

# 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 siting 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 (furtheres Goal 10).
- To reduce sprawl because of larger lots required for development on steep slopes (furtheres 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.