

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.

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