PLANNING GUIDELINES

HART MOUNTAIN
These guidelines serve as a framework for planning decisions. The three types of guidelines are (1) State planning goals, (2) general and specific plan policies, and (3) plan implementation recommendations.

The State planning goals identify those fourteen considerations which must be taken into account in preparation of land use plans. They provide some minimum requirements for consistency among all plans and serve as a checklist for evaluating plan adequacy. Goal exceptions may be noted by the County if it is determined that specific goals are not applicable.

Policies are more detailed guidelines that are used individually or collectively as the bases for making planning decisions. Specific policies are those directives which are recognized in evaluating a particular type or site specific development. The bases of specific policies are local regulations, needs or opinions. Many of the rural center and Goose Lake Valley Advisory Committee recommendations have been incorporated into this section. General policies are those directives which basically apply to all uses and locations. These are "common sense" guidelines that are generally accepted and utilized, but seldom made a matter of record. Both planning goals and local policies are considered legally binding.

Recommendations are those tasks or activities which need to be undertaken to implement the Plan. Such statements are recommendatory, rather than regulatory. Specific area recommendations are indicated at the beginning of the recommendation section and are followed by general recommendatory statements. The recommendations follow each policy section and have also been grouped according to the fourteen State goal categories.
I. Citizen Participation

A. State Planning Goal
To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

B. Plan Policies
1. That rural center advisory committee recommendations will be requested by the Planning Commission prior to making decisions having an effect upon people in that area.
2. That citizens will have an opportunity to participate in all phases of the planning process.
3. That opportunities will be provided for the public to respond to preliminary planning documents prior to their finalization.
4. That committee assistance will be used as needed to make recommendations related to specific areas or concerns in order to provide additional citizen input into the planning process.
5. That citizens will be provided information as needed to be involved in planning decision-making, and interpretive assistance will be provided.
6. That broad participation in planning activities will be solicited to provide a cross-section of geographical and professional interests.
7. That notification of planning activities will be made by a variety of means to make residents aware of upcoming decisions which may affect them.

C. Recommendations
1. That informational materials be prepared for distribution and/or presented to schools, civic groups and other organizations, and individual citizens to explain the Plan and planning procedures.
2. That governing bodies and planning committees hold a joint, yearly Plan review meeting with interested citizens to evaluate citizen involvement opportunities and to make recommendations for Plan improvements.
3. That written responses be made to planning queries, and records of such responses be maintained.
4. That sufficient budget amounts be appropriated to insure adequate financial, human and informational resources will be made available.
5. That Plan summaries be distributed to all residents.
6. That property owners be notified of Plan and Zone designations on their properties along with assessment statements.
II. Planning Process

A. State Planning Goal
To establish a land use policy framework and planning process as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

B. Plan Policies
1. That the Lake County Atlas and Plan appendices will be recognized as the primary documents of factual information utilized as the basis for planning decisions.

2. That partitioning of Range-designated parcels into 160 acres or more, and Agriculture or Forest-designated parcels into 80 acres or more may be processed by administrative review, providing there is reasonable assurance that the parcel(s) will be used for those respective purposes. Partitioning of parcels into smaller acreages will require Planning Commission approval.

3. That at such time as conflicting uses are identified as competing for the same location, the County will resolve such conflict by evaluating the suitability of such uses according to applicable goals and policies.

4. That uses designated as "possible future" will require a Plan change prior to such development being undertaken.

5. That parcels smaller than minimum acreage requirements, but existing at the time of adoption of this Plan, can be used for homesites under the same procedures as parcels that meet minimum acreage provisions.

6. That units of land or contiguous units of land under the same ownership at the time of adoption of this Plan will be considered as one parcel in meeting use requirements, and/or related provisions of the Zoning Ordinance and Comprehensive Plan; except that lots created by subdivisions or partitions approved by the County Planning Commission in accordance with the County Subdivision Ordinance, will be considered separate lots, regardless of whether or not they are contiguous lots under one ownership.

7. That land will not be partitioned in areas designated Agriculture, Forest, or Range, unless it is determined by the County that such parcel(s) is (are) to be used for agriculture or forestry purposes; or that such parcel is unsuited for such purposes, and meets the provisions of ORS 215 (described in the Agriculture and Forest classification descriptions and policies of this Plan).
8. That in determining whether a parcel proposed to be created will be continued to be used for agriculture, factors to be taken into account will include, but not be limited to, the following:
   a. Parcel size and location.
   b. Proposed development and other uses of the property and vicinity properties.
   c. Consideration as to whether the proposed uses meet the State definition of farm use, and whether the parcel is a "management unit".
   d. Whether or not the parcel is suitable for agricultural uses.
   e. Whether or not the parcel is irrigable land, the source of water and method of irrigation.
   f. Availability of access and services.
   g. Economic (market), social, physical and other considerations determined to be relevant.
   h. Statements from the buyer and seller addressing the above and any other appropriate concerns.

9. That side and rear yard setback requirements will be based upon parcel sizes, and will be a sufficient depth to minimize any adverse effects that uses on one property may have on abutting properties.

10. That the area designated on the Land Use Plan map as "For Rock Planning Area", will be subject to those policy provisions specifically applicable to Fort Rock.

11. That additional development in Fort Rock be limited to a depth of 600 feet from the existing road system.

12. That the suitability of major partition or subdivision proposals will be determined at a public hearing to assure area property owners an opportunity to comment on such.

13. That Oregon Valley Land Company parcels and other properties without either public or private access approved by the County will not be recognized as suitable for either subdividing or partitioning, or individual residential development; except that single residences may be constructed on such sites, providing legal access can be established.

14. That parcels will be encouraged to be created and exchanged for landlocked Oregon Valley Land Company parcels, and that non-productivity criteria will be used as guidelines (rather than requirements), in evaluating the suitability of the partitions proposed for exchange.

15. That the County will generally discourage any additional public acquisition of private lands, unless justifiable to the County.

16. That prior to any potential private land acquisitions by a public agency a recommendation will be requested from the County regarding the transaction.
17. That development will be encouraged, providing it does not unduly diminish agriculture or forestry resources of the area, nor unduly increase related public service costs or taxes.

18. That private property investments will be protected from incompatible development which might likely diminish property value or unduly increase taxes.

19. That all planning decisions will take into account comments of affected private property owners, and the plans of those local, State or Federal agencies that may have an effect upon, or be affected by the decision.

20. That as a condition of making Plan changes, it will be determined that community attitudes and/or physical, social, economic, or environmental changes have occurred in the area or related areas since Plan adoption and that a public need supports the change, or that the original Plan was incorrect.

21. That in considering Plan revisions, alternative sites for the proposed uses will be considered, and it will be determined that the area proposed to be changed is more appropriate than other areas which might be available for the uses proposed.

22. That major Plan changes which necessitate revisions and possible reprinting will follow a process similar to that utilized in Plan preparation and that such changes will generally not be made more frequently than two year intervals.

23. That minor Plan changes such as corrections or boundary adjustments and realignments will be made by the governing body at a public hearing.

24. That a public meeting will be held every year to consider whether Plan revisions are warranted, and that the public may petition for Plan review and revision at more frequent intervals.

25. That the County may hold public hearings to establish specific alignments or make interpretive adjustments to classification boundaries, providing the intent of the Plan is not altered, and that such action will not be considered a change to the Plan.

26. That as additional goal related/required inventory becomes available, it will be taken into account in planning decisions.

27. That the County shall review Goal V resources in accordance with applicable State review standards when additional Goal V related/required inventories become available. Resources specifically recognized for review when additional information is available include mineral and aggregate resources, potential natural areas and recreation trails.

28. That the historic resource inventory in progress shall be reviewed under the established State Goal V review procedure for possible Plan amendments.
C. Recommendations

1. That the A-3 zoning be adopted or expanded in those rural centers where more land is needed for additional community development.

2. That an area plan be considered for the developing part of Christmas Valley (zoned A-3), and in such plan, commercial, industrial and non-farm related residential uses be separated from agricultural uses, and commercial uses be allowed outright along County Road 5-14 between Christmas Tree Lane (County Road 4-18) and Rainbow Road.

3. That the factual basis used in preparing the plan be updated periodically and be made available to the public upon request.

4. That a file of suggested plan map and text alterations be maintained by the Planning Commission, and that such revisions be considered as part of the yearly plan review procedure.

5. That a check sheet or similar system be developed by the County to insure coordination with affected private property owners at all levels of government in planning decisions.

6. That findings made in the course of land use planning decisions be related to specific planning policies or background information and that such findings be documented.
III. Agricultural Lands

A. State Planning Goal
To preserve and maintain productive agricultural lands.

B. Plan Policies

1. That partitioning of Range-designated parcels into 160 acres or more, and Agriculture or Forest-designated parcels into 80 acres or more may be processed by administrative review, providing there is reasonable assurance that the parcel(s) will be used for those respective purposes. Partitioning of parcels into smaller acreages will require Planning Commission approval.

2. That farm use shall mean the current employment of land for the purpose of raising, harvesting or selling crops, or by feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur-bearing animals, or honeybees, or for the dairying and sale of dairy products or any other agricultural or horticultural use or animal husbandry or any combination thereof.

3. That areas designated as Range will be recognized as being equally appropriate for farming (cultivated agriculture), if it is determined that such areas are suitable to be farmed.

4. That no new subdivisions will be authorized in the Christmas Valley area except in A-3 zoned area, or except as permitted by ORS 215 for non-farm related dwellings.

5. That no new partitions will be authorized in Agriculture or Range designated areas for the purpose of allowing either seasonal or permanent residences, except as permitted by ORS Chapter 215 and meeting the following criteria:
   a. Is compatible with farm uses...
   b. Does not interfere seriously with accepted farming practices ... on vicinity lands, nor disrupt the integrity thereof;
   c. Does not materially alter the stability of the overall land use pattern of the area;
   d. Does not adversely affect critical wildlife habitat.
   e. Is situated upon land generally unsuitable for the production of farm crops and livestock, considering the terrain, soil or land conditions, drainage and flooding, vegetation, location, and size of tract; and
   f. Complies with such other conditions as the governing body ... considers necessary, e.g., that approval of a non-farm dwelling site will not result in the separation of water developments from related farmland.
g. Is a suitable location for a homesite, taking into account access, services, fire protection and other locational factors as described below.

6. That except as provided by ORS Chapter 215 for non-farm related dwelling uses, the minimum size of any new parcel created in an area designated Agriculture or Forest will be a "management unit", which is that minimum acreage necessary to operate, lease or otherwise maintain such land for agriculture.

7. That in areas designated Agriculture or Range, two residences in the same ownership may be separated (partitioned), in whatever manner results in removing the least amount of land from production.

8. That the area between the present townsite of Plush and the rim to the west will be recognized for possible future development.

9. That housing for farm related uses may be constructed in conjunction and on the same ownership as an agricultural operation.

10. That compatible multiple uses, e.g. grazing, hunting, recreating, etc., are encouraged by the County on all publicly owned lands.

11. That lands designated Urban, Rural/Recreation Center, Rural Residential or Farm Residential on the Plan map will be exempted from compliance with the State Preservation of Agricultural Lands Goal.

12. That services, such as water and sewage disposal, which extend into or pass through areas designated Agriculture on Plan maps will be appropriated only for the needs of agriculture, farm use and non-farm uses authorized under ORS 215.

13. That urban uses will be separated from agricultural activities by a transition area where roads, topographical change, vegetation, deeper lots, lower densities, or other physical conditions assure that development will be compatible with both urban and agricultural uses.

C. Recommendations

1. That land administered by public agencies, and potentially valuable for agricultural purposes (particularly in the Paisley vicinity), be made available for private acquisition subject to the Classification and Multiple Use Act of 1964 and the Federal Land Policy and Management Act of 1976.

2. That the Bureau of Land Management land designated Rural Center in Fort Rock be made available for private acquisition in order that housing and related rural community development can be undertaken.

3. That all agricultural lands outside of the A-3 zone in Christmas Valley be rezoned A-1, Exclusive Farm Use.
IV. Forest Lands

A. State Planning Goal
To conserve forest lands for forest uses.

B. Plan Policies
1. That partitioning of Range-designated parcels into 160 acres or more, and Agriculture or Forest-designated parcels into 80 acres or more may be processed by administrative review, providing there is reasonable assurance that the parcel(s) will be used for those respective purposes. Partitioning of parcels into smaller acreages will require Planning Commission approval.

2. That each parcel created by partitioning or subdividing in Forest-designated areas for either seasonal or permanent residential use shall meet the following criteria:
   a. That the use is compatible with forest uses.
   b. That the use will not interfere with accepted forest practices on vicinity lands nor disrupt the integrity thereof.
   c. That the use will not alter the stability of the overall land use pattern of the area.
   d. That the use will not adversely affect critical wildlife habitat.
   e. That the use is situated upon land generally unsuitable for production of commercial timber, and that loss of productive forest lands is minimized.
   f. That the location is a suitable site taking into account access, services and utilities, fire protection, and other factors.
   g. That the use can comply with such other conditions as the governing body determines necessary to insure compatibility.

3. That optimum multiple uses, e.g. timber production, harvest, and reforestation, watershed management, grazing, fish and wildlife, recreation, etc., of forest areas will be encouraged.

4. That forest or grazing lands may include parks, natural areas, archeological, geological, biological or botanical sites, critical big game habitat or habitat for threatened or endangered species, or other areas of significant nature, providing such land is not generally removed from commercial timber production or grazing unless the consequences of such have been made known to the County.

5. That non-forest related development will not limit nor otherwise adversely affect timber production, harvest and reforestation, haulout, slash disposal, road construction, scarification, fertilization, pest or disease control or other timber management practices.
6. That residential development will be discouraged in productive forest and grazing lands and that fire breaks, transition or buffer areas will be provided by developers proposing conversion of timber or grazing land to residential uses.

7. That residential development will be prohibited in timberlands where there is virtually no fire protection or where residential development might likely increase fire hazards to timberlands.

8. That the number and width of forest roads will be established only to the extent necessary to accommodate anticipated traffic.

9. That before productive Forest designated land is classified for, or converted to other uses, it will be demonstrated that such alternative use is more beneficial to the County.

10. That transportation and utility corridors will be minimized.

11. That sustained timber yield will be encouraged, even by owners of small woodlots.

12. That the Oregon Forestry Department's "Fire Safety Consideration of Developments in Forestry Areas" will be recognized as a guideline for Plan implementation.

C. Recommendation

1. That local, State and Federal agencies will work together with private individuals and industry to insure revegetation of those lands capable of producing commercial timber, possibly including those marginal agricultural lands no longer intensively farmed.
V. Open Space, Scenic and Historic Areas and Natural Resources

A. State Planning Goal
To conserve open space and protect natural, cultural, historical and scenic resources.

B. Plan Policies
1. That subdivision and partitioning will not be authorized in critical habitat areas, including Warner Valley Lake and other riparian zones, except that authorization may be given for such in areas designated Urban or Rural Residential.

2. That new uses within the Hart Mountain National Antelope Refuge Boundary will be limited to wildlife management, livestock grazing, and incidental recreation. No new residential, commercial or industrial uses will be allowed.

3. That the Oregon Department of Fish and Wildlife's "Fish and Wildlife Habitat Protection Plan for Lake County" will be recognized as a guideline for Plan implementation.

4. That the following concerns will be taken into account in protecting area visual attractiveness:
   a. Maintaining vegetative cover wherever practical.
   b. Using vegetation or other site obscuring methods of screening unsightly uses.
   c. Minimizing the number and size of signs.
   d. Siting developments to be compatible with surrounding area uses and to recognize the natural characteristics of the location.

5. That potential water resources, e.g., irrigation, geothermal and hydroelectric will be protected from encroachments which may limit development of those resources.

6. That the County will support maintaining minimum stream flows for all beneficial uses.

7. That parks, golf courses, campgrounds and similar private and public open space facilities will be developed only where demand exists and where land resources are not unduly diminished or damaged.

8. That sites or structures that have local, regional, statewide or national historical or cultural significance will be protected to the extent practical.

9. That quarried mineral and aggregate resources will be protected from encroaching incompatible uses that might likely limit development of those resources.

10. That appropriate buffer setbacks will be incorporated into river, stream, lake and reservoir developments.

11. That the value of riparian habitat will be recognized in considering any proposals for land use changes along the banks of rivers, streams, lakes or reservoirs.
12. That watershed storage projects will be supported wherein the County determines that resulting beneficial uses outweigh potential adverse consequences.

13. That the County will determine support of habitat and nesting site preservation of endangered, threatened or vulnerable animal species only after consideration of economic and environmental consequences of both protection and non-protection.

14. That the County will consider the merits of proposals, and protect fish and wildlife habitat in Plan implementation decisions.

15. That the County will coordinate planning decisions with local, State and Federal agencies having water-quality management plans and programs.

16. Agriculture, grazing, forestry, parks and recreation uses shall be considered consistent with natural/scenic/open space values dependent on resource carrying capacities.

17. That the County will coordinate with state and federal agencies and the general public in recreation trails planning.

C. Recommendations

1. That a more detailed historic/archaeological resource inventory be undertaken for the area.

2. That a Countywide historic landmark ordinance be developed to allow recognition of historical locations and structures and protection of significant views and sites and include criteria to resolve use conflicts.

3. That a program be pursued to provide tax incentives or other means of preserving historical sites and structures.

4. That the historic and archeological inventory information be distributed and promoted as educational material.
VI. Air, Water and Land Resource Quality

A. State Planning Goal
To maintain or improve the quality of air, water and land resources.

B. Plan Policies
1. That Lake County will comply with all applicable State and Federal air, water, land quality, and noise statutes.
2. That at such time as any excessive noise is identified by the State Department of Environmental Quality (recognizing there is presently none), such information will be taken into account in future planning decisions.
3. That planning decisions will recognize immediate and long-range effects on the quality of natural resources, and those uses which may likely have an adverse effect on resource quality may be prohibited.
4. That fish and wildlife habitat will be protected to the extent practical.
5. That conservation of water resources and protection of municipal watersheds will be encouraged.
6. That water quality will be protected by preventing encroachment into or filling of natural drainways or waterways and by prohibiting unneeded development in floodways.
7. That development in floodplains will meet Federal Insurance Administration requirements.
8. That the County's Solid Waste Management Plan will be recognized for its related technical data and used as a guideline for Plan implementation.
9. That alternatives to subsurface sewage disposal systems will be encouraged.
10. That development or land use(s) resulting in channeling, altering or filling streams will comply with State and Federal regulations.
11. That transportation and other sources of excessive levels of noise will be considered in evaluating the suitability of uses proposed in such an area as well as evaluating proposals for development that may create such noise levels.

C. Recommendations
1. That all units of local government work closely with the Department of Geology and Mineral Industries and the Bureau of Reclamation and related agencies in their groundwater monitoring program.
2. That consideration be given to developing carrying capacities for resources and include such provisions in zoning and/or subdivision regulations.

3. That additional groundwater, hydroelectric and possibly geothermal inventory information be assembled and maintained up-to-date.

4. That local units of government actively participate in non-point discharge studies and programs.

5. That the County work with DEQ and BLM in locating a suitable site for a regional septic tank waste disposal site in the North County area.
VII. Areas Subject to Natural Hazards and Disasters

A. State Planning Goal
To protect life and property from natural disasters and hazards.

B. Plan Policies
1. That development in floodplains will meet Federal Insurance Administration requirements.
2. That development in areas designated on Plan maps as floodway fringe areas will be limited to that which will minimize potential hazards and losses.
3. That structural development will be minimized in areas designated as floodways on zoning maps.
4. That flood-proof construction will be utilized in areas known to be subject to inundation.
5. That landslide potential will be recognized, and development will be prohibited in areas of known landslide of other hazards.
6. That potential adverse effects of high groundwater will be considered before development in such areas is approved.
7. That land developments will be provided safe and readily available access for fire and emergency equipment.
8. That subdividers will provide an adequate and realistic water supply (as determined by local fire departments), suitable for structural fire protection, and that additional fire safety provisions will be made when developing residences in forested areas.
9. That only waste materials generated in Lake County will be disposed within the County.

C. Recommendations
1. That known levels of flooding be documented and/or monumented.
2. That units of local government work jointly in solving floodplain problems that are inclusive of more than one jurisdiction.
3. That all rivers and streams be kept free of any obstructions which might increase flood hazards and that mapping be prepared to indicate where silt/or gravel buildup may likely need to be removed.
4. That more detailed information showing extent and degree of hazards be provided by developers when potential hazard areas are proposed for development.
VIII. Recreation Needs

A. State Planning Goal
To make provisions to satisfy the recreational needs of the County, State and visitors.

B. Plan Policies
1. That park and recreation improvements will be provided in all areas where demand exists, sites can be obtained, financing is feasible, and improvements can be made compatible with surrounding development.
2. That the State Park Systems Plan will be utilized as a guideline for Plan Implementation.
3. That private enterprise will be given priority for developing recreational resources providing resource protection can be assured and proposed uses are compatible with surrounding development.
4. That the Plan will provide for diversification of outdoor recreation programs to more fully utilize existing facilities during all seasons.
5. That uses in the Warner Canyon Ski Area vicinity will be managed so as to be compatible with ski area objectives.
6. That land will be provided for park improvement in large developments which will likely create recreational demands.
7. That park rehabilitation, replacements, minor betterment repairs and improvements, and other similar construction activities which do not impact land uses will not require County approval.

C. Recommendations
1. That a Parks and Recreation Plan be prepared to include addressing hiking and related pedestrian and bicycle trail and other improvement needs; to satisfy demands for all types of recreation not presently provided; and to recognize the development and rehabilitation proposals in the State Park Systems Plan. Such Plan should also take into account the need for handicapped, elderly, low income, and minority recreation needs.
2. That local, State and Federal government agencies work together with local individuals and civic groups in developing those park and recreation projects including ORV use areas, bicycle and other trails, etc., identified in a County Parks and Recreation Plan.
3. That easements, development rights and other means of protecting open space be utilized.
4. That public access be maintained or secured to appropriate stream areas to insure recreational access.
IX. Economic Development

A. State Planning Goal
To diversify and improve the economy of the County and State.

B. Plan Policies
1. That those employment opportunities will be accommodated that are compatible with existing and anticipated uses and will improve employment, providing desirable living conditions in the area are not diminished.
2. That the Lakeview Industrial Site Master Plan will be recognized as a supplement to the Land Use Plan.
3. That the County's Overall Economic Development Plan (OEDP) will be utilized as a guideline for Plan implementation.
4. That the Plan will attempt to accommodate employment opportunities near all communities.
5. That suitability of proposed industrial developments will be evaluated according to, but not limited to, the following factors: labor force, materials and market location; transportation, service and other community costs; relationship to the environment and present economic base, and similar considerations.
6. That the County will support the expansion of and increased productivity from existing industries and businesses as a means to further strengthen local and regional economic development.
7. That a moderate, orderly population growth will be encouraged.
8. Industries having few or no adverse effects on housing conditions, service costs, school and other public facility capacities and similar considerations will be encouraged.

C. Recommendation
1. That joint private-public efforts be made to accommodate those types of industry desired in the County through the formation of Port or other special districts.
X. Housing

A. State Planning Goal
To make provisions for the housing needs of the citizens of the County.

B. Plan Policies
1. That areas where housing is sound will be afforded sufficient protection to prevent encroaching incompatible land uses which may lead to the deterioration of such housing.
2. That the Plan accommodate a range of housing prices and a variety of housing types and locations.
3. That an adequate housing supply will be encouraged through development of new housing units, maintenance or rehabilitation of existing units and removal of units unsuitable for habitation.
4. That housing will be encouraged in locations which complement existing development and make most efficient use of required facilities.
5. That cluster and similar developments will generally be encouraged (where access and services are capable of accommodating such), in order to minimize the amount of land utilized for non-production purposes.
6. That any housing development in the golf course vicinity other than partitions or subdivisions for single-family residences will be required to be submitted as a "planned development"; and that any development in the areas shall be required to provide a peripheral road, limited access, fencing, and/or deep lots, or make other provisions to minimize any adverse effects that development uses and agricultural activities in the area might have on one another.

C. Recommendation
1. That all units of government work together with financiers and builders to improve existing housing and provide additional new units in the region.
XI. Public Services and Facilities

A. State Planning Goal
To plan and develop a timely, orderly and efficient arrange-
ment of public facilities and services to serve as the frame-
work for urban and rural development.

B. Plan Policies
1. That development will be approved only where
existing capacity or planned capability of public or
private utilities and facilities can accommodate
such, unless the development provides funding for
the increased services which will be needed.
2. That public facilities and services will be designed
and maintained so as to be as visually attractive as
possible.
3. That all public agencies will observe local ordinan-
ces regarding the development of new facilities
and/or services.
4. That no services will be provided beyond the prac-
tical limitations of respective service systems.
5. That facility and service capabilities will be
planned and constructed in accord with urban growth
boundaries and that service improvements will not be
extended outside the boundaries, except as may be
needed to provide service for industrial development
as indicated on respective Plan maps.
6. That underground installation of utilities will be
encouraged and that new utility improvements will be
located in existing rights-of-way wherever possible.

C. Recommendations
1. That all units of government work together to alle-
viate storm water drainage problems.
2. That school sites be used for public recreation pur-
poses wherever possible.
XII. Transportation

A. State Planning Goal
To encourage safe, convenient and economic transportation systems.

B. Plan Policies
1. That the County Transportation Plan will be utilized as a guideline for Plan implementation.
2. That the County's Airport Master Plan will be recognized as a supplement to the Land Use Plan.
3. That the airports at Alkali Lake, Paisley and Christmas Valley will be protected to the extent possible, in order not to restrict air traffic, nor create hazards or incompatibilities that might have a limiting effect on the facilities and improvement funding therefore.
4. That partitioning or subdividing will be authorized only where road improvements capable of meeting present or future access needs are provided for, or made available.
5. That physical, social and economic considerations will become an integral part of all transportation planning.
6. That roads created by partitioning and subdividing will be designed to tie into existing or anticipated road systems and that roads (and adjacent curbs and sidewalks) proposed within an urban growth boundary may be required to be constructed to the standards required by that city within the urban growth area.
7. That subdivision and major partitioning activity will be approved only in those areas where roads meet minimum recommended standards and winter road maintenance can be provided for all-weather vehicular access.
8. That transportation improvements will avoid dividing existing economic farm units, unless no feasible alternative exists.
9. That air and rail facilities will be protected from encroaching incompatible uses that may have a limiting effect on their future use.
10. That the transportation facilities will be centralized to the extent practical.
11. That road or street rights-of-way and other public lands will generally not be vacated; but shall be considered for park, open space, utilities and all other possible public use should vacations be contemplated.
12. That development requiring access to arterials will be approved only after consideration is given to proposed land use(s) and traffic patterns in the area, not just at the specific site. Area-wide needs supersede site-specific needs. Frontage roads
and access collection points shall be provided wherever needed. Access control techniques will be used to coordinate traffic and land use patterns, and to help minimize possible negative impacts of growth.

13. That the number of access points to arterials will be kept to a minimum and cluster development of commercial and industrial activities encouraged.

14. That the cities and County support feasible programs to improve conditions for the transportation disadvantaged, and recognize potential pedestrian and bicycle demands in planning related decisions.

C. Recommendations
   1. That a detailed street plan be developed for the Lakeview area, and that zoning ordinance revisions be made to require specific setbacks from centerlines of streets designated as arterials, collectors, and secondary routes.
   2. That the cities and County provide more input into decisions regarding railroad improvements.
   3. That only new arterial or collector roads be accepted into the County Road system.
   4. That unimproved or unneeded County road rights-of-way be vacated in order that limited funds available for construction and maintenance can be used more effectively.
   5. That minimum setbacks from arterial and collector rights-of-way be established for commercial and industrial uses.
XIII. Energy

A. State Planning Goal
To conserve energy.

B. Plan Policies
1. That renewable energy resources, such as wind, solar, hydroelectric, and geothermal will be used in preference to non-renewable resources wherever possible.
2. That residential and rural residential development will be encouraged to be located within or in close proximity to communities which can provide for shopping, employment, recreation, public transportation, education and other needs of such residents at the least expenditure of energy.
3. That high density residential, industrial, and commercial development will be located along major transportation and utility routes to conserve energy.

C. Recommendations
1. That the County and cities work with other public agencies and private industry to develop inventories of geothermal, hydroelectric, wind and other sources of energy.
2. That ordinance and building code provisions be adopted to specifically address the recycling of older buildings.
XIV. Urbanization

A. State Planning Goal
To provide for an orderly and efficient transition from rural to urban use and to minimize the adverse effects of growth and/or change.

B. Plan Policies
1. That urban growth boundaries will be used as guidelines to plan services and consider suitability of annexation proposals.
2. That urban uses will be directed away from productive timber, grazing or agriculture areas in order to avoid the conversion of such areas to urban uses.
3. That establishment and change of the urban growth boundary be based upon the following:
   a. Demonstrated need to accommodate long-range urban population growth requirements.
   b. Need for housing, employment opportunities and/or commerce.
   c. Orderly and economic provision of public facilities and services.
   d. Maximum efficiency of land uses within and on the fringe of the existing urban area.
   e. Environmental, energy, economic and social consequences.
   f. Retention of productive agricultural land.
   g. Compatibility of the proposed urban uses with nearby agricultural activities and vice-versa.
4. That residential areas be located away from activities which generate high traffic counts and/or truck traffic and which might otherwise be hazardous or incompatible with residential uses.
5. That an orderly, efficient and economical transition will be made in converting rural lands to urban development, and that isolated or disconnected urban development will be prohibited.
6. That a residential growth will be encouraged primarily around urban and rural community centers.
7. That additional growth will be encouraged by developing vacant areas within the cities, before annexing additional land.
8. That commercial development will be concentrated so as to strengthen existing commercial activities.
9. That uses with undesirable noise, smoke, odor, visual and other objectionable characteristics, may be prohibited from locating in areas where such conditions are incompatible with surrounding area development.
10. That rural residential areas will be considered suitable for urban residential development if and when public water and/or sewerage services are made available.

11. That minimum acreage in the area designated Rural Residential in the Warner Junction vicinity will be 3 acres.

12. That subdividing of land designated on Plan maps as Rural or Recreation Center will be limited to land zoned A-3 or other more permissive zone classifications.

13. That subdividing or partitioning in rural centers will generally only be allowed abutting existing rural center uses except as may be approved according to the provisions of ORS 215.

C. Recommendations

1. That public lands in the Fort Rock vicinity be made available for rural residential development from the main intersection extending south two miles on the west side of the road and west one mile on the south side of the road.

2. That zone provisions be made to accommodate rural residences on minimum acreages approved by DEQ and that such rural residences provide buffers between urban and agricultural areas.