

# 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.