGRICULTURAL ACTIVITIES:** Urban uses inside city limits have historically been compatible with nearby commercial agricultural activities.

**POLICIES:**

1. Urban growth boundaries will be changed only after a demonstration that there is a need for additional urban area and a capability to provide urban services and

## CITY OF COVE -- LAND USE PLAN

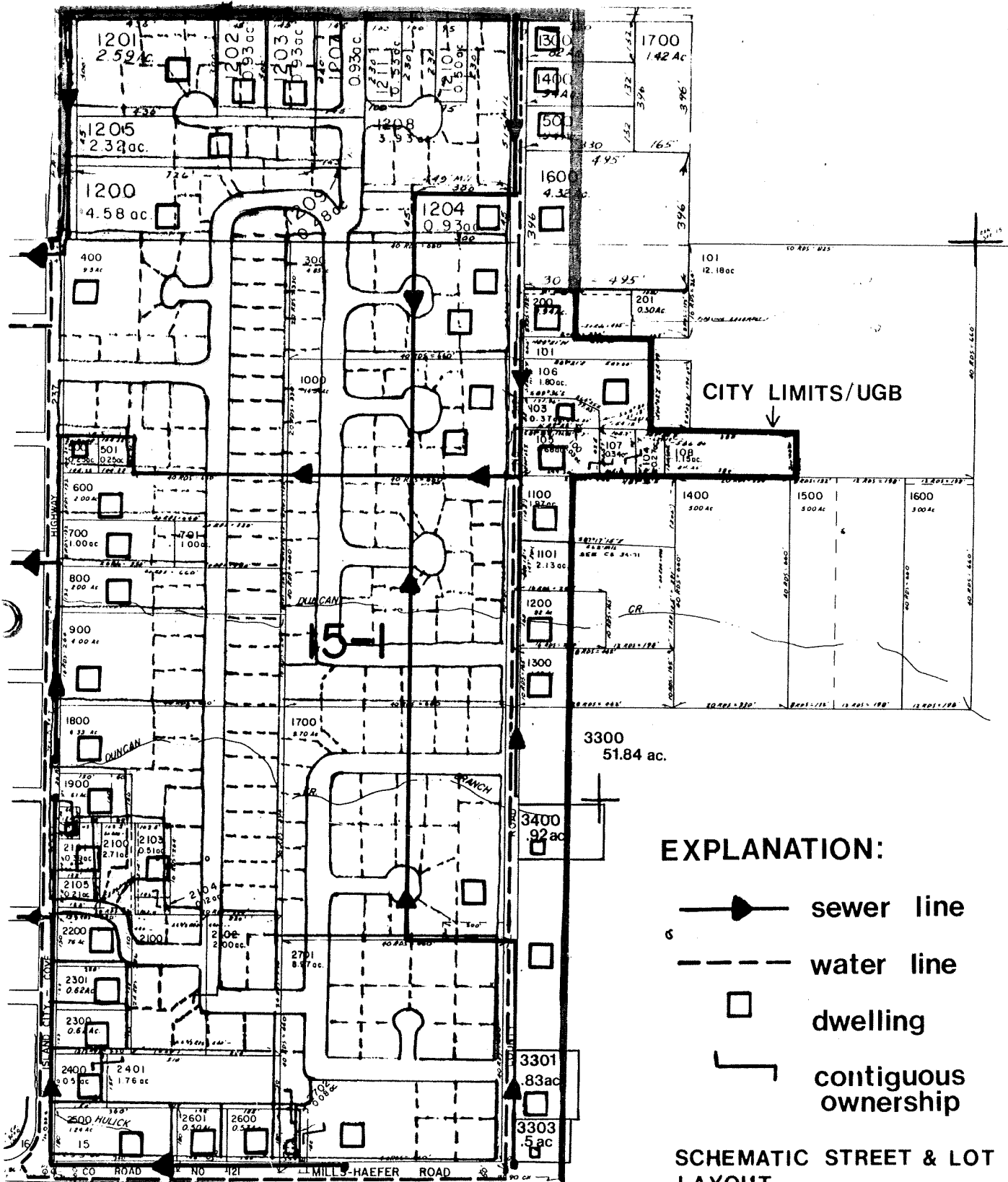
- facilities without increasing the financial burden to existing residents.
2. Urban uses will be directed away from more productive agriculture lands, if possible, in order to avoid the conversion of such areas to urban uses.
  3. Establishment and change of the urban growth boundary be based upon the following:
    - a. Demonstrated need to accommodate long-range urban population growth requirements.
    - b. Need for housing, employment opportunities, and/or commerce.
    - c. Orderly and economic provision of public facilities and services.
    - d. Maximum efficiency of land uses within and on the fringe of the existing urban area.
    - e. Examination of environmental, energy, economic and social consequences.
    - f. Retention of productive agricultural lands.
    - g. Compatibility of the proposed urban uses with agricultural activities.
    - h. An orderly, efficient and economical transition will be made in converting rural lands to urban development, and isolated or disconnected urban development will be prohibited.
    - i. Residential growth will be encouraged primarily around the community center.
    - j. Additional growth will be encouraged by developing vacant areas within the city before expanding the urban growth boundary.
    - k. Commercial development will be concentrated so as to strengthen existing commercial activities.
    - l. Uses with undesirable noise, smoke, odor, visual and other objectionable characteristics, will be prohibited from locating in areas where such conditions are incompatible with surrounding area development.
  4. An orderly, efficient and economical transition will be made in converting rural lands to urban development.





## RECOMMENDATIONS:

1. Cove will notify Union County, Cove School District, Cove Rural Fire Protection District and Oregon Department of Land Conservation and Development of adjustments to the Urban Growth Boundary. Such amendments will be done in accordance with the Zoning Ordinance.
2. Environmental, energy, economic, social, need for housing, employment, commerce, demand for public services and other factors will be investigated before any change in the Urban Growth Boundary.
3. Infilling of vacant lots will be done before the Urban Growth Boundary is expanded.



# NORTHEAST Committed Area



- EXPLANATION:**
-  sewer line
  -  water line
  -  dwelling
  -  contiguous ownership

**SCHEMATIC STREET & LOT LAYOUT**

**1" = 400'**

## CITY OF COVE -- LAND USE PLAN

## COVE CITY LIMITS

## N.E. Section - Built and Committed

- A. **ADJACENT USES:** The northeast area within Cove city limits is surrounded on the west and south by land within the city that is presently developed and platted at an urban density. Adjacent to the north and east is a Union County Rural Residential Plan classification. This area is developed by parcels of varying acreages used primarily for small farm operations and residential purposes.
- B. **PUBLIC SERVICES:** All of the public services provided by the City of Cove are available in the northeast city limits area. The provision of urban level services to the area represents a significant commitment to urban development. For a detailed description of available public services and their capabilities refer to Goal 11.

Both the public water and sewer systems have main lines servicing the northeast area. Water is distributed by an eight inch main line and the sewer system has ten inch main lines.

The northeast city limits area is in the Cove School District and the Cove Rural Fire District.

**Roads:** The northeast area is bounded on all four sides by major city collectors with paved surfaces. Main Street runs east-west forming the south boundary and Antles Avenue runs east-west along the north boundary. Jasper Street is the west boundary of the area, running north-south connecting Main Street with Antles Avenue and with Stackland-Lieurance Road further north. Conklin Lane is the east boundary, running north-south between Main Street and Antles Avenue. There is a street plan for the entire northeast area that was developed in 1978.

- C. **Parcel Sizes and Ownership:** For a detailed breakdown of parcels sizes and existing land uses, refer to the fact sheet.

The northeast Cove city limits area is committed to urban development by the existing land use trend of small acreage parcels with dwellings. 46 of the 54 parcels or 85% are less than 5 acres and 83% of all the parcels are developed with existing dwellings. Only 3 parcels are over 10 acres and therefore the area is not viable for agricultural use.

- D. **Neighborhood and Regional Characteristics:** The northeast area is the only unplatted area within city limits with public water and sewer service available. Therefore, this area is most likely to develop along with the vacant lots in the platted portion of the City. The northeast area is surrounded on the east and south

by rural residential development in the County's jurisdiction. The adjacent development patterns and availability of public services further demonstrates a commitment to urban development in the northeast area.

- E. Natural Boundaries: No natural boundaries act to geographically distinguish or isolate the northeast area from the remaining city limits area or surrounding land.

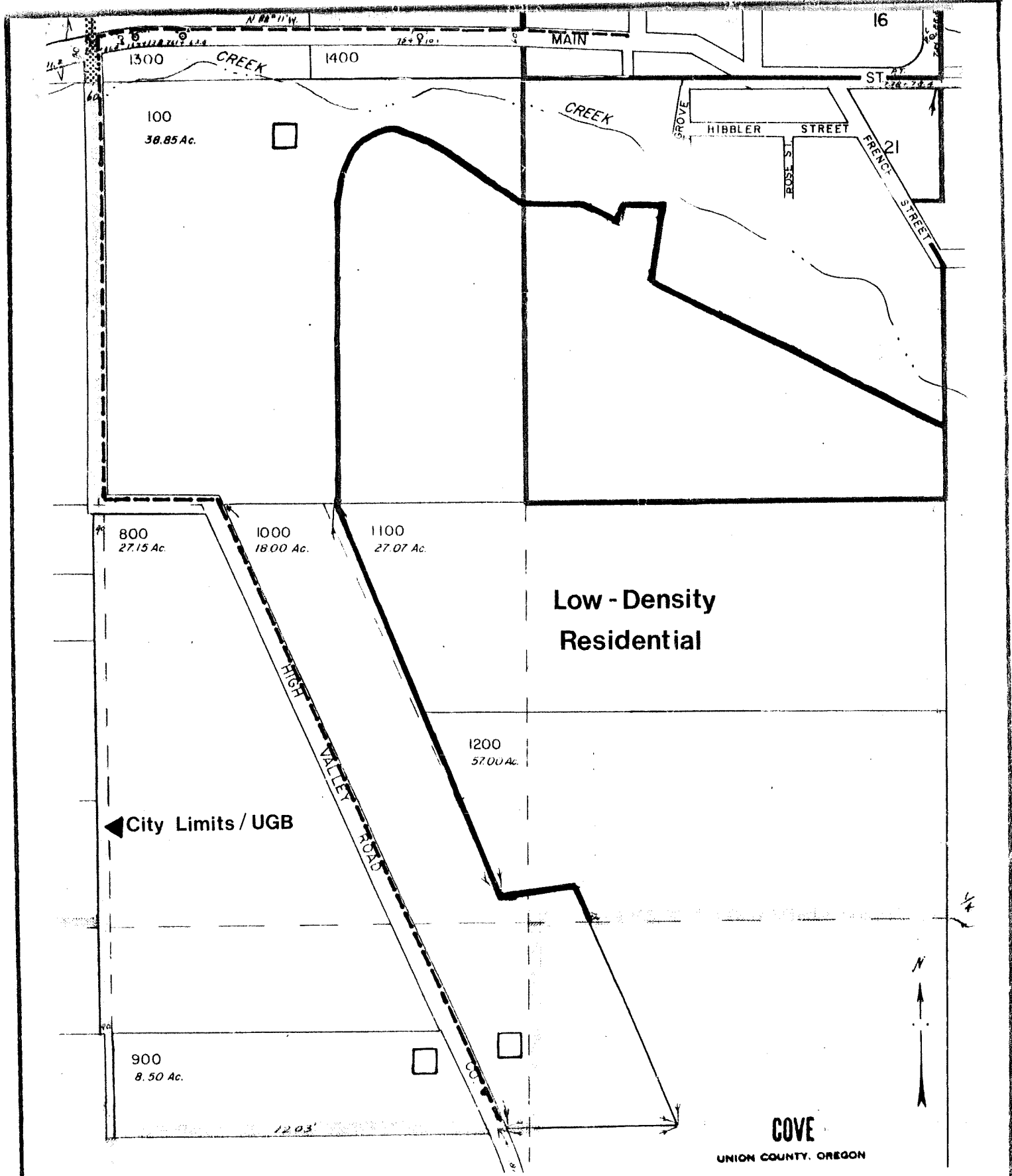
CITY OF COVE -- LAND USE PLAN

COVE CITY LIMITS  
N.E. SECTION - FACT SHEET

1. Parcel Sizes	Number	Number of parcels w/existing dwelling
a. Less than 1 acre	26	
b. 1 to 5 acres	20	
c. 5 to 10 acres	5	
d. 10 to 20 acres	2	
* e. Greater than 20 acres	1	
* Partially inside city limits		
f. Total acres		110.68

2. Existing Land Uses		
a. Total acres on Farm Deferral - 17.54 acres		
	Number	Acreage
Less than 10 acres	0	0
10 to 40 acres	2	15.04
Greater than 40 acres	1	2.5
TOTAL	3	
3 parcels: 1 14.54 acre parcel, the remaining acreage includes the portions of 2 parcels located within city limits.		
b. Total number of residences - 45		
Number of acres committed to residences - 22.5 acres		
c. Total acres used for timber - 0		
Total acres used for grazing - 0		
Total acres used for agriculture - 88.18		





**Explanation:**

- Dwelling
- Water Line

**SOUTHWEST  
Committed Area**

1" - 400'

COVE CITY LIMITS  
S.W. SECTION - BUILT & COMMITTED

- A. **Adjacent Uses:** The southwest area of Cove City limits is surrounded on the west and the south by agricultural practices on the valley floor. To the east is a steep-sloped area included in the Low Density Residential classification. The area is largely in grazing use or open land. Adjacent to the north is a Semi-Public Plan classification in which development is restricted by the property deed of the existing church.
- B. **Public Services:** The centralized sewer system is the only public facility provided within Cove city limits that is presently unavailable in the southwest area. Extension of sewer service to the area would require a pump station. Water is distributed by gravity flow through a 2 1/2 inch main line following High Valley Road. The water system will also service the Low Density Residential classification. It is likely that as the system is extended to this area a water line will loop from the city well site around the hill and eventually tie in from the south to the water line on High Valley Road. This will further facilitate development in the southwest area.

The southwest city limits area is in the Cove School District and the Cove Rural Fire District. The provision of urban level services to the southwest area, particularly the extension of a water main line, demonstrates the City's long-term commitment to provide for future urban development. For a detailed description of available public services and their capabilities refer to Goal 11.

**Roads:** The Cove Highway or State Highway #237 is just north of the southwest area and is a principal transportation route into Cove. High Valley County Road #66 bisects the southwest area and provides the only access into the area. It has a gravel, all-weather surface.

- C. **Parcel Sizes and Ownership:** For a detailed breakdown of parcel sizes and existing land uses, refer to the fact sheet.

The existing parcel sizes and agricultural land uses in the southwest area do not presently demonstrate a commitment to urban development. Of the 73.10 total acres in the area, 64.6 acres are on Farm Deferral, indicating that agriculture is the predominant land use in the area.

- D. **Neighborhood and Regional Characteristics:** High Valley County Road #66 bisects the southwest area, providing adequate access for future development. The water

system main line running parallel to High Valley Road also indicates a substantial commitment to accommodate urban development in the area. The southwest area is the only suitable and available land for urban development in the western portion of city limits, with the Low Density Residential classification to the east and the Semi-Public Plan classification on the north.

- E. Natural Boundaries: The steep slopes east of the southwest area act to isolate the area from the remaining platted portion of the city. High Valley Road follows an important natural corridor through Phys Point, providing access south of the City.

CITY OF COVE -- LAND USE PLAN

COVE CITY LIMITS  
S.W. SECTION - FACT SHEET

1. Parcel sizes	Number	Number of Parcels w/existing dwellings
a. Less than 5 acres	0	0
b. 5 to 10 acres	1	1
* c. 10 to 20 acres	1	1
+ d. 20 to 40 acres	1	0
e. 40 to 160 acres	0	0
* f. Greater than 160 acres		
* Parcels partially inside city limits		
+ Parcel partially inside residential classification, partially in Low Density Residential		
g. Total acres - 73.10 acres		

2. Existing Land Uses

a. Total acres on Farm Deferral - 64.40 acres		
	Number	Acreage
Less than 10 acres	0	0
10 to 40 acres	2	37.45
Greater than 40 acres	1	27.15
b. Total number of residences - 2		
Number of acres committed to residences - 1 acre		
c. Total acres used for timber -		0
Total acres used for grazing -		0
Total acres used for agriculture -		72.10

Tax Lots and Acreage in S.W. Area:

+ TL 100 - Phinney - 38.85	- 23.45 Residential,
	15.4 Low Density
+ TL 800 - Parker	
+* TL 9102 - Parker - 371.31	- 27.15 Residential
	344.16 Outside city limits
TL 900 - Goodell - 8.50	- 8.50 Residential
+ TL 1000 - Cox - 18.0	- 14.0 Residential
	4.0 Outside city limits

+ Parcels on Farm Deferral