

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.

11.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.

12.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. <u>Rural Community Residential (RCR)</u>			
A. Bly	5,000 sq. ft.	Yes	Yes
B. Gilchrist	5,000 sq. ft.	Yes	Yes
II. <u>Rural (R)</u>			
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	Minimum Allowable <u>Lot Size</u>	Community <u>Sewer System</u>	Community <u>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, F, 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.

13.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.

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