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Klamath County Community Development - Planning Division Comprehensive Plan Policy

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COMPEHENSIVE PLAN, POLICIES

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COMPREHENSIVE PLAN FOR KLAMATH COUNTY, OREGON

Adopted: November 25, 1981
Revised: December 21, 1982
Revised: February 29, 1984

Revised: December 19, 1996

INTRODUCTION

The Comprehensive Plan for Klamath County, Oregon, comprises three documents:

Part I - Comprehensive Plan Policies - discussion of land needs, land use plans, urban growth boundaries, and rural community boundaries.

The Comprehensive Plan Policies contain all of the goals, objectives, policies and implementation programs of the plan. Part I also includes explanations of the land use maps, how they were prepared and how they should be used.

Part II – Atlas - This document includes virtually all of the technical data on which the plan was based.

A number of detailed data maps prepared by the County were not included for two reasons: (1) Some provided useful background information but did not have any direct bearing on the land use plans, Urban Growth Boundaries or written policies of the plan; (2) They would have been too expensive to print. Copies of all maps are available for inspection at the Klamath County Planning Department.

Part III - Land Development Code - This is the implementing document of the Comprehensive Plan.

Purpose

The Comprehensive Plan (henceforth called the plan) is prepared and adopted in compliance with Oregon Revised Statutes (ORS) 197.705 through 197.795. ORS 197.015(5) defines the plan as:

...a generalized, coordinated land use map and policy statement of the governing body of a state agency, city, county or special district that interrelates all functional and natural systems and activities relating to the use of lands, including but not limited to sewer and water systems, transportation systems, educational systems, recreational facilities and natural resources and air and water quality management programs.

In adopting the requirements for comprehensive plans, the Oregon Legislative Assembly declared that plans:

- must be adopted by the appropriate governing body at the local and state levels.
- are expressions of public policy in the form of policy statements, generalized maps and standards and guidelines.
- shall be the basis for more specific rules, regulations and ordinances that implement the policies expressed through the comprehensive plans.

- shall be prepared to ensure that all public actions are consistent and coordinated with the policies expressed through the comprehensive plans.
- shall be regularly reviewed and, if necessary, revised to keep them consistent with the changing needs (and desires of the public they are designed to serve. (ORS 197.010)

The legislative assembly established the Land Conservation and Development Commission (LCDC) to oversee the preparation and implementation of the comprehensive plans. To this end, the commission was instructed to adopt statewide planning goals and guidelines "for use in preparing, adopting, revising and implementing existing and future Comprehensive Plans" (ORS 197.225). The goals place specific and stringent requirements on local jurisdictions and set the framework for Comprehensive Plans. Because of their importance, the LCDC goals were the base around which policies of the Comprehensive Plan for Klamath County were organized.

How to Use the Plan

The land use maps are the first place to look for information on the intent of the plan. The maps show the future general arrangement and extent of land uses. As the statute says, "general nature means a summary of policies and proposals in broad categories and does not necessarily indicate specific locations of any area, activity, or use" (ORS 197.010(4)).

The user of the plan should refer to Part I: Comprehensive Plan Policies, for written explanation of the land use maps and for other written policies that affect the location, design and use of land and facilities in the county.

Readers should refer to Part II, the "Atlas" for factual information; and Part III, the Land Development Code, for implementation measures.

Relationship to Other Comprehensive Plans

The cities of Klamath Falls, Merrill, Malin, Bonanza, and Chiloquin have prepared and adopted plans for themselves and their environs. Persons seeking information on land use plans and policies as they apply to land within city limits should consult the appropriate city comprehensive plan.

For information on plans and land use policies for areas within the Urban Growth Boundary of the four small cities of Merrill, Malin, Bonanza, and Chiloquin, the plans of these cities along with this Plan should be consulted. Although these lands are unincorporated and come under the jurisdiction of the county, the countywide land use plan map is too large-scale to show the extent and arrangement of land uses around these communities. For information on the unincorporated area around the City of Klamath Falls, this plan should be consulted.

Management Agreements for Urban Growth Boundaries and Land Use Activities Within Those Boundaries

The urban growth boundaries (UGB's) separate urban land uses from rural land uses. They also

serve as the basis for land use management agreements between the cities and the County.

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The UGB management agreements for all incorporated cities in Klamath County provide that the change of boundary itself will be a joint procedure between both jurisdictions. The respective city will have an opportunity to review and comment on development activities within each urban growth boundary.

I. DEFINITION OF TERMS

Klamath Falls Urbanizable Area - That area within the Urban Growth Boundary, outside of the incorporated limits of Klamath Falls.

Klamath Falls Suburban Area - Areas generally contiguous with or close to the city limits but not themselves incorporated cities.

Incorporated Cities - Chiloquin, Malin, Merrill, Klamath Falls

Incorporated Town - Bonanza

Unincorporated Communities -

Rural Service Centers:

All unincorporated industrial and/or convenience-commercial and residential center of a nature and size only as required to serve the needs of the surrounding rural lands. Typically, rural service centers are isolated, rather compact and located at junctions of principal rural roads or at other strategic locations. The absence of key public facilities (community sewer and water systems) limits development densities to a maximum of one dwelling unit per acre.

Rural Communities:

Rural communities are nearly identical in function and nature as rural service centers. Rural communities, however, have both community sewer and water systems, which allow for greater development densities (one dwelling unit per 5,000 square feet).

Planning Area - Excluded incorporated cities.

II. COMPREHENSIVE PLAN GOALS, OBJECTIVES, POLICIES AND IMPLEMENTATION

In Oregon, the Comprehensive Plan is a means of implementing goals of the Land Conservation and Development Commission (LCDC). LCDC goals represent concerns of the State's citizens on a variety of topical areas, and provide a framework within which local areas can evaluate their needs and develop appropriate objectives to meet these needs.

In this section, LCDC goals are used to categorize county objectives, policies, rationale for those policies, and implementation measures to achieve stated goals.

In the preparation of a Comprehensive Plan, goals and objectives are used to formulate planning policies, which, in turn, guide the plan's implementation.

Goals are general in nature and are designed to cover a wide range of topics. The term goal is defined as an achievement or end result. Thus, goals for a Comprehensive Plan indicate the state or condition that the county wishes to attain over a given period of time, and are usually long range.

Mandatory policies are those policies under each goal heading contained in Part I of the Comprehensive Plan Policies document which contain a Policy, Rationale, and Implementation and "shall" and "will" statements. The Policy Statement is the governing language. Both Rationale and Implementations are subordinate to the policy.

The following goals and objectives are recommended as a broad framework for future planning and development in Klamath County. The objectives are the results of diligent work on the part of local citizens, area committees, public officials and other people and private agencies.

In order to coordinate the Klamath County Comprehensive Plan with statewide planning goals, County objectives and policies have been integrated with LCDC goal categories. These categories are as follows:

- | | |
|---|-------------------------|
| 1. Citizen Involvement | 8. Recreation Needs |
| 2. Land Use Planning | 9. County Economy |
| 3. Agricultural Lands | 10. Housing |
| 4. Forest Lands | 11. Public Facilities |
| 5. Open Space, Scenic and
Historic Areas | 12. Transportation |
| 6. Air, Water and Land | 13. Energy Conservation |
| 7. Areas Subject to
Natural Disasters
and Hazards | 14. Urbanization |

OFFICIALLY ADOPTED MAPS

Comprehensive Plan Maps

- A. Land Use Plan Maps
 - Incorporated Communities
 - Unincorporated Communities
 - Rural Lands

- B. Zoning Maps
 - Incorporated Communities
 - Unincorporated Communities
 - Rural Lands

SCS Site-Specific/General Soil Class Map - Township Sheets (Includes Agriculture soil classes and Timber Site Productivity classes)

Mineral Resources

Goal 5 Significant Resources

Flood Hazard

- A. HUD Flood Hazard Boundary Map

General Groundwater Aquifers and Geothermal Resources (countywide)

Geothermal Resource (Urban Area)

Source: Paul J. Lineau, et al, Agribusiness Geothermal Energy Utilization, OIT, May, 1978.

Historic Sites

Archaeologically Sensitive Areas

Recharge and Discharge Areas

Areas Planned and Zoned for Non-Resource Use

(Countywide map of developed, committed, "needed," and non-resource lands)

GOAL I: CITIZEN INVOLVEMENT

General Discussion

To encourage an effective citizen participation process that will meaningfully involve citizens in all phases of the County Comprehensive Planning process.

The governing body charged with preparing and adopting the Comprehensive Plan shall adopt and publicize a program for citizen involvement that clearly defines the procedure by which the public will be involved in the ongoing land use planning process.

The citizen involvement program shall be appropriate to the scale of the planning effort. The program shall provide for continuity of citizen participation and of information that enables citizens to identify and comprehend the issues.

Federal, state, and regional agencies and special purpose districts shall coordinate their planning efforts with the affected governing bodies and make use of existing local citizen involvement programs established by counties and cities.

Objectives

Provide opportunities for the general public to review, comment, and make recommendations on all planning proposals and preliminary plans.

Keep citizens informed about the status of the county planning program by making technical information and reports available.

Encourage two-way communication between the general public and county officials through the use of community forums, panel discussions, and news media.

1. **POLICY:** The County shall provide for continued citizen involvement opportunities after plan acknowledgment.

Rationale:

- To provide for citizen input when contemplating major and/or minor changes in the plan and when updating plan inventories.
- To provide for changing public needs and desires.

Implementation:

- The County shall cooperate with all media to ensure that the planning meetings will be advertised.

- The County shall continue to follow the Citizen Involvement Program for Klamath County, Oregon, adopted in August of 1979, amended in May of 1980, and as may be amended in the future.

GOAL 2: LAND USE PLANNING

General Discussion

To establish a land use planning process for the County as a basis for all decisions and actions related to use of land and to ensure an adequate factual base for such decisions and actions.

City, county and special district plans and actions related to land use shall be consistent with the Comprehensive Plans of cities and counties and regional plans adopted under ORS 197.705 through 197.795.

All land use plans shall include identification of issues and problems; inventories and other factual information for each applicable statewide planning goal; evaluation of alternative courses of action and ultimate policy choices, taking into consideration social, economic, energy, and environmental needs. The required information shall be contained in the plan document or in supporting documents. The plans, supporting documents, and implementation ordinances shall be filed in a public office or other place easily accessible to the public. The plans shall be the basis for specific implementation measures. These measures shall be consistent with and adequate to carry out the plans. Each plan and related implementation measure shall be coordinated with the plans of affected governmental units.

All land use plans and implementation ordinances shall be adopted by the governing body after public hearing and shall be reviewed and, as needed, revised on a periodic cycle to take into account changing public policies and circumstances, in accordance with a schedule set forth in the plan.

Opportunities shall be provided for review and comment by citizens and affected governmental units during preparation, review, and revision of plans and implementation ordinances.

Objectives

Develop detailed plans or specific programs to implement the recommendations and proposals of the Comprehensive Plan.

Keep the Comprehensive Plan current through annual minor revisions and a major review and update.

Develop the necessary management measures (urban growth boundaries, zoning and subdivision ordinances, codes, etc.) to ensure the implementation of the adopted Comprehensive Plan.

The County should be continually sensitive to the needs of its people, in activities of work, education, worship and recreation, so that they may gain the most from the potential of land use planning.

Definitions:

- Affected governmental units are those local governments, state and federal agencies, and special districts that have programs, land ownerships, or responsibilities within the area included in the plan.
 - Affected persons are owners of record of real property located within the prescribed area subject to the proposed change.
 - Comprehensive Plan is defined in ORS 197.015 (included in the definition of Comprehensive Plan).
 - Implementation measures are the means used to carry out the plan. These are of two types: (1) management implementation measures such as ordinances, regulations, or project plans; and (2) site or area-specific implementation measures such as permits and grants for construction, construction of public facilities, or provisions of services.
 - Plans guide land use decisions, including both comprehensive and single purpose plans of cities, counties, state and federal agencies, and special districts.
1. POLICY: The County shall establish the following plan revision and evaluation schedule:
- A. Minor Changes (ongoing) Quasi-Judicial
 - These changes may be proposed or initiated by an individual, private developer or by a federal, state or local government agency or district.
 - These changes do not have significant effect beyond the immediate area of change.
 - B. Biennial Revisions, Legislative
 - These types of revisions will be reviewed at least on a biennial basis commencing on the first month of every other year.
 - These types of revisions may be ongoing if necessary.
 - The Planning Commission will continually evaluate the plan goals, objectives and policies in reference to overall realistic achievement of the Comprehensive Plan.
 - The acquisition and consideration of new information, such as inventory updates, new projections that were not available during initial plan development will also be considered.

- Recommendations for plan revision will be heard. This includes both mapping, inventory and policy changes.

Rationale:

- To provide for changing public policies and circumstances when public needs and desires change and when development occurs at a different rate than was contemplated by the plan.
- To provide a method of determining if plan means are accomplishing intended plan ends.
- To ensure that the County inventories and collects factual information for each applicable statewide planning goal.

Implementation:

Minor Changes (ongoing) Quasi-Judicial

- County staff shall prepare staff reports that will serve as the factual basis to evaluate the requested change.
- The proponent will bear the burden of proof for the proposed minor change.
- Minor changes do not include text or policy revisions.
- Minor changes include map changes that do not have any significant effect beyond the immediate area of change.

Biennial Revisions, Legislative

- The County shall complete inventoried (i.e., information that was not available during the initial plan development) of all factual information applicable to Oregon statewide planning Goals 1 through 14.
- These types of changes shall include both mapping, inventory or policy changes.

2. POLICY: Copies of the Plan shall be available to the public and to affected governmental units.

Rationale:

- To provide public access to the County plan.
- To provide information to special districts, city, county, state, and federal agencies.

Implementation:

- County plans shall be filed, but not recorded, in the Klamath County Clerk's Office, with copies available in the Klamath County Planning Department.
 - A copy of the Land Development Code shall be available at the County library.
3. POLICY: The County shall work to coordinate all plans and programs with regional, state, and federal plans and policies.

Rationale:

- That the County will work to coordinate implementation measures with the plans of affected governmental units.

Implementation:

- The County shall cooperate in developing a program to review all County implementation measures for conformance with the plans of affected governmental units.
4. POLICY: The written policies, land use maps, urban growth boundaries, and rural community boundaries shall be changed only by formal amendment of the Comprehensive Plan. All proposed amendments shall be evaluated against the goals. Any such amendment that would result in a violation of one or more goals shall be subject to the exceptions process.

Rationale:

- To ensure that the Comprehensive Plan continues to conform to the goals and continues to be workable for the citizens of Klamath County.

Implementation:

- The County Planning Department shall prepare a staff report on goal compliance and, where a potential goal disagreement is identified, shall require the applicant to present the substantial reasons and facts for the exception. Findings on reasons and facts shall be adopted in conjunction with any adopted amendment.
 - The Planning Department shall work with applicants in obtaining necessary data.
5. POLICY: The County shall acquire and consider required inventory information that was not available during initial plan development.

Rationale:

- To ensure that the County inventories and collects factual information for each applicable statewide planning goal.

Implementation:

- The County Planning Department shall complete inventories of factual information applicable to Oregon Statewide planning Goals 2 through 14.

6. POLICY: Zoning shall be consistent with the land use plan map.

All land inside the Klamath Falls Urban Growth Boundary, excluding the land within the city limits of Klamath Falls, is subject to the Klamath County Land Development Code and Urban Growth Boundary Management Agreement.

The land use plan map is a general representation of the acreage and layout of various land uses. It is not intended to be a specific representation of permitted land uses, except where a category permits only very limited uses or where boundaries clearly follow property lines, ownership lines, survey lines, or major physical features. The written policies of the Plan provide guidance in zoning.

Rationale:

- To ensure that land use regulation systematically advances the policies of the Comprehensive Plan.

Implementation:

- The County shall follow the land use plan map, and the written policies of the plan when preparing new zoning or when evaluating proposals for rezoning.

7. POLICY: To the extent feasible, the boundaries of zoning districts shall follow property lines except where the land use plan clearly requires otherwise. For zoning purposes, the land use plan shall be construed liberally, provided that the written policies of the plan are not thereby violated.

Rationale:

- To accommodate peculiar local conditions that could not be recognized in the preparation of the land use plan. In particular, to avoid the creation of lots which, because of awkward size, shape or orientation, result in inefficient land use.

Implementation:

- When land is rezoned to ⁵ conform to the land use plan, staff shall deviate

from the land use plan map when necessary to reflect peculiar local conditions.

8. POLICY: All legally existing land uses shall be allowed to continue as either conforming or nonconforming land uses.

Rationale:

- To protect individual property rights and investments.

Implementation:

- Provisions shall be made to allow all legally existing land uses to continue as either conforming or non-conforming land uses.

9. POLICY: Klamath County is expected to experience population increases as arrived at based on Cohort Survival Population Projections. The County shall provide support for this population increase by providing sufficient land, community facilities and other community resources.

Rationale:

- The Klamath Falls Basin area possesses geographical locational factors which will facilitate an increase in the population growth rate. The area possesses a large amount of land that is marginal agricultural land yet suitable for residential development. The area has good access to transportation facilities such as rail, airline and truck lines. The area has an air shed that has not been adversely affected by pollution. The geographical siting of the Klamath Falls Urban Area minimizes a possible problem with possible degradation of the air shed. The area has the natural resources, wildlife, wildfowl, climate and geothermal resources that have served as inducement to in-migration of new residents who wish to enjoy a rural lifestyle.
- Klamath Basin resources have been examined to determine the different type of growth patterns that are possible. Klamath Basin has economies that depend upon natural resource oriented industries such as timber, tourism and skiing. This area experiences its high growth rate primarily through the migration of new residents by the projection of historical population information. Future migration of population depends upon the lack of amenities in this area from which people are moving and upon the lifestyle and amenities offered by this County.
- The Board of County Commissioners adopted the following policy which uses the Cohort Survival Method to project the County's population to the year 2000; 20

years. This results in a population of 88,910 in that year, an increase of 50 percent over the Final 1980 Census Count for Klamath County of 59,117 people.

- The Board also determined that approximately 65 percent of that total will fall within the Klamath Falls Urban Growth Boundary, while 35 percent of that total will be located outside the Klamath Falls Urban Growth Boundary.

Implementation:

- The County will make available enough developable lands both inside the Klamath Falls Urban Growth Boundary and outside to accommodate this growth.
- Population increases that occur outside of the five City Urban Growth Boundaries may also be located within Rural Community and Rural Service Center Boundaries.

10. POLICY: A Planned Unit Development Overlay Zone or a Geothermal Resource Overlay Zone may be applied to any area designated on the plan map as:

NR Non-Resource
 CG General Commercial
 CT Transportation Commercial
 I Industrial
 R Rural
 UR Urban Residential
 RCR Rural Community Residential

In order to approve application of the Planned Unit Development Overlay Zone or Geothermal Resource Overlay Zone to land designated for resource use, an exception to the applicable Statewide Planning Goals must be adopted through the plan amendment process.

Rationale:

- To provide for flexibility of uses in areas of the County designated for non-resource use in response to changing public needs, desires, and rates of development, through the zone change process.
- To ensure that the value to the County of P.U.D. or Geothermal Resource use of land designated for resource use outweighs the value to the County of its use as agriculture or forest land, through the plan amendment and goal exception processes.

Implementation:

- The Land Development Code allows for application of the P.U.D. Overlay Zone and Geothermal Resource Overlay Zone through the zone change procedure. If land

proposed for application of these overlay zones is designated for agricultural or

forest use, an exception to the applicable Statewide Planning Goals, through the plan amendment process, will be mandatory.

- Industrial and commercial uses are the primary uses intended in areas to which the Geothermal Resource Overlay Zone is applied. All residential development proposed within these areas will not be approved until the industrial or commercial land uses are in place.

11. POLICY: Lands which are not agricultural or forest lands as defined in Statewide Planning Goals 3 and 4 shall be designated Non-Resource (NR) and subject to the regulations of the Non-Resource (NR) zone contained in the Land Development Code.

Rationale:

- To identify and plan appropriate uses and densities for non-agricultural and non-forest lands compatible with adjacent resource and non-resource lands and commensurate with existing and proposed levels of services.

Implementation:

- Lands identified in Klamath County as non-resource consistent with the methods and findings contained in the County's "planning process for identifying and designating residential, commercial, and industrial lands," shall be planned Non-Resource (NR) and zoned Non-Resource (NR).

12. POLICY: The County shall, in addition to a zone change, require a plan amendment to change a Forest or EFU zone a different as well as a Non-resource zone.

Rationale:

- Because the application of the F, FR, EFU-C, EFU-CG, and NR zone to lands in Klamath County satisfies specific criteria which is supported by inventory information contained in the Atlas and other documents, a plan amendment is appropriate.

Implementation:

- The County shall use the plan amendment process as provided in Article 48 of the Land Development Code.

Klamath County Comprehensive
Plan and Implementing Zones and Designations

<u>Plan (Designation)</u>	<u>Implementing Zone (Designation)</u>
Forestry (F)	Forestry , (F) Forestry/Range (FR)
Agricultural (AG)	EFU-Grazing (EFU-G) EFU-Cropland/Grazing (EFU-CG) EFU-Cropland (EFU-C)
Non-Resource (NR)	Non-Resource (NR)
Rural (R)	Rural-1 (R-1) Rural-5 (R-5)
Rural Community Residential (RCR)	Rural Community Residential (RCR)
Urban Residential (UR)	Suburban Residential (RS) Low Density Residential (RL) Medium Density Residential (RM) High Density Residential (RH)
General Commercial (CG)	General Commercial (CG) Recreation Commercial (CR) Community Commercial (CC) Neighborhood Commercial (CN)
Transportation Commercial (CT)	Transportation Commercial (CT)
Industrial (I)	Light Industrial (IL) Heavy Industrial (IH)
Open Space and Conservation (OS/C)	Open Space and Conservation (OS/C)

Overlay Zones:

- Flood Hazard
- Significant Resource
- Approach Safety
- Airport Noise
- Planned Unit Development (PUD)

Geothermal Resource (GR)
Chemult Overlay
Destination Resort Overlay

Boundaries:

Urban Growth Boundary (UGB)
Rural Community Boundary (RCB)
Rural Service Center Boundary (RSC)

12. POLICY: The County shall encourage commercial/industrial development and identify potential industrial and commercial sites for uses that are compatible and related to airports in Klamath County.

Rationale:

- In the interest of public health and safety, it is the desire of Klamath County to limit the encroachment of residential development into critical areas, defined on the attached map, and flight patterns and pathways necessary for continual economic viability of the Klamath Falls International Airport. Therefore, any request for a CLUP/ZC, within the area delineated on the attached map, shall be limited to the Air/Rail Transportation Zone, Article 53.5.

Implementation:

- The County will develop an Airport/Railroad Transportation Development Zone.
- Lands proposed for rezoning that lay within the Airport/Transportation Development Zone will be restricted to commercial and industrial development. If land proposed for application of this development zone is designated for agricultural/forestry use, an exception to the applicable Statewide Planning Goals, through the plan amendment process, will be required.

GOAL 3: AGRICULTURAL LANDS

General Discussion

To encourage and allow agricultural operations consistent with the well-being of individual owners and operators, and to preserve the viability of real property ownership.

Agricultural lands and operations shall be identified and inventoried.

Agricultural lands shall be converted to urban or other uses only after considering and reviewing the following factors:

- Economic consequences consistent with Klamath County planning goals.
- Retention of lands in farm use consistent with Goal 9.
- Procedures and requirements set forth in Goal 2, "Land Use Planning", for goal exceptions.

Objectives:

Economically stabilize the agricultural community in Klamath County.

Definitions:

- Agricultural land in eastern Oregon is land predominantly Class, I, II, III, IV, V and VI soils as identified in the soil capability classification system of the SCS and other lands suitable for farm use, taking into consideration soil fertility, suitability for grazing, climatic conditions, existing and future availability of water for farm irrigation, existing land use patterns, technological and energy inputs required, accepted farming practices. Lands in other classes or nearby lands, shall be included as agricultural land in any event.
 - Farm use is set forth in ORS 215.203 and includes non-farm uses authorized by ORS 215.213.
1. POLICY: The following land shall be designated Agricultural and subject to the regulations of the EFU zones contained in the Land Development Code taking into consideration all of the following factors:
 - (1) Land comprised of SCS Class I-VI soils;
 - (2) Land presently irrigated or potentially irrigable in order to become economically productive.

- (3) Land with improved pasture as identified in the 1978 land use survey and 1982 infrared air photos as updated and supplied by the U. S. Forest Service;
- (4) Lands located in an area where the predominant surrounding land use is agriculture; and
- (5) Other lands which because of size or situation are well suited for the accepted farm practice of the area or necessary to permit farm practices to be undertaken on adjacent or nearby land.

Rationale:

The unique situation of farmers in Klamath County include the following:

- There is a maximum of a ninety-day growing season. However, no areas expect ninety continuous frost-free days;
- There is very low rainfall. Timely irrigation is necessary;
- There are many natural rivers, streams and hills, as well as irrigation canals which cut up the prime farm lands into smaller fields. New cost efficient sprinkler irrigation systems and large, expensive farm machinery do not work economically in these smaller fields;
- The economic and frost conditions have dictated special irrigation sprinkler systems to minimize frost damage;
- There are risks which all farmers face, but they are intensified in Klamath County because of the short growing season, and the frost problems, as well as other weather conditions;
- An extremely small percentage of Klamath County land area is privately owned and buildable. This creates economic pressures to utilize the farm ground for residential and commercial uses. This has combined with the above factors to increase the value of real property far above a value supported by farm income;
- Real Estate may not be utilized significantly for farm crop production unless it can be irrigated.

Because of the above factors, it is important to preserve and maintain choices and viability of real property ownership.

Implementation:

- The land use plan designates agriculture lands in accordance with this policy. The Land Development Code includes three EFU zones. Land shall be zoned to be consistent with the designation of the land use plan.
2. POLICY: Agricultural lands shall be designated Exclusive Farm Use-Grazing, Exclusive Farm Use-Grazing/Crop, and Exclusive Farm Use-Crop, and shall be subject to the regulations of these zones.
- A. Exclusive Farm Use-Grazing
- The purpose of this zone is to recognize and appropriately plan those areas engaged primarily in grazing and ranching operations.
- B. Exclusive Farm Use-Crop/Grazing
- The purpose of this zone is to recognize and appropriately plan those areas which exhibit a mixture of grazing, crop and grass land operations.
- C. Exclusive Farm Use-Crop
- The purpose of this zone is to recognize and appropriately plan those areas engaged primarily in crop and grass land production.

Rationale:

- To recognize the needs and requirements of various agricultural area and operations in Klamath County.
- To preserve and maintain agricultural lands.
- To minimize potential land use conflicts.
- To maintain and promote the quantity and quality of the County's agricultural resources.

Implementation:

Agricultural lands in Klamath County shall be identified and zoned consistent with the methods and finding contained in the County's "Planning Process for Designating Resource Lands."

3. POLICY: The County shall ensure that land zoned for agricultural uses will be converted to urban used only after the following have been considered:

- A. Whether there is a need for more urban land.
- B. Whether conversion is consistent with the plan goals and policies.
- C. Whether alternative suitable locations are readily available and economically feasible.
- D. When a valid exception has been taken by the applicant.

Rationale:

- To reduce unnecessary conversion of agricultural lands to urban use.

Implementation:

- The County shall reevaluate the urban growth boundaries in the course of Comprehensive Plan revision to determine urban land needs.
 - The land use plan and urban growth boundaries are based on an evaluation and selection of alternatives with varying impacts on agricultural lands. The land use plan affords agricultural land protection from development which helps to preserve this resource. An exception shall be required before urban and rural development is allowed on agricultural lands.
4. **POLICY:** The county shall regulate overlapping agricultural and forestry lands in a manner that allows the market to determine the appropriate use for either.

Rationale:

- To preserve farm and agricultural land use for appropriate market demand for these lands.

Implementation:

- Agriculture and forestry zones afford these lands virtually the same protection i.e., forestry may be designated agriculture and vice versa.
5. **Policy:** The Land Development Code will allow for partition of a lot and a non-farm parcel in the EFU zones.

Rationale:

- To provide for homesites for farm use and nonfarm use.

Implementation:

- The parcel in question to be partitioned will meet the standards of ORS Chapter 215.263 as indicated below.

ORS 215.263:

1. Any proposed division of land included within an exclusive farm use zone resulting in the creation of one or more parcels of land shall be reviewed and approved or disapproved by the governing body of the county in which such land is situated. The governing body of a county by ordinance shall require such prior approval for such divisions of land within exclusive farm use zones established within the County.
2. If the governing body of a county initiates a review as provided in subsection (1) of this section, it shall not approve any proposed division of the land unless it finds that the proposed division of land is in conformity with the legislative intent set forth in ORS 215.243.
3. This section shall not apply to the creation or sale of cemetery lots, if a cemetery is within the boundaries designated for a farm use zone at the time the zone is established.
4. This section shall not apply to divisions of land resulting from lien foreclosures or divisions of land resulting from foreclosures of recorded contracts for the sale of real property.
5. The governing body of a county shall not approve any proposed subdivision or partition of a lot or parcel described in ORS 215.213(1) (e).

GOAL 4: FOREST LANDS

General Discussion

To encourage conservation of forest lands in Klamath County for forest uses.

Forest land shall be retained for the production of wood fiber and other forest uses. Lands suitable for forest uses shall be inventoried and designated as forest lands. Existing forest land uses shall be protected unless proposed changes are in conformance with the Comprehensive Plan.

Objectives

Protect forest lands from incompatible uses.

Encourage an increase in timber supply and consequently an increase in manufacturing and employment through intensification of management of both publicly and privately owned forest lands.

Definitions

- Forest lands are (1) lands composed of existing and potential forest lands suitable for commercial forest uses; (2) other forested lands needed for watershed protection, wildlife and fish habitat, and recreation; (3) lands where extreme conditions of climate, soil and topography require the maintenance of vegetative cover irrespective of use; and (4) other forested lands in urban and agricultural areas that provide urban buffers, wind breaks, wildlife and fish habitat, livestock, scenic corridors and recreation use.
 - Forest uses are (1) the production of trees and forest products; (2) watershed protection and fish and wildlife habitat; (3) soil protection from wind and water; (4) grazing of livestock; (5) maintenance of clean air and water; (6) outdoor recreational and related support services; (7) open spaces, buffers from noise, and visual separation of conflicting uses.
1. **POLICY:** The following lands shall be designated forestry and shall be subject to the regulations of the Forestry and Forest/Range zones contained in the Land Development Code:
 - (1) Public or private industry forest lands located contiguously in large blocks, i.e., U.S. Forest Service, BLM, U.S. TIMBERLANDS, KLAMATH FALLS,LLC, Crown Pacific timber lands;
 - (2) Significant wildlife and fishery habitat areas;
 - (3) Land having a predominant timber site productivity rating of I-VI;

- (4) Isolated pockets of land within forest areas which do not meet the above criteria;
- (5) Lands needed for watershed protection of recreation;
- (6) Lands where extreme conditions or climate, soil, and topography require the maintenance of vegetation cover irrespective of use;
- (7) Other lands need to protect farm or forest uses on surrounding designated agricultural or forest lands.

Rationale:

- To preserve the maximum area of productive forest land.

Implementation:

- The land use plan designates forest lands in accordance with this policy. The Land Development Code includes two forest zones (Forest and Forest/Range). Land shall be zoned to be consistent with the designations of the land use plan.

2. **POLICY:** Forest lands as identified in Policy 1 above shall be designated Forestry and Forest/Range and shall be subject to the regulations of these zones.

A. **Forestry:** Lands included in this zone are primarily those commercial forest lands owned by the Federal Government and timber companies, generally in very large holdings. Also, in this zone are smaller ownerships which meet the criteria described in Policy 1 (4) above. Included within this definition is the 655.62-acre parcel of land known as Collier State Park as governed by the 1991 Collier State Park Master Plan.

B. **Forest/Range:** Lands included in this zone are primarily those with a vegetation cover of juniper-sagebrush-bitterbrush located in southern Klamath County. Such lands have no forest productivity rating or are predominantly rated as Class VII forest lands and are valued primarily as wildlife habitat.

Included within this definition are lands with the following characteristics:

1. Lands identified as significant "Critical Deer Winter Range;" and,
2. Areas of mixed Bureau of Land Management and private ownership which are predominantly SCS Soil Class VII consistent with findings contained in the Forest/Range discussion of the Resource packet.

Rationale:

- To preserve forest land for forest uses.

- To recognize differences in both forest operations and management.
- To maintain and promote the quantity and quality of the County's forest resources.
- To promote an increase in timber supply and consequently an increase in manufacturing and employment through intensification of management of both publicly and privately owned forest lands.
- To recognize the improvements described in the 1991 Collier State Park Master Plan as permitted nonforest uses within Collier State Park within the Forest zone.

Implementation:

- Forest land in Klamath County shall be identified and zoned consistent with the methods and findings contained in the County's "Planning Process for Designating Resource Lands".
3. POLICY: Existing forest uses shall be protected unless proposed land use changes are in conformance with the Klamath County Comprehensive Plan.

Rationale:

- Prevent loss of existing forest uses (as defined above).

Implementation:

- Forest land use is governed by the Oregon Forest Practices regulations. Forest land is designed for forest use.
4. POLICY: The county shall regulate development of none forest uses in forested areas.

Rationale:

- To protect the health, safety and welfare of county citizens.
- To reduce fire danger to man-made structures and forest resources.

Implementation:

- Development shall be limited to forestry or agriculture related activities except for such non-forest development as provided for in the Land Development Code, and except for the uses described for Collier State Park in the 1991 Collier State Park Master Plan.
5. POLICY: The County will assist the Department of Forestry in establishing a system to inventory ownership of forest land.

Rationale:

- To develop and maintain an inventory of the disposition of forest lands.

Implementation:

- The County Assessor shall supply data on land ownership.
6. POLICY: The County shall encourage optimum utilization of existing utility rights-of-way and, whenever possible, shall design all rights-of-way so as not to preclude forest growth.

Rationale:

- To increase productivity of timber land.
- To reduce visual impacts on scenic corridors.

Implementation:

- The County shall cooperate with appropriate authorities to establish threshold needs criteria to be met before new utility rights-of-way are issued. Appropriate design standards shall be developed.
7. POLICY: The County shall recognize the Oregon Forest Practices Act.

Rationale:

- To ensure that both private and state timberland owners (as well as any persons who operate commercial activities relating to the growing, harvesting, or processing of forest tree species), adhere to rules encouraging forest practices that maintain and enhance benefits and qualities provided by Klamath County forest lands.

Implementation:

- The County Planning Department shall work with the State Forestry Board to implement practice rules appropriate to the forest conditions with the eastern Oregon region.
8. POLICY: The County shall allow for the processing of forest products in forest areas.

Rationale:

- To reduce the cost of processing forest products.

- Furthers Goal 9, County Economy.

Implementation:

- Processing forest products on a temporary basis is allowed outright in Forestry zones by the Land Development Code.
- Processing forest products on a permanent basis is allowed in Forestry zones under a Conditional Use Permit process by the Land Development Code.

GOAL 5: OPEN SPACE, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES.

General Discussion

To preserve open space and protect natural and scenic resources in Klamath County.

Programs may be provided that will:

1. Ensure open space.
2. Protect scenic and historic areas and natural resources for future generations.
3. Promote healthy and visually attractive environments in harmony with the natural character of the landscape.

The location of the following resources shall be inventoried:

1. Open space lands.
2. Mineral and aggregate resources.
3. Energy sources.
4. Fish and wildlife areas and habitat.
5. Outstanding scenic views and sites.
6. Water areas, wetlands, watersheds and groundwater resources.
7. Wilderness areas.
8. Historic areas, sites, structures and objects.
9. Potential and approved Oregon recreation trails.
10. Potential wild and scenic waterways and state scenic waterways.

Where no conflicting uses for such resources have been identified, such resources shall be managed so as to preserve their original character. Where conflicting uses have been identified, the economic, social, environmental and energy consequences of the conflicting uses shall be determined and programs developed to achieve the goal.

If intensive farm or forestry operations are identified as conflicting uses, planning steps shall be taken in the conflict resolution to minimize any negative economic impacts to the farm or forestry operation while maintaining adequate resource protection.

Objectives

Inventory the location of all natural and scenic resources within the County.

Develop effective conservation measures or programs to protect and enhance the County's natural and scenic resources.

Inventory the location of fish and wildlife habitats within the County and encourage effective conservation measures or programs to protect and maintain these habitats and coordinate agency plans with the Comprehensive Plan.

Inventory the location of significant structures, sites, and trails within the County.

Promote preservation measures and programs to enhance significant structures, sites and trails within the County.

Identify the location of known mineral resources within the County.

Encourage commercial and industrial development of these mineral resources in accordance with an acceptable plan covering methods of operations.

Recognize that agriculture, grazing, forestry, parks and recreation uses shall be considered consistent with natural, scenic and open space values dependent on resource carrying capacity.

Definitions:

- Cultural area refers to an area characterized by evidence of an ethnic, religious or social group with distinctive traits, beliefs and social forms.
- Historic areas are land with sites, structures and objects that have local, regional, statewide or national historical significance.
- Natural area includes land and water that have substantially retained their natural character and land and water that, although altered in character, are important as habitats for plants, animals, or marine life, for the study of their natural, historical, scientific, or paleontological features, or for the appreciation of their natural features.
- Open space consists of lands, if preserved and continued in their present use: (1) conserve and enhance natural or scenic resources; (2) protect air or streams or water supply; (3) promote conservation of soils, wetlands and beaches; (4) conserve landscape areas, such as public or private golf courses, that reduce air pollution and enhance the value of abutting or neighboring

- property.
- Scenic areas are lands that are valued for their aesthetic appearance.
 - Wilderness areas are areas where the earth and its community of life are untraveled by man. He is a visitor who does not remain. It is an area of undeveloped land retaining its primeval character and influence, without permanent improvement or human habitation, which is protected and managed so as to preserve its natural conditions and which (1) generally appears to have been affected primarily by the forces of nature, with the imprint of man's work substantially unnoticeable; (2) has outstanding opportunities for solitude or a primitive and unconfined type of recreation; (3) may also contain ecological, scenic or historical value.
 - Inventory - List of county natural resources, scenic and historic areas, and open spaces which have been categorized according to the Goal 5 Administrative Rule and determined to be 1A, insignificant, 1B needs further study, or 1C, significant.
1. **POLICY:** The County will give due consideration to the protection of significant mineral and aggregate sites on resource-zoned lands to the greatest extent possible, and reduce conflicts with other resource uses and appropriate non-resource uses through the use of clear and objective standards for siting such operations.

Rationale:

- To protect essential mineral and aggregate sites. Minerals and aggregate are finite, nonrenewable resources that may be protected and available for mining.
- To minimize potential conflicts between surrounding land use and mineral and aggregate sites. Conflicts are bound to occur based on past development practices, and may be mitigated to permit development of resources and protect interest of adjacent property owners.

Implementation:

- To County will employ objective site and operational standards in considering the siting of future mineral and aggregate extraction sites.
2. **POLICY:** Inventories of significant resources shall be reviewed using the OAR 660-16-000 process for identifying the quantity, quality and location of each site. When conflicting uses are identified, the economic, social, environmental and energy consequences of the conflicting use shall be determined and the conflicting use shall be allowed, limited or prohibited.

Rationale:

- The properly evaluate resources for significant and resolve conflicting uses.

Implementation:

- The County Planning Department shall review existing and newly submitted sites and develop implementing programs to resolve conflicts in accordance with OAR 660-16-000.
 - If intensive farm or forestry operations are identified as conflicting uses, planning steps shall be taken in the conflict resolution to minimize any negative economic impacts to the farm or forestry operation while maintaining adequate resource protection.
3. POLICY: The County will encourage the protection and management of its significant resources in mutual cooperation with the appropriate Federal or State agency.

Rationale:

- To protect and preserve the significant resources of the County for present and future generations.

Implementation:

- The County will cooperate with private landowners and other Federal and Oregon State agencies, and advise applicants of coordination needs.
 - If a proposed land use change falls within a significant resource area, the applicant shall be encouraged to contact the appropriate Federal or State agency to attempt to resolve possible conflicts.
 - If intensive farm or forestry operations are identified as conflicting uses, planning steps shall be taken in the conflict resolution to minimize any negative economic impacts to the farm or forestry operation while maintaining adequate resource protection.
4. POLICY: The County shall encourage and support Federal and State management programs on public lands that promote Goal 5 resources.

Rationale:

- To ensure proper studies and planning have been made and will continue to be made relative to open space, scenic and historic areas and natural resources.
- To identify and plan for these resources (above) on Federal and State lands.

Implementation:

- The County will review Federal and State planning efforts and make adequate inputs

pursuant to Goal 5 resources.

- The County shall request any land use policy and management changes by the State and Federal agencies be reviewed by the County prior to implementation.
5. POLICY: Cultural areas, historic sites, and archaeological resources shall be considered when proposing a change in land use.

Rationale:

- To protect cultural areas, historic sites, and archaeological resources.

Implementation:

- Inventories of cultural areas, historic sites, and archaeological resources shall be periodically updated in accordance with Goal 2 policies on plan revisions and inventory updates.
 - The Land Development Code includes procedures for protection of cultural areas, historic sites and archaeological resources.
6. POLICY: The County shall encourage the preservation and restoration of historic sites and structures whenever possible.

Rationale:

- To preserve cultural and historic resources for future generations.
- To conserve County historic area resources.

Implementation:

- The County may contract with a qualified historian to inventory lands with sites, structures and objects that have local, regional, statewide or national historic significance.
- The County shall work with the Oregon State Historic Preservation Office (OSHPO) and with the Klamath County Historical Society to identify properties eligible for nomination to the National Historic Register. The County shall support OSHPO efforts to secure matching grants-in-aid for the preservation, acquisition, and development of registered properties and those properties and sites listed in the OSHPO Statewide Inventory of Historic Sites and Buildings: Klamath County.
- The historic areas inventory shall be updated in accordance with Goal 2 policy, "Plan Revision Schedule--Comprehensive Revisions--Plan Inventories".

7. POLICY: The County shall support the inventories of historic sites as approved by the Historic Landmark Commission, and shall encourage the identification of historic sites with the cooperation of the landowner.

Rationale:

- To identify historic sites.
- To provide appreciation of historic sites for future generations.

Implementation:

- The County shall review the proposals of the Historic Landmark Commission.

8. POLICY: Cultural areas, historic sites and archaeological resources discovered in the future or overlooked during the planning process shall be inventoried (location, quantity and quality) and significance determined.

Rationale:

- To protect and preserve significant cultural areas, historic sites and archaeological resources.

Implementation:

- The County shall determine significant cultural areas, historic sites, and archaeological areas by addressing and applying all applicable steps outlined in OAR 660-16-000.

9. POLICY: The County shall promote through Goal 5 Significant Overlay Zone Ordinances the prudent management of significant fish and wildlife habitats in mutual cooperation with appropriate State and Federal agencies.

Rationale:

- To protect and preserve the wildlife resources of the County for present and future generations.

Implementation:

- The County will cooperate with private landowners and other Oregon State agencies, and advise applicants of coordination needs.

- If a proposed land use change falls within a significant fish or wildlife area, the applicant shall be encouraged to contact the Oregon Department of Fish and Wildlife to attempt to resolve possible conflicts.

10. POLICY: The County shall protect bald eagle nest sites.

Rationale:

- To protect the bald eagle and its habitat for present and future generations.

Implementation:

- Bald eagle nest sites, primary zones, and a secondary buffer zone shall be placed in a Significant Resource Overlay.
- The nest site and primary and secondary buffer zones shall be managed as closely as possible to the advisory guidelines of the Bald Eagle Management Guidelines.
- All conflicting uses within the primary and secondary buffer zones shall be conditional uses subject to the review procedures of Article 44 unless the Planning Director or his designee ministerially finds after a consultation with the Oregon Department of Fish and Wildlife that such a procedure is unnecessary as a mitigation measure for the protection of the resource.

11. POLICY: The County shall require that the private property owner take no action that would damage existing Bald Eagle nest sites.

Rationale:

- To protect the Bald Eagle and its habitat.

Implementation:

- If a Bald Eagle nest site is located on private property the owner shall be encouraged to contact the Oregon Fish and Wildlife Department.

12. POLICY: The County shall protect significant big game winter ranges and other significant wildlife habitat.

Rationale:

- To maintain wildlife habitat and wildlife for future generations.
- To maintain the valuable economic resource provided by hunting.

Implementation:

- The Significant Resource Overlay shall be applied to big game winter ranges, the antelope range north of Bly, and the significant wetland areas.
 - Densities within big game winter ranges shall be limited.
 - Siting criteria aimed at reducing the impact of development in winter ranges shall be considered when development is proposed in significant big game winter ranges.
 - The riparian setback serves to protect habitat areas of the ruffled grouse, other game birds, and non-game wildlife.
 - Other wildlife habitat is protected by the riparian setback-around wetland areas and the Significant Resource Overlay applied to significant wetland areas.
 - The Significant Resource Overlay shall be applied to 1C significant nest sites as indicated on the Goal 5 Significant Resource Map according to specifications stated in the Nest Site ESEE Paper.
13. POLICY: Projects under County jurisdiction shall be designed to mitigate conflicts with open spaces (including public lands, parks, cultural resources, and trails) under federal, state, city or special district ownership.

Rationale:

- To reduce or avoid impacts on open space resources.

Implementation:

- The County shall refer public and private development proposals to affected agencies for review and comment.
14. POLICY: The County shall encourage the identification and preservation of unique open space areas for the enjoyment of present and future generations.

Rationale:

- To preserve areas of natural beauty, unique wildlife habitats, native ecosystems, and pristine environments, from development.
- To maintain certain wild lands in their original character which is a major attraction to visitors and important to the tourist industry of the area.

Implementation:

- Areas in Klamath County preserved by the Federal or State government will be designated as an open space and conservation zone.
- The permitted uses in the OS and C zones are the same as those permitted by the Federal and State governments in those areas to which the zone is applied. OS and C zone is limited to Federal, State, and nonprofit organizations, for example, Nature Conservancy.

15. POLICY: The County will plan for and encourage public recreation and open space lands in urban expansion areas (re: during reevaluation of the urban growth boundaries).

Rationale:

- To preserve open space areas.
- To enhance the value to the public of abutting or neighborhood parks (furthers Goal #8).
- To promote orderly urban development (furthers Goal 14).
- To enhance tourism and make the County an attractive place to live.
- To conserve landscaped areas, such as public or private golf courses, that reduce air pollution and enhance the value of abutting or neighboring property (furthers Goal 6).
- To conserve and enhance natural and scenic resources.

Implementation:

- The County will study the feasibility of alternative financing techniques for the purchase of those lands designated by the land use plan as parks, recreation sites, or unbuildable land, but at no time shall private land be taken or devalued without full compensation.

16. POLICY: The County shall protect riparian areas.

Rationale:

- To protect water quality.
- To preserve fish and wildlife habitat and species.
- To protect property rights of those individuals living in committed areas.
- To reduce soil erosion adjacent to and into streams.

Implementation:

- Riparian areas along all Class II streams and rivers shall be subject to a 50-foot setback, and areas along Class I streams and rivers, around significant wetland areas and surface water areas within the county shall be subject to a 100-foot setback" for all development, and a 100-foot setback for septic tank drain fields unless the County ministerially finds after consultation with the Oregon Department of Fish and Wildlife or DEQ respectively that such a setback is unnecessary as a mitigation measure for the protection of the resource.
 - Significant Resource Overlay shall be applied to all significant surface water and wetland areas. All conflicting uses within the riparian setback area shall be conditional uses subject to the review procedure of Article 44 unless the Planning Director or his designee ministerially finds after consultation with the Oregon Department of Fish and Wildlife that such a procedure is unnecessary as a mitigation measure for the protection of the water resource and the proposed use will not negatively impact the resource or unless Oregon Department of Fish and Wildlife and the applicant can agree on an acceptable management plan.
 - Residential lots of record on approved subdivisions granted an exception oot the effective date of this Code shall be exempt from this setback requirement if they have a lot depth which precludes compliance with these standards.
 - Riparian area conflicting uses:
 1. Developments that require occupation of water surface areas.
 2. Channelization.
 3. Removal of shoreline vegetation.
 4. Alternation of natural streambanks.
 5. Filling into or removal from natural waterways.
 6. Introduction of pollutants (point or non-point).
 7. Residential, commercial, or industrial uses.
17. POLICY: Development shall be discouraged on or within an area affected or potentially affected by existing or potential mineral extraction sites.

Rationale:

- To preserve mineral extraction sites for future use without hindrance from nearby conflicting land uses.

Implementation:

- Subject lands are designated for interim and second use utilization.

18. POLICY: Uses shall be avoided that would supplant or conflict with the development and use of aggregate extraction sites.

Rationale:

- To preserve existing and potential aggregate extraction sites to ensure an adequate, economical supply of building materials.

Implementation:

- The land use plan designates subject areas for interim, transitional, and second-use utilization for aggregate extraction.

19. POLICY: The County shall encourage the protection and conservation of gravel cinder and clay removal sites throughout the County,

Rationale:

- To prevent conflicting uses in areas with existing mineral and aggregate extraction facilities.
- To ensure the availability of aggregates for future construction needs (furthers Goals 9 and 10).

Implementation:

- At the time of the biennial review of the Comprehensive Plan, the long-term supply, locational requirements, and available supplies shall be evaluated, and suitable sites for preservation shall be designated.
- The County shall cooperate with State Highway Department and the County Road Department (both of which represent major gravel and sand pit facility operations) to plan for the management of non-renewable aggregate resources.

20. POLICY: If development is proposed in the vicinity (area of possible impact) of a 1B mineral extraction site, the County shall make a determination of its significance prior to the approval of the proposed development unless findings are ministerially made that development will have no negative impact on the mineral site and that the mineral site, if active, will have no detrimental impact on the development.

Rationale:

- To protect significant mineral resources.
- To alert the developers to the possibility of a quarry operation in the vicinity of his proposed development.
- To avoid potential conflicts.

Implementation:

- The Planning Director or his designee may meet with the developer and owner of the mineral resource land and shall determine if the development and mineral resource site will affect each other.
 - Prior to the review date of the development proposal, the County shall determine if the 1B site is significant.
 - If the site is determined to be significant, the significant Resource Area Overlay shall be applied to the site.
 - Development proposals may be subject to setbacks in excess of those required by the zone in order to protect the development from negative impacts of quarry operation and in order to assure that significant mineral sites will be protected.
21. POLICY: Nonstructural flood protection methods may be used whenever practical for conservation of flood plains. Flood control measures shall, whenever practical, utilize natural floodways, maintaining riparian habitats and historic flow volumes. When nonstructural flood protection methods are not practical because of the value of previous urban development, concrete-lined channels will be used only if all other structural methods are impractical.

Rationale:

- To protect identified fish and wildlife habitats.
- To protect identified areas of riparian growth.
- To allow for natural recharge of groundwater.

Implementation:

- The County shall work with the State and Federal Agencies, and irrigation and drainage districts in planning nonstructural/structural options for flood-plain conservation.

22. POLICY: The County shall encourage the management of groundwater resources.

Rationale:

- To protect and maintain groundwater quality (furthers Goal 6)
- To prevent conflicting uses for groundwater resources.

Implementation:

- The County shall work with State and Federal Agencies to develop appropriate programs to manage groundwater resources.

23. POLICY: Intensive development shall be discouraged in areas where it is determined that there is an inadequate quantity or poor quality of water.

Rationale:

- To protect the health , safety and welfare.
- To protect groundwater resources.

Implementation;

- Subdivisions or other intensive development shall not be approved if the quality of water in the area does not meet minimum standards established by the Oregon State Health Division for bacterial and chemical content.
- Subdivision or intensive development shall not be approved unless the hydrology report confirms that there is an adequate quantity of water available to the proposed development.

24. POLICY: Potential trails will be evaluated when mapped and submitted by recognized agencies against OAR 660-16-000 criteria.

Rationale:

- To designate needed trails as recreation assets.

Implementation:

- The County shall review and study trail proposals upon receipt thereof.

25. POLICY: At the time that rivers are studies for official designation as state scenic waterways or federal wild and free flowing rivers, the County and other State and Federal agencies shall cooperate in the study of rivers for inclusion in State or Federal designations and in the

application of Goal 5 rule.

Rationale:

- To prevent irresponsible potential designations.
- To insure that studies are accurate.
- To insure that County policies are followed.

Implementation:

- The County will work with appropriate State and Federal study groups to evaluate all potential designations.

26. POLICY: The County shall not support any potential river designations until intensive studies are made and areas adequately defined.

Rationale:

- To prevent irresponsible potential designations.
- To prevent premature conflicting designations.

Implementation:

- The County will work with appropriate State and Federal study groups to evaluate all potential designations.

27. POLICY: The County shall encourage the protection of recognized scenic views and sites.

Rationale:

- To encourage tourism within the County.
- To protect scenic resources and vistas.

Implementation:

- The County shall encourage the designation of scenic views for the travelling public's information.
- The County shall recognize that intensive farm or forestry activities are an integral part of the community and shall not restrict these activities pertaining to scenic view enhancement.

28. POLICY: The County shall encourage efficient energy design in and of proposed subdivisions.

Rationale:

- To provide energy efficient homes for area residents.
- To reduce the cost and use of exhaustible energy sources.

Implementation:

- The County shall update the Community Design Handbook to demonstrate proper street and lot orientation, the most energy efficient building design, and the best types and placement of vegetation for the most efficient use of solar energy.

29. POLICY: The County shall protect solar access during solar heating hours.

Rationale:

- To encourage and protect alternative energy sources.
- To conserve finite fossil fuel resources.

Implementation:

- An inventory of active and passive solar structures would be developed from data available at the Building Department. This inventory would be recorded on the County zoning maps.
- If an existing solar structure's collector surface would be substantially shaded by a proposed structure meeting the height and setback requirements of this Code, the County shall work with the parties involved to develop an acceptable site plan which does not substantially obstruct the existing structures's collector surface.

30. POLICY: The County shall coordinate with the Oregon Department of Energy to review information regarding small hydro and wind systems.

Rationale:

- To reduce dependence on nonrenewable energy resources.
- To reduce potential conflicts of small energy systems.
- To insure that small energy systems will be safely and appropriately built, placed and operated.

Implementation:

- The County shall review Oregon Department of Energy information on small hydro and wind systems and shall incorporate standards for these into the Land Development Code if the County determines that such standards are relevant, beneficial, and necessary for the County.

31. POLICY: The Oregon Forest Practices Act, Rules, and supplemental agreements between the Board of Forestry and Oregon Fish and Wildlife Commission shall be administered so as to implement Klamath County's 3A (protect the resource) site decisions and the 3C (limit conflicting uses) decision for the secondary buffer zone for the Bear Valley Bald Eagle Refuge as indicated on adopted Goal 5 inventories and on the 1C Significant Goal 5 Resources Maps. For bald eagle nest and roost sites, such administration shall be coordinated with the U.S. Fish and Wildlife services and shall be consistent with the Bald Eagle Management Guidelines adopted as part of the Atlas.

Rationale:

- To comply with State law.
- To minimize negative economic impacts to forestry operations while maintaining adequate resource protection.

Implementation:

- Forestry operations, while recognized as a conflicting use with significant Goal 5 resources, will not be subject to conditional use review under this ordinance. Instead, the Oregon Forest Practices Act, Rules, and supplemental agreements between the State Board of Forestry and Oregon Fish and Wildlife Commission shall be administered in order to implement 3A (protect the resource) and 3C (limit conflicting uses) decisions made by Klamath County in its adopted Plan and consistent with that Plan and the criteria in Article 83 of this ordinance.

32. POLICY: The Significant Resource Overlay Zone will not be applied to significant geothermal areas within the Klamath Falls Urban Growth Boundary.

Rationale:

- To provide lands for industrial use which may not utilize industrial geothermal processes.
- To provide lands within the Urban Growth Boundary for all industrial uses allowed by industrial zones.

Implementation:

- The Significant Resource Overlay zone will not be applied within the Urban Growth Boundary.
- The individual may apply for the Geothermal Plan and Zone.

GOAL 6: AIR, WATER, AND LAND RESOURCES QUALITY

General Discussion

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

All waste and process discharges from future development, when combined with such discharges from existing developments, shall not threaten to violate or violate applicable state or federal environmental quality statutes, rules, and standards. With respect to the air, water, and land resources of the applicable air sheds and river basins described or included in state environmental quality statutes, rules, standards, and implementation plans, such discharges shall not:

1. Exceed the carrying capacity of such resources, considering long-range needs.
2. Degrade such resources.
3. Threaten the availability of such resources.

Objectives

Coordinate all planned developments adjacent to surface water areas (lakes, rivers, and streams) with affected local, state, and federal agencies and departments.

Support pollution guidelines and prevention measures/programs of federal, state, and local agencies.

Assist State to identify all major sources of air, water and land pollution.

Recommend and promote the reservation of strategic locations to be used for treatment of waste water, solid wastes, septic tank wastes, sludge and all other hazardous wastes.

Utilize state standards for optimum sewage collection and treatment.

Definition:

- Waste and process discharges are solid waste, thermal, noise, atmospheric, or water pollutants, contaminants or products therefrom. Included also are indirect sources of air pollution which result in emissions of air contaminants for which the state has established guidelines.
1. **POLICY:** The County shall support efforts to maintain and improve the quality of air resources.

Rationale:

- To protect health of County citizens.
- To enhance visibility and scenic views (furthering Goal 5).

Implementation:

- The Planning Department shall support the DEQ air quality regulatory permit process and provide DEQ staff with all required information.
2. POLICY: All solid waste discharge will be disposed of in accordance with the County Solid Waste Management Plan.

Rationale:

- To maintain and improve County land resources.

Implementation:

- The County shall implement the Solid Waste Management Plan as outlined in Klamath County Solid Waste Management: Comprehensive Study and Preliminary Plan.
3. POLICY: Urban and rural residential use shall be designated only when approved sewage disposal alternatives have been identified.

Rationale:

- To ensure future residential development with adequate sewage disposal alternatives (furthers Goal 10) and to prevent contamination of underground and surface waters.

Implementation:

- Development standards shall be followed as outlined in the Land Development Code.
4. POLICY: Minimum lot sizes and/or maximum residential densities shall be established that will determine the need for a sewage disposal system. Site location criteria and standards for septic tanks shall also be established.

Rationale:

- To maintain and improve groundwater quality by requiring proper location of septic tanks in relation to water wells and suitable soils.
- To ensure the carrying capacity of groundwater resources by requiring analysis of groundwater quality (furthers Goal 5).

Implementation:

- Minimum lot sizes and maximum residential densities are established in the Land Development Code.

5. POLICY: The County shall coordinate environmental management programs with State and Federal environmental statutes, programs, and policies (air, water, land and noise).

Rationale:

- To meet all Federal and State environmental protection statutes and to ensure that future County development will not threaten to violate these statutes.

Implementation:

- The County shall cooperate with the state to incorporate pertinent information from the State's 208 Water Quality Management Plan into the Comprehensive Plan and adopt appropriate policies and implementation.
- To produce River Basin (303e) plans for the Crater Lake, Klamath River, Lost River, Sprague River, and Upper Klamath Lake sub basins and the Williamson River Basin.

6. POLICY: The County shall establish grading standards that limit runoff and erosion from residential, commercial, and industrial construction sites.

Rationale:

- To reduce erosion and sedimentation of streams.
- To improve water quality.
- To improve fisheries.

Implementation:

- Grading regulations are established in the Land Development Code. A study shall be conducted on the feasibility of adopting a grading ordinance to preclude premature and unsound grading.

7. POLICY: Consideration shall be given to locating noise-sensitive activities away from noise generators.

Rationale:

- To reduce or eliminate health hazards and discomfort associated with excessive noise.
- To meet standards specified in Oregon Administrative Rule 340-15.

Implementation:

- The land use plan seeks to locate noise-sensitive activities away from noise generators.

8. **POLICY:** Noise sensitive land uses shall be prohibited or limited within noise-affected areas of the Klamath Falls Municipal Airport in accordance with Table II-2. Conditional uses shall be permitted only when a detailed analysis of noise reduction requirements is made and needed noise insulation features are included in the building design.

Rationale:

- To reduce or avoid the adverse physical and psychological effects of airport-related noise and the indirect effects on property values.
- To avoid future claims for noise-related harm.

Implementation:

- Noise-sensitive land uses shall be regulated through the Land Development Code in accordance with Table II-2.

TABLE II-2

Airport Noise Land Use Compatibility

	Noise Level	
	65-80 Ldn	70+Ldn
Residential, single-family	conditional	prohibited
Residential, multifamily	conditional	prohibited
Retail, Commercial	conditional	conditional
Offices	conditional	conditional
Hotels/motels	conditional	conditional
Industrial	permitted	permitted
Schools, libraries, churches		
hospitals, nursing homes, etc.	prohibited	prohibited
Auditoriums, amphitheaters	prohibited	prohibited
Sports arenas, stadiums	conditional	conditional
Playgrounds, parks	permitted	prohibited
Golf courses, riding stables,		
water-based recreation areas,		
cemeteries	permitted	prohibited
Agriculture	permitted	permitted

Source: Airport Compatibility Guidelines (Volume VI, Oregon Aviation System Plan)
Oregon Department of Transportation-Aeronautics Division, 1981

GOAL 7: AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

General Discussion

To protect life and property from natural disasters and hazards.

Development subject to damage or that could result in loss of life shall be minimized in known areas of natural disasters and hazards and shall be approved only after examining and applying appropriate safeguards.

Objectives:

Identify areas subject to natural disasters/hazards and avoid situating incompatible future land uses in these areas.

Identify areas prone to flooding and delineate them on appropriate topographic maps.

Consider alternative uses in floodplain areas such as parks and/or other low-damage developments.

Prevent development that results in encroachment of water channels.

Definition:

- Areas of natural disasters and hazards are areas that are subject to natural events known to result in death or endanger the works of man, such as stream flooding, groundwater, erosion and deposition, landslides, earthquakes, weak foundation soils, and other hazards unique to local or regional areas.
1. **POLICY:** The County shall consider site constraints in evaluating land use in fire hazard areas. Within designated areas where population or building densities may be inappropriate to the hazards present, measures will be developed to mitigate risk to life and property loss.

Rationale:

- To prevent loss of life and real property.
- To prevent forest fires.

Implementation:

- The County shall evaluate and adopt the wildfire hazards map prepared by Oregon State Forestry Department and shall develop a wildfire hazard rating system.

- Mitigating measure for wildfire hazards shall be included in development proposals for areas with designations of moderate, high, or extreme on the Wildfire Hazards Rating Map.

2. POLICY: The County will continue to participate in the Federal Emergency Management Agency's National Flood Insurance Program.

Rationale:

- To qualify for financial assistance in time of emergency.

Implementation:

- The County will maintain eligibility in order to participate in the National Flood Insurance Program.

3. POLICY: New development shall be kept off of slopes greater than 25 percent, unless engineering plans are approved by the County Department of Public Works.

Rationale:

- To keep development out of areas of potential slope instability.
- To reduce development costs (furthers Goal 10).
- To reduce sprawl because of larger lots required for development on steep slopes (furthers Goal 14).
- To reduce and avoid visual scarring of hillsides from obtrusive structures, roads and grading.

Implementation:

- The land use plan excludes slopes greater than 25 percent from urban growth boundaries when not already built on. Within urban growth boundaries, slopes greater than 25 percent are not counted as buildable land. The Land Development Code restricts development on slopes greater than 25 percent.
- Klamath County Public Works Department shall review the engineering of developments on slopes greater than 25 percent.

4. POLICY: The County shall restrict filling or construction in floodways. Uses such as sand extraction, recreational activities, industrial and agricultural pursuits may be exceptions to this policy.

Rationale:

- To protect life and real property.
- To conserve and protect natural and scenic resources (furthers Goal 5).

Implementation:

- The County shall follow the development standards as set out in Article 59 (Flood Hazard Overlay) of Land Development Code.
5. POLICY: Areas of airport hazards will be kept free of development which increases the danger to human life, which poses a safety hazard to air traffic.

Rationale:

- To prevent loss of life.
- To help the Klamath Falls Municipal Airport qualify for Federal Aviation Administration funding assistance.

Implementation:

- Residential uses are limited and any activities attracting large assemblages of people are prohibited in the Airport Approach Safety Zone.
 - All developments proposed in the Airport Approach Safety Zone and subject to the Conditional Use Permit process outlined in the Land Development Code.
 - Height, design and use standards for new construction in the Airport Safety Area are set forth in the Land Development Code.
6. POLICY: All subdivisions shall be located within a fire protection district of fire protection association or rural fire protection district before receiving final plat approval.

Rationale:

- To provide adequate fire protection in rural subdivisions given the fact that it is the practice in Klamath County for rural fire districts to provide fire protection on a fee-for-service basis.

Implementation:

- Review procedures shall be established to ensure that subdivisions are located within a fire protection district or fire protection association or rural fire protection district or that a fire district has been created for the subdivision before receiving final plat approval.

GOAL 8: RECREATION NEEDS

General Discussion

To recognize the recreation needs of the citizens of the County and visitors.

The requirements for meeting such needs, now and in the future, shall be planned for by agencies having responsibility for recreation areas, facilities, and opportunities:

1. In coordination with private enterprise.
2. In such quantity, quality, and location as is consistent with availability of the resources to meet such requirements.

State and federal agency recreation plans shall be coordinated with local and regional recreation needs and plans when it is in the best interest of Klamath County.

Objectives

Continue to reevaluate County park and recreation plans to ensure that facilities and services meet existing and changing needs.

Encourage a variety of spectator and participant activities.

Encourage accessibility and availability of varied recreation activities to people of all ages including the disabled.

Encourage use of leisure time in creative, cultural, and recreative ways.

Encourage bicycle and hiking trails within the County.

Develop a County recreation plan that will address the needs of both urbanized centers and rural areas.

Definitions:

- Recreation areas, facilities, and opportunities provide for human development and enrichment and include, but are not limited to: Scenic landscapes; recreation lands; historical, archaeological, and natural science resources; scenic roads and travelways; sports and cultural events; camping, picnicking and recreational lodging; tourist facilities and accommodations; trails; waterway use facilities; hunting; angling; winter sports; active and passive games and activities; and mineral resources.
- Recreation needs are existing and future demand by citizens and visitors for recreation areas, facilities, and opportunities.

1. POLICY: When planning for lands and resources capable of accommodating multiple uses, the County shall encourage the provision of appropriate recreation opportunities.

Rationale:

- To provide recreation opportunities when consistent with existing resources.

Implementation:

- The County will identify and study areas of multiple use that provide potential recreational opportunities.

2. POLICY: Parks and recreation sites may be acquired as needed.

Rationale:

- To avoid time-consuming and costly conflicts over use of designated park sites.
- To encourage compatible and complimentary development on adjacent parcels.

Implementation:

- The County shall allow park districts to acquire park sites in accordance with the plan.

3. POLICY: The County may encourage the acquisition in fee, or through assessments, of rights in land and water that will permit the protection, development, and management of public recreation use areas of adequate quality and carrying capacity conveniently located near urbanized areas.

Rationale:

- To provide accessibility to and availability of recreation activities to people of all age groups.
- To conserve energy associated with transportation by locating recreation facilities near existing urbanized areas (further Goal 13).

Implementation:

- The County shall support efforts to acquire potential public recreation areas outside of the Klamath Falls Urban Area.

4. POLICY: The County shall assist private investors seeking to establish new commercial recreation enterprises.

Rationale:

- To provide for the recreational needs of the citizens.
- To diversify and strengthen the County and State economy (furthers Goal 9).

Implementation:

- The County shall assist private investors in the search for suitable sites.
- The County shall coordinate road connections.
- The developer shall provide buffer areas and similar construction measures when appropriate.

5. POLICY: The County shall encourage the development of bike paths.

Rationale:

- To provide for the recreation needs of the County.
- To provide an alternative form of transportation (further Goal 12).
- To conserve energy (furthers Goal 13).

Implementation:

- The County shall continue to encourage the maintenance of the "A" Canal bike path.
- The County shall cooperate with local governments in preparing bikeway plans.

6. POLICY: The Country shall encourage the protection of recreation trails.

Rationale:

- To provide recreation opportunities.
- To afford citizen access to outstanding scenic views and sites (furthers Goal 5).

Implementation:

- The County shall cooperate with government agencies special districts, and citizens to protect identified recreation trails.
- The County shall continue to cooperate with other agencies with regard to the O C & E trail.

7. POLICY: The County shall support efforts to develop a Pelican Butte Winter Sports Area, provided such development considers the carrying capacity of the air, land, and water resources of the planning area.

Rational:

- To create additional jobs year round.
- To increase tourism and provide more convenient outdoor recreation opportunities for local citizens (furthers Goal 8).

Implementation:

- The County shall work with local agencies to assist in the development at Pelican Butte.

8. POLICY: The County shall support expansion of the boating and other lakeside facilities in the County park at Eagle Ridge on Upper Klamath Lake.

Rationale:

- To create additional tourist use of the facility.
- To create additional jobs.

Implementation:

- The County will seek funding for proposed expansion from the U.S. Department of Interior's Heritage Conservation and Recreation Service and EDA.

9. POLICY: The County will encourage development of a recreation area on and around Lake Ewauna.

Rationale:

- To provide a training site for crew teams.
- To provide an area for canoeing, sail boating and other non-motorized water activities.
- To facilitate location of recreation sites within walking distance of existing motels and hotels (furthers Goals 8 and 14).
- To provide additional jobs related to the project.

Implementation:

- The County may study the economic feasibility of establishing rowing race course facilities at Lake Ewauna, to include a boathouse, parking, an access road, and a spectator viewing area.
10. POLICY: Maintenance and improvement of those public park and campground facilities located in Forestry and EFU designated lands shall be allowed.

Rationale:

- Recreation uses are allowed in EFU and Forestry zones.
- To encourage development of recreation facilities in those areas.

Implementation:

- The Land Development Code will permit maintenance and improvements of public parks and campgrounds in EFU and Forestry zones.

GOAL 9: COUNTY ECONOMY

General Discussion

This goal is to diversify and improve the economy of Klamath County as set forth herein; intending results that nurture a productive and growing economy so as to add to the well-being of all people who participate in Klamath County. All plans, designs, processes, ordinances, and goals shall give strong consideration to this goal, to amplify the healthiest economic impacts of Klamath County.

The County shall manifest the development of expanded tourism, of desirable new business and industry, of equitable tax assessment ratios, or revenue resources, of incentives to private enterprises, of expanded job availability for persons of varying skills, of private and government cooperation and coordination in attracting and locating industry, or the alignment of governmental regulations coordinating and developing commercial uses.

Objectives

Develop resource inventories, feasibility studies, and other technical data for local industries.

Encourage the development of innovative programs that would further enhance the County's tourist trade.

Encourage rural communities to identify, train and utilize existing local development leadership.

Encourage individuals and local development groups to identify and utilize sources for technical and financial assistance.

Encourage the development of desirable new businesses and industries in the County.

Encourage the development of education and training facilities to enable individuals improve their employment potential.

Promote equitable tax assessment ratios.

Obtain the most efficient use of tax funds.

Encourage an increase in the supply of job available to persons in varying skills.

Encourage education and training alternatives available for individual improvement of skills.

Ensure industrial areas compatible with and protected from the surrounding land uses.

Encourage easy access to and within existing and future industrial and commercial areas.

Encourage private and governmental cooperation and coordination in attracting and locating industry that would best benefit the County.

Encourage governmental cooperation, enforcement of regulations, and coordination to develop commercial uses to support the activity of the surrounding land uses and population growth.

Definitions:

- Improve the economy of Klamath County refers to the beneficial change in those business, industrial and commercial activities that generate employment, products, and services consistent with the availability of long-term human and natural resources.
 - Diversify refers to increasing the variety, type, scale, and location of business, industrial and commercial activities.
1. **POLICY:** The County shall work with local governments to coordinate and compile appropriate industrial and commercial site availability in order to develop a common regional economic development strategy.

Rationale:

- To provide for the coordinated economic development of Klamath County.
- There is an large percentage of government owned land located in Klamath County and very small percentage of privately owned developable land. In addition, a full array of ownership choices is beneficial to a growing economy. The County shall, therefore, support individual choice regarding the dominion, use, possession and alienability of privately-owned real property.

Implementation:

- The County shall encourage economic development beneficial to the County as a whole.
2. **POLICY:** The County shall encourage efforts to develop a Pelican Butte Winter Sports Area, provided such development considers the carrying capacity of the air, land and water resources of the planning area.

Rationale:

- To create additional jobs.
- To increase tourism and provide more convenient outdoor recreation opportunities for local citizens (furthers Goal 8).

Implementation:

- The County shall work with the Klamath County Economic Development association (KCEDA) and the Chamber of Commerce to investigate possible sources (both private

and public) of project funding. The County shall study the feasibility of designating the Pelican Butte area as non-wilderness so that private enterprise can begin development.

3. POLICY: The County shall encourage the development of a recreation area (overnight camp and rest area) along Highway 140 near Bly.

Rationale:

- To replace the area that was closed by the U.S. Forest Service.
- To restore tourist revenue that was lost by local businesses in Bly.

Implementation:

- The County shall encourage the citizens of Bly in attempting to secure funding for the recreation area from the Heritage Conservation and Recreation Service (U.S. Department of Interior), and the State Highway Construction Agency.

4. POLICY: The County shall encourage efforts to increase irrigation water storage in the Upper Klamath Lake system.

Rationale:

- To provide increased storage for irrigation of agricultural lands (further Goal 3).
- To improve water quality (further Goal 6).
- To provide for hydroelectric power generation, thereby reducing dependence on fossil fuels (further Goal 13).
- To increase recreation opportunities (further Goal 8).

Implementation:

- The County shall cooperate with all state, federal and local agencies, districts and private interests, to develop water resources in the Upper Klamath Lake system.

5. POLICY: The County shall encourage the development of agricultural processing plants in the County.

Rationale:

- To increase demand for some farm products, which the current lack of agricultural plants in the area has limited.

- To stimulate and diversify the local economy.
- To slow or reverse the current trend of diminishing benefits from farm and agricultural sector.
- To provide jobs.
- To promote the development of local markets for local agricultural products.

Implementation:

- The County shall work with KCEDA and the agricultural industry to develop an agricultural industries promotion and advertisement program.

6. POLICY: The County shall encourage and support development of secondary and tertiary limber industries.

Rationale:

- To reduce seasonal and cyclical unemployment, which results, in part, when timber demand is low.
- To reduce or avoid reliance upon one sector of the economy.
- To promote a diversified economy,

Implementation:

- The County shall work with KCEDA to develop a processed woods industrial promotion program.
- The County shall also provide information to assist small businesses in securing loans for developing a new secondary and tertiary processing sector.

7. POLICY: The County shall encourage the development of locals markets for agricultural produce.

Rationale:

- To reduce shipping costs, which will reduce product cost to both agricultural producer and consumer.
- To stimulate and diversify the local economy.
- To conserve energy by reducing shipping (furthers Goal 13).
- To provide local jobs.

- To preserve farm lands and uses (furthers Goal 3).
- To attempt to offset continued diminishing economic benefits from the farm and agricultural sector.

Implementation:

- The County shall cooperate with and assist the agricultural industry to develop new local markets.

8. POLICY: The County shall continue to support efforts to secure state supported industrial revenue bonds for new industrial enterprises and expansion of current industry.

Rationale:

- To allow expedited local assistance to industrial prospects.
- To increase job opportunities and tax base.
- To provide initial front-end capital for industrial site development.

Implementation:

- The County will support, where appropriate, requests to the State of Oregon for industrial revenue bonds.

9. POLICY: The County shall encourage plans and methods that emphasize expansion of and increase productivity from existing industries and firms as a means to strengthen local and regional development.

Rationale:

- To utilize existing infrastructure capacities, thereby reducing costs associated with extensions and buildouts.

Implementation:

- The County shall work with representatives of County industry and commerce to study ways of increasing productivity.

10. POLICY: The County shall support efforts to develop tourist and economic development promotional programs.

Rationale:

- To provide information to interested individuals outside the community concerning recreation, commercial, and industrial opportunities within the County.

Implementations:

- The County shall provide technical information and support aggressive County economic development and tourist promotional programs.

11. POLICY: The County shall encourage (in appropriate locations and in accordance with the plan) the development of resort and summer homes, and other needed accommodations, attractions, activities, and facilities that will encourage tourists to make Klamath County a destination point rather than a pass through point.

Rationale:

- To retain a large percentage of tourist dollars in local County communities.
- To promote both part-time and full-time job opportunities.

Implementation:

- The County shall coordinate County and local land use plans to accomplish this task.

12. POLICY: The County shall support efforts to establish technical industries that will utilize trained graduates of Oregon Institute of Technology.

Rationale:

- To provide for a diverse County economy.
- To provide employment opportunities within occupational groups that appear matched to emerging needs.

Implementation:

- The County will cooperate with Oregon Institute of Technology, KCEDA, local governments, and Chambers of Commerce to produce a technical industries promotional program.
- The KCEDA, with expertise in this County's economy, shall assist person proposing projects that include changes in land use that may benefit the County economy and to act as a liaison between those persons and decisions makers.
- The County shall permit individuals, business and governmental utilization of

geothermal resources. The Land Development Code shall allow for full utilization of this resource, including specific zones allowing full utilization where known geothermal potential exists.

13. POLICY: The County shall maintain a sufficient amount of industrial land in large parcels in order to encourage economic diversity and development in the community.

Rationale:

- To insure that large industrial parcels will not be randomly parcelized.
- To insure economic stability through diversification of the County economy.

Implementation:

- Industrial parcels 20-80 acres in size cannot be partitioned unless a specific industrial use is established within one year of the date of final partition approval proposed.

13. POLICY: The County shall provide appropriate land, facilities and resources to those economic activities that represent the most efficient use of resources, relative to other geographic areas.

Rationale:

- To provide emerging industries which consume large amounts of low-grade energy, the opportunity to locate and utilize county geothermal resources (subject to all applicable plan guidelines).
- To provide access to existing inter-regional transportation networks.
- To recognize appropriate uses on non-resource lands.

Implementation:

- The County shall designate appropriate sites that will provide manufacturers the opportunity to utilize geothermal resources, existing inter-regional transportation networks, and large tracts of reasonably priced land.
- Where the Significant Resource Overlay is situated over non-resource lands, residential development at a 20 acre density is not considered a conflicting use.

15. Policy: The County shall encourage commercial/industrial development and maintain a sufficient amount of land surrounding Klamath Falls/Kingsley Field Airport as identified on attached map, in order to encourage economic diversity in the community.

Rationale:

- In the interest of public health and safety, it is the desire of Klamath County to limit the encroachment of residential development into critical areas, defined on the attached map, and flight patterns and pathways necessary for continual economic viability of the Klamath Falls International Airport. Therefore, any request for a CLUP/ZC, within the area delineated on the attached map, shall be limited to the Air/Rail Transportation Zone, Article 53.5.

Implementation:

- The County will develop an Airport/Railroad Transportation Development Zone, which will include lands surrounding the Klamath Falls/Kingsley Field Airport.
- Lands proposed for rezoning that lay within the Airport/Transportation Development Zone will be restricted to the commercial/industrial uses. If land proposed for application of this zone is designated for agricultural/forestry use, an exception to the applicable Statewide Planning Goals, through the plan amendment process, will be required.

GOAL 10: HOUSING

General Discussion

To provide for the housing needs of citizens of the County.

Buildable lands for residential use shall be inventoried, and plans shall encourage the availability of adequate numbers of housing units at price ranges and rent levels commensurate with the financial capabilities of County households and allow for flexibility of housing location, type, and density.

Objectives:

Utilize good design in the development and conform to existing land use.

Preserve and promote the quality of rural and community living.

Encourage diversified housing at prices suitable to all income levels.

Plan and develop a better spatial relationship between living and working areas in the County.

Promote and encourage financial assistance from both public and private sectors.

Definitions:

- Buildable lands are lands in the County that are suitable, available and necessary for residential use.
 - Household is one or more persons occupying a single housing unit.
1. **POLICY:** Residential property shall be zoned to allow the full range of housing types and densities of the Comprehensive Plan.

Rationale:

- To encourage that the full complement of all housing types contemplated by the plan are constructed.

Implementation:

- When land is rezoned to conform to the land use plan, the zoning shall be no more intensive than that on the Comprehensive Plan Map.
2. **POLICY:** The County shall cooperate with local governments and the County housing authority to encourage an equitable distribution of assisted housing units throughout the County in order to accommodate low-income needs.

Rationale:

- The County shall assist the County housing authority in locating housing units in suitable locations to accommodate low-income and elderly citizens.
 - No neighborhood shall be negatively impacted with low income housing that would result in the economic down grading of the neighboring properties.
3. POLICY: The County shall permit development of rural land for residential use on suitable lot sizes.

Rationale:

- To provide for the housing needs of citizens of the county.

Implementation:

- Development will be permitted in accordance with the Comprehensive Plan and the Land Development Code.
4. POLICY: The County shall encourage better utilization of land with moderate slope (5-25 percent) that has capability for on-site or public services.

Rationale:

- To provide needed housing alternatives.

Implementation:

- Site plan for drainage and grading and investigation of hazards potential is required for approval in accordance with the Land Development Code (further Goal 7).
5. POLICY: The County may allow placement of manufactured homes and the construction of apartments, townhouses, houses on small lots, and houses with zero lot lines as in the Land Development Code by means of more flexible zoning and subdivision regulation.

Rationale:

- To provide affordable housing.

Implementation:

- Areas designated for multifamily housing may be rezoned for higher density development.

6. **POLICY:** The County shall ensure that there is an adequate supply of buildable land in advance within the urban growth boundaries and rural community boundaries throughout the county zoned to provided a choice of housing units according to type, density, and cost as provided in Goal 2.

Rationale:

- To accommodate projected housing demand without escalating land prices, which may adversely affect housing costs.

Implementation:

- The County shall reevaluate the urban growth boundaries and rural community boundaries in the course of comprehensive revision of the Comprehensive Plan. Refer to Goal 2.

7. **POLICY:** The County shall encourage other departments and local governments to expedite and coordinate their permit approval processes.

Rationale:

- To decrease construction and financing costs that may result from permit processing delay.
- To expedite residential construction.
- To improve coordination among city agencies.

Implementation:

- The County shall work with local governments in developing a one-stop permit information and processing center.

8. **POLICY:** The County shall allow housing for hired help in designated EFU zones, if the parcel meets the minimum size requirement.

Rationale:

- To provide support housing for farm-related uses (furthers Goal 3).

Implementation:

- The EFU zone permits this use provided that the dwelling is compatible with accepted farm practices and surrounding land use patterns.

9. POLICY: The County shall encourage the siting and development of mobile home parks, manufactured home subdivisions, and individual manufactured homes within the county. Innovative and improved approaches to siting, landscaping, and design shall be encouraged.

Rationale:

- To provide sufficient numbers of affordable housing for all households in the County.
- To ensure a distribution of units in each planning area.
- To ensure compatibility with surrounding land uses.

Implementation:

- Manufactured homes are permitted in the majority of the residential zones.

10. POLICY: The County shall encourage developers to use innovative and cost-effective materials, building design, and construction techniques on all types of new housing units, including modular and prefabricated housing, but not impose unreasonable restrictions.

Rationale:

- To provide more affordable housing by reducing construction and design costs.
- To allow for alterations and expansion of housing costs as homeowner incomes and preferences change.

Implementation:

- The County shall review building codes to allow modular and prefabricated housing.

11. POLICY: The County will encourage the use of planned unit development (PUDs) and other forms of clustered housing that introduce innovative and cost-effective approaches to siting, block layout, design and landscaping.

Rationale:

- To cluster housing and protect areas with open space or wildlife habitat values that have County or area-wide significance (furthers Goals 5 and 6).
- To reduce public housing costs and increase development densities.
- To reduce public services and facilities costs.

- To encourage compatibility with surrounding land uses.

Implementation:

- The County Land Development Code shall provide for PUDs.

GOAL 11: PUBLIC FACILITIES AND SERVICES

General Discussion

To plan and develop a timely, orderly, and proven efficient arrangement of public facilities and services as a framework for urban and rural development.

Urban and rural development shall be guided and supported by types and levels of urban and rural public facilities and services appropriate for, but limited to, the demonstrated requirements of the urban, urbanizable, and rural areas to be served. A provision for key facilities shall be included in each plan. To meet current and long-range demonstrated requirements, a provision for solid waste disposal sites, including sites for inert waste, shall be included in each plan.

Objectives

Identify areas of future growth, evaluate water requirements and plan for water use.

Consider the utilization of state standards and policies as the design and quality criteria for existing water supplies.

Foster adequate financing for community water systems from private sources, using Federal and State aid only when necessary.

Establish short-term priorities for water facilities improvements based on anticipated county growth and area requirements.

Use existing watersheds as the basis for water resource planning.

Provide adequate suitable sites and utilize good design standards in the planning and construction of public facilities.

Establish priorities for sewage improvements based on county plans and needs.

Relate construction of sewers to other utilities in the public streets.

Utilize good design of educational facilities and minimize conflicts with other land uses.

Locate police and fire facilities to adequately serve the entire county.

Develop agency cooperation and coordination of law, fire, and police.

Provide reasonable minimum design criteria for storm drainage to be used in planning future developments if an area is proven to have a drainage problem.

Encourage the improvement of facilities and training availability necessary for health-related services.

Definition:

- A timely, orderly and proven efficient arrangement refers to a system or plan that coordinates the type, location, and delivery of public facilities and services in a manner that best supports existing and proposed land uses.
 - Rural facilities and services are facilities and services that are suitable and appropriate for the requirements of rural areas.
 - Urban facilities and services are key facilities and appropriate types and levels such as police protection; fire protection; domestic water facilities; sanitary facilities; storm drainage facilities, planning, zoning and subdivision control, health services, recreation facilities and services; energy and communication services; and community governmental services; and water facilities.
1. **POLICY:** In order to achieve the requirements of State-wide Planning Goal 11, the County shall, in cooperation with the City of Klamath Falls, prepare and adopt a public facilities plan describing the water, sewer, transportation, and other urban facilities and services which are to support land uses within the Klamath Falls UGB.

Rationale:

- To help assure that development within the Klamath Falls UGB is guided and supported by types and levels of facilities and services appropriate for the needs and requirements of the area to be served.

Implementation:

- A public facilities plan shall be prepared and adopted through coordination and joint action by the County and the City of Klamath Falls.
 - The adopted public facilities plan shall be updated, as necessary, at subsequent periodic Plan reviews.
2. **POLICY:** The County may encourage the development of a public facility or service in an urbanizable area only when there is provision for the coordinated development of all other urban facilities and services appropriate to the area.

Rationale:

- To prevent disjointed and premature development.

Implementation:

- Review procedures shall be established for development project so that all appropriate

public facilities and services will be reviewed and included, if necessary.

3. POLICY: The County shall encourage rural special districts to assure that domestic water and sewage disposal systems be proved and maintained.

Rationale:

- To plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for rural development.

Implementation:

- The County shall help coordinate the formation of rural special districts so that rural areas maintain adequate water and sewage treatment facilities.

4. POLICY: During the planning of utility lines and facilities, the County shall encourage their location on or adjacent to existing public or private rights-of-way to avoid dividing existing farm units, and attempt to avoid residential areas.

Rationale:

- To avoid dividing existing economic farm units.
- To conserve agricultural lands (furthers Goal 3).

Implementation:

- The County shall cooperate with appropriate organizations to develop guidelines for siting utility facilities and transmission corridors.
- The County shall encourage location of utility lines and facilities where they will have the least impact on residential areas.

5. POLICY: The County shall encourage, whenever feasible, the development of joint (sharing) facilities and service provision programs.

Rationale:

- To reduce cost of providing public services.
- To provide more cost-effective use of taxpayers dollars.

Implementation:

- The County will cooperate with the appropriate agencies to study the cost effectiveness of consolidation of public facilities.

6. POLICY: The County shall cooperate with the appropriate agencies in the improvement of fire protection service.

Rationale:

- To decrease time required to respond to fires.
- To protect the health and safety of County citizens.
- To protect valuable timber resources.

Implementation:

- Fire agencies shall cooperate to seek jurisdictional consolidation which may lead to a unified countywide fire protection system.

7. POLICY: The County shall encourage local volunteer organizations and/or agencies to develop and staff appropriate emergency medical aid services to meet local needs.

Rationale:

- To provide emergency decentralized medical care to those individuals without such services.
- To reduce time before required emergency treatment.

Implementation:

- The County shall work with local areas to seek appropriate funding levels to provide adequate services (e.g., paramedics).

8. POLICY: The County shall encourage law enforcement services throughout the County.

Rationale:

- To protect the safety and welfare of all County citizens.

Implementation:

- The County shall seek appropriate funding to provide adequate services.

9. POLICY: Development proposals shall not be approved unless the types and levels of public facilities and services required are available or are to be provided concurrently with defined levels of development within urban and rural areas.

Rationale:

- To insure the economic and orderly provision of public facilities and services.
- To insure the most economic utilization of public funds.
- To insure reasonable and equitable taxation rates.
- To avoid the creation of health hazard areas.

Implementation:

- Require urban and rural levels of service defined in Article 73 and Article 74 of the Land Development Code.
- In addition, prior to the proposed development's approval, it must be shown that all other existing public facilities (schools, police, roads, etc.) in the area could adequately accommodate the proposed development with little or no impacts on the level of service in the area. All other applicable goals shall be addressed as well.

10. POLICY: New subdivisions will not be approved in rural communities or any other rural area unless there are provisions for the coordinated development of water, sewage and fire protection services appropriate to that area and at levels capable of adequately serving the development.

Rationale:

- To prevent development from occurring without necessary public facilities and services appropriate to that area.
- To prevent new development from overburdening existing facilities and services or overtaxing local taxpayers.

Implementation:

- Review procedures shall be established for development proposals so that appropriate public facilities and services will be included before the development is approved.

10. POLICY: Within the UGB, no new public or private utility districts shall be formed or individual well or septic use for industrial or commercial development approved unless it is found by the County that the service desired cannot be feasibly provided by a recognized preferred provider.

Rationale:

- To provide for the most efficient and economic extension of public facilities and services.

Implementation:

- Before the County shall create any special districts for the provision of urban services, the County shall first determine the ability of a preferred provider to provide such services.
- Said provider shall submit to the County an analysis of its abilities to provide the service desired.
- The County shall review such an analysis and shall incorporate its findings into the decision as to whether or not to create a new district.
- The City of Klamath Falls, Klamath County, South Suburban Sanitary District, Klamath County Fire District No. 1, Stewart Lenox Fire Protection District, and Klamath County Drainage Service District are recognized as the preferred ultimate providers of urban services within the Urban Growth Boundary of Klamath Falls.
- Development within a water or sewer service district shall be required to meet the requirements of the preferred provider with respect to provisions of service.

11. **POLICY:** The County shall establish appropriate and corresponding levels of services for rural lands.

Rationale:

- The level of service provided for unincorporated communities, rural residential, and rural resource lands must be evaluated to assure lifestyles and characteristics of those areas are maintained in accordance with Statewide Planning Goal 11 (Public Facilities).

Implementation:

- Based on past development activities in rural areas, the County establishes the following appropriate densities and corresponding levels of services:

<u>Plan Designation</u>	<u>Minimum Allowable Lot Size</u>	<u>Is A Community Sewer System</u>	<u>Is A Community Water System</u>
I. Rural Community Residential (RCR)			
A. Bly	5,000 sq. ft.	Yes	Yes
B. Gilchrist	5,000 sq. ft.	Yes	Yes
II. Rural (R)			
A. Rural Service Centers			
1. Beatty	1 acre	No	Yes
2. Beaver Marsh	*1 acre	No	Yes
3. Chemult	*1 acre	No	Yes
4. Crescent	*1 acre	Yes	Yes
5. Crescent Lake	*1 acre	No	Yes
6. Dairy	1 acre	No	Yes
7. Diamond Lake Jct.	1 acre	No	Yes
8. Fort Klamath	5 acres	No	Yes
9. Henley	1 acre	No	Yes
<u>Rural Service Centers (Cont'd)</u>	<u>Minimum Allowable Lot Size</u>	<u>Community Sewer System</u>	<u>Community Water System</u>
10. Keno	1 acre	No	Yes
11. Midland	1 acre	No	Yes
12. Olene	1 acre	No	Yes
13. Rocky Point	*1 acre	No	Yes
14. Sprague River	1 acre	No	Yes
B. Other Rural Areas			
	<u>Minimum Allowable Lot Size</u>	<u>Community Sewer System</u>	<u>Community Water System</u>
	1 acre (R-1)	No	Yes
	*5 acre (R-5)	No	No
<u>NON-RESOURCE LANDS (NR)</u>	20 acre	No	No
<u>RURAL, COMMERCIAL AND INDUSTRIAL (I, CG, CT)</u>	N/A	No	No
<u>RURAL RESOURCE LANDS (EFU Zones, E, FR)</u>			
	See Zone	No	No

*Some areas within these rural service centers have groundwater conditions that could result in poorly functioning septic or water systems. Development within these areas which utilize an individual septic system shall therefore be limited to a 5-acre density. Densities of 1 acre may be allowed only if Health Department approved individual systems are used.

NOTE: *A "Yes" indicates that the proposed development of a community water (or sewer) system is appropriate and no plan amendment is required.

*A "No" indicates that the proposed development of a community water (or sewer) system may be appropriate and that a plan amendment may be required prior to approval of the development and an exception to Goal 11 and Goal 14 may be required.

*The maximum number of residential units allowed and the levels of sewer and water services provided in areas to which the PUD or Geothermal Resource Overlay Zone is applied are governed by the minimum lot size and the levels of services allowed for the applicable plan designation, as listed above.

12. POLICY: The County shall require a plan amendment to change from a "Non-Resource" designation (1 dwelling unit/20 acres) to a higher density rural designation (1 dwelling unit/5 acres). A change from rural service center or built and committed area (1 dwelling unit/5 or 1 acre) to a rural community designation (1 dwelling unit/5,000 sq. ft.) will require a plan amendment and exception to Goal 14 (Urbanization). Lands designated Non-Resource (NR) may be changed to Rural-5 provided the following criteria are met:

- A. The land is within a fire protection district that provides structural fire protection;
- B. The land is **NOT** within land identified in the Comprehensive Plan as Big Game Winter Range; and
- C. The land consists of slopes less than 15% in grade. This determination shall be based on the average slope over the area proposed for rezoning using USGS topographic map contour intervals, or other acceptable mapping. Lands exceeding 15% in grade may be considered if the applicant establishes by engineering studies the ability to provide Public Facilities and Services. And the ability of the property to be developed with road(s) requiring a slope of no greater than 10% grade.
- D. All other applicable plan and zone provisions can be satisfied.

Rationale:

- Because the zoning and densities applied to rural lands within Klamath County is based on specific criteria which is supported by inventory information contained in the Atlas and other documents, a plan amendment is appropriate.

Implementation:

- The County shall use the plan amendment process as provided in Articles 48 and 49A of the "Land Development Code. Revised 5-28-97/ORD 44.64

GOAL 12: TRANSPORTATION

General Discussion

To encourage a safe, convenient and economic transportation system.

A transportation plan may:

1. Consider all modes of transportation including mass transit, air, water, pipeline, rail, highway, bicycle and pedestrian.
2. Be based upon an inventory of local, regional and state transportation needs;
3. Conserve energy.
4. Conform with local and regional comprehensive land use plans.

(Each plan shall include a provision for transportation as a key facility.)

Objectives

Encourage coordination with all transportation agencies to plan, construct, and maintain the transportation network.

Coordinate street and highway development so as to enhance overall County development.

Encourage proper design and transportation facilities to ensure maximum safety.

Encourage interrelationships of streets and highways with other modes of transportation.

Strive for equality of service to and from all parts of the County.

Plan for the separation of pedestrian ways and vehicle traffic ways to ensure maximum protection and convenience.

Coordinate proposed plans for truck routes with all related committees, boards, and agencies to minimize traffic hazards and attempt to ensure that such routes are compatible with adjacent land uses.

Coordinate airport locations with existing and future transportation routes as well as land use.

Encourage a balanced system of transportation between air, rail and land for efficient movement of people and goods.

Encourage efficient development and/or expansion of rail services to existing and future industrial land uses.

Definitions:

- Transportation refers to the movement of people and goods.
 - Transportation facility refers to one or more transportation facilities that are planned, developed, operated and maintained in a coordinated manner to supply continuity of movement between modes and within and between geographic and jurisdictional areas.
 - Mass transit refers to any form of passenger transportation that carries members of the public on a regular and continuing basis.
 - Transportation disadvantaged refers to those individuals who have difficulty in obtaining transportation because of their age, income, physical or mental disability.
1. **POLICY:** A transportation facilities plan and an official map for highways, arterials, and collectors shall be prepared that are consistent with the Klamath Falls Urban Growth Boundary.

Rationale:

- To reserve sufficient rights-of-way for future construction and widening of highways, arterials, and collectors.

Implementation:

- The County Public Works Department will cause the plan to be prepared.
 - The Board of County Commissioners may adopt the plan following appropriate hearings.
2. **POLICY:** New, self-contained neighborhood commercial centers shall be encouraged. Such centers should be scaled to the immediate needs of surrounding development and shall be designed to serve the needs of the development so as not to undercut the regional function of existing commercial districts, if applicable.

Rationale:

- To avoid increasing traffic congestion.

Implementation:

- The Land use plan designates commercial land in areas of new development that should be used for neighborhood shopping centers and other local serving commercial uses.

3. POLICY: Patterns of development that generate significant traffic across grade-level railroad crossing shall be avoided whenever possible.

Rationale:

- To reduce safety hazards.

Implementation:

- Where possible, the land use plan places lower density residential development only where major destinations (such as employment locations) are across grade-level railroad crossings. Also, wherever possible, the plan uses railroads and major arterials to define the boundaries of service areas for schools, parks, and neighborhood shopping facilities.

4. POLICY: The County shall encourage the extension of rail lines to serve major industrial developments, provided that such rail lines do not disrupt auto traffic or transport hazardous cargoes through residential areas.

Rationale:

- To provide current and ensure future occupants of a particular site or industrial park with rail service when requested by occupants and where practical.
- To provide energy efficient movement of goods (furthers Goal 13).
- To provide efficient (energy and economically) and safe means of transportation of large, bulky, low-valued, and oversized commodities and products that cannot be transported over highways.
- To enable shippers to have wider choice of transportation services and thus be in a better bargaining position when negotiating rates with carriers (furthers Goal 9).
- To enable delivery of goods in period of emergency, strike, or inclement weather when other forms of transportation cannot operate.

Implementation:

- The land use plan site industrial and major commercial areas on or adjacent to commercial transportation.

5. POLICY: The width and spacing of driveways along arterials shall be restricted. Where necessary, turning lanes cut out of abutting property or the construction of parallel frontage roads shall be required, if adequately proven to be necessary by the governing body or agency.

Rationale:

- To reduce acceleration, deceleration, and turning movements that reduce the efficiency and safety of arterials.
- To reduce noise from stop-and-go traffic.
- To increase the distance between traffic and nearby land use to mitigate noise impacts.

Implementation:

- The Land Development Code establishes development standards regulating ingress and egress of land uses abutting major arterials.

6. POLICY: Higher density residential development should when feasible, be located within walking distance (1,000 feet to one quarter mile) of major arterials.

Rationale:

- To locate the maximum number of dwelling units within walking distance of arterials in order to facilitate efficient transit services.

Implementation:

- The land use plan should locate, when feasible, higher density residential development near major arterials, and the Land Development Code shall require pedestrian walkway along future streets.

7. POLICY: The County shall encourage local governments to improve the convenience and safety of pedestrian and bicycle transportation.

Rationale:

- To protect human life.

Implementation:

- The County shall study the safety of proposed bicycle and pedestrian circulation networks and stress automobile and pedestrian segregation techniques.

8. POLICY: The Country shall encourage existing airports to be maintained and improved, and encourage the development of additional airports as needed.

Rationale:

- To provide citizens with an alternative transportation mode.
- To facilitate the flow of goods and services.

Implementation:

- The County shall support the adoption of the Klamath Falls Municipal Airport Master Plan and provisions.
9. POLICY: The County shall avoid new road alignments, whenever reasonably feasible, that divide farm lands into uneconomic farm units.

Rationale:

- To preserve agricultural land for agricultural uses (furthers Goal 3).

Implementation:

- The County shall cooperate with State Highway Department when planning roads to enforce this policy.
10. POLICY: Height and use of structures within the approach and departure zones designated for the Klamath Falls Municipal Airport in the 1976 Airport Master Plan shall be limited (Arnold Thompson Associates, Inc., Master Plan, Klamath Falls Municipal Airport, April, 1976); specifically:
- A. The height of all structures within the airport approach and departure zones shall be limited.
 - B. All residential and heavy-use (i.e., uses where large numbers of people congregate) land uses within the airport approach safety zones shall be restricted or prohibited.
 - C. Uses which would create interference with or hazards to aviation shall be prohibited.

Rationale:

- To avoid hazardous obstructions and other uses within flight paths.
- To avoid conflicts between present and future airport uses and the development of land surrounding the airport.

Implementation:

- The land use plan designates approach and departure zones for the airport in accordance with the Airport Master Plan.
- The Land Development Code includes an overlay zone restricting the height and use of

structures within these areas.

11. **POLICY:** A safe, convenient and economic transportation system, adequate to serve anticipated growth, shall be developed that will minimize adverse social, economic and environmental impacts and costs of the transportation systems.

Rationale:

- To assure adequate access to all areas of the County.
- To assure that development does not overburden roads or bring about excessive costs to the County or individuals.

Implementation:

- A review process shall be established to assure that adequate roadway improvements and transportation systems exist or are planned before development proposals are approved.

12. **POLICY:** The County shall establish protection zones (clear zones) for all State-owned airports.

Rationale:

- To protect the health, safety and welfare of the people in the areas adjacent to the State-owned airports.

Implementation:

- Protection zones (clear zones) have been drawn for the Chiloquin Airport as indication in the "Site Study and Airport Master Plan" for the Chiloquin Airport.
- Protection zones (clear zones) have been drawn for the landing strips located at Beaver Marsh, Crescent Lake and Malin. The clear zones are the same size as those used at Chiloquin since only light aircraft can utilize these fields.

GOAL 13: ENERGY CONSERVATION

General Discussion

To conserve energy.

Land and uses shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles.

Objections

Situate applicable future land use close to existing transportation corridors and public facilities to achieve greater energy efficiency.

Develop public programs that would minimize depletion of non-renewable sources of energy.

Develop public programs that would encourage utilization of renewable energy sources.

Establish efficient energy supply that would provide economical service conducive to the general health, welfare and orderly development of the County.

Promote efficient development and use of the County's geothermal resources.

Encourage the location of future residential land uses adjacent to or in close proximity to places of work, shopping areas, medical facilities, etc., in order to conserve energy and to achieve greater energy efficiency.

1. **POLICY:** The County shall encourage the use of renewable and efficient energy sources in residential, commercial, and industrial development.

Rationale:

- To reduce County dependence on high cost nonrenewable and inefficient sources of energy.

Implementation:

- The County may study and prepare a Comprehensive Energy Plan that provides energy conservation standards and criteria for new and existing residential, commercial and industrial development.
- The County may provide building permit fee waivers for energy conservation practices.
- The County may consider further economic incentives for energy conservation practices.

2. POLICY: The development and use of alternative cost effective energy in Klamath County shall be encouraged.

Rationale:

- To conserve extracted energy sources (fossil fuels) and reduce pollution (furthers Goal 6).

Implementation:

- The County should encourage economic incentives to developers utilizing alternative energy techniques in the design and construction of residential, commercial and industrial structures. These economic incentives may include but are not limited to permit fee waivers and increased density allowances for PUD's and residential development.
 - Development guidelines and technical information may be provided by the Planning Department Staff to implement this policy.
3. POLICY: New developments and neighborhoods that are large enough to support neighborhood-serving land uses (e.g., neighborhood shopping centers, schools, parks) may be created.

Rationale:

- To reduce the need for long-distance auto trips to shopping, schools and recreation.

Implementation:

- The land use plan designates appropriate potential areas for such new developments and neighborhoods.
4. POLICY: The discovery and development of geothermal energy is of direct interest to the people of Klamath County.

Geothermal energy offers one of the most promising and environmentally acceptable energy sources available and it shall be County policy to encourage compatible development of this resource. Geothermal energy is an indigenous resource and its development can measurably add to Oregon's energy independence.

Development of direct uses will encourage movement of new industries into Klamath County, thus reducing our dependence on cyclical and season employment.

Rationale:

- To reduce County dependence on high-cost nonrenewable and inefficient sources of energy.
- To utilize areas of the County that possess geothermal resources.
- To provide employment opportunities and to diversify the County economic base.
- To encourage the conservation of conventional energy by maximizing the use of cost effective alternative energy sources.

Implementation:

- When technical data is available, the County Planning Department shall prepare a long-range Comprehensive Geothermal Energy Plan to guide the development and use of geothermal resources in Klamath County. This plan will provide energy conservation standards and criteria for new and existing industrial, commercial and residential development that will ensure resource preservation and compatibility of surrounding land uses.
- As an interim measure, rural areas* with known geothermal resources now in large block holdings should be maintained in resource zones (i.e., agriculture, forestry) until the long-range Comprehensive Plan is adopted or until the Geothermal Plan and Zone is approved and applied.
- The County shall provide a geothermal designation to encourage the use of know geothermal resource areas for industrial and commercial use.
- Uses other than resource uses which do not utilize the geothermal resource shall be restricted.

*Those areas outside any Urban Growth Boundary.

5. POLICY: Use of timber and agriculture wastes may be encouraged as an alternative source of fuel.

Rationale:

- To use these abundant and renewable fuel sources to provide low-cost energy and to preserve fossil fuels.
- This augments solid waste disposal as outlined in Goal 6.

Implementation:

- The County may study the feasibility of providing an economic incentives program for the production of gasahol and methane from agricultural by-products and wastes.

GOAL 14: URBANIZATION

General Discussion

Urban growth boundaries shall be established to identify and separate urbanizable land from rural land.

Changes of boundaries shall be based upon consideration of the following factors:

1. To accommodate long range urban and rural population growth requirements.
2. Need for urban and rural housing.
3. Need for a large and varied supply of land to ensure free choices for urban and rural housing and industrial and commercial growth.
4. Provision of public facilities and services.
5. Need for employment opportunities through industrial and commercial growth.
6. Retention of productive agricultural land.
7. Compatibility of the proposed urban uses with nearby rural and agricultural activities.

In the case of a change of a boundary, a governing body proposing such change in the boundary separating urbanizable land from rural land, shall follow the procedures and requirements as set forth in the Klamath County Comprehensive Plan and the Inter-governmental Urban Growth Boundary Management Agreement.

Establishment and change of the boundaries shall be a cooperative process between a city and the county.

Land within the boundaries separating urbanizable land from rural land shall be considered available for urban uses. Conversion of urbanizable land to urban uses shall be based on consideration of:

1. Availability of facilities and services.
2. Availability of sufficient land for each of various uses to ensure free choices in the market place for each use.

Objectives

To use sound planning principles and practices to assist Klamath County citizens and/or property owners regarding land use activities in order to serve best the needs of Klamath County citizens and businesses.

Situate future land uses to achieve compatibility with adjacent uses.

Recommend future expansion for adequate sewerage facilities especially in areas changing from rural to urban densities.

Delineate the urban growth boundary in order to identify and separate urbanizable land from rural land to define exceptions properly.

1. POLICY: When considering the development of urban land, the County shall consider (and encourage local governments to consider) the following factors:
 - A. The availability of public facilities and services.
 - B. Availability of sufficient land for various uses to ensure choices in the market place.
 - C. The Klamath County Comprehensive Plan Goals.
 - D. Encouragement of development within urban areas before conversion of urbanizable areas.

Rationale:

- To make more cost effective use of local tax dollars in locating facilities and providing services for the benefit of all citizens within the urban growth areas.

Implementation:

- The above factors shall be considered when changes to the Comprehensive Plan are made according to the schedule in Goal 2.

2. POLICY: The County shall work with local governments and special districts to consider and plan for the type, location and phasing of public facilities and services during the course of urban expansion.

Rationale:

- To provide for the economical use of tax dollars in locating facilities in relation to expected service needs.
- To provide benefits for all citizens within the urban growth boundary.

Implementation:

- The County shall work with local governments and special districts to study the impacts of facility expansion into developing urban areas.

3. **POLICY:** During partitioning or subdividing of urban land, the County shall encourage parcels of adequate dimension so as to maximize the utility of land resources and enable the logical and efficient extension of services to such parcels.

Rationale:

- To provide for efficient development and use of urban land.

Implementation:

- The land use plan designates residential densities that follow a hierarchy of high to low densities from central to outer areas.