TOWN OF LAKEVIEW

COMPREHENSIVE PLAN OF 1980

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INTRODUCTION

This introductory material has been included to provide citizens, interested readers, and local, State and Federal governmental officials a brief explanation of the Plan in order that the information can be more easily understood and utilized.

The Concept. This Comprehensive Plan, referred to hereinafter as the Plan, is a public document prepared by the governing bodies assisted by advisory committees, Planning Commission members and community residents. It provides long-range guidelines for decision-making with regard to land use suitability, development proposal evaluation, public utilities, facilities and street improvement planning and other considerations related to community growth.

The Plan should be used by public bodies as the basis upon which to make community development decisions, and by businesses or private individuals to make investment or construction decisions wherein it is desirable to have some assurance that community growth will take place as projected.

The Purpose. In addition to compliance with the required Statewide Planning Goals, Administrative Rules and Statutes, the four basic purposes of the Plan are (1) to encourage desirable growth, (2) to accommodate anticipated development, (3) to make provisions for those uses which may be needed by the community, but which may have such undesirable characteristics as noise, smoke, or odor, and (4) to protect individual and public investments.

The Plan can be used to encourage desirable growth in that it identifies those uses which are wanted and provides areas for their development. Anticipated development, as projected in the Plan, can be accommodated by planning and/or constructing those road and utility improvements which will be needed in order for development to be realized. The Plan has also attempted to provide for the location of those uses which may have undesirable characteristics, but are needed to maintain or improve the economy and employment opportunities. Lastly, the Plan attempts to provide a guideline that can be relied upon in making private (home, commercial, etc.) or public (water or sewerage systems, etc.), investments; so there is some assurance that in five or ten years, investments won't be jeopardized by unanticipated development.

Flexibility. This Plan is flexible in that provisions are made for reviewing and updating it as conditions in the area change. Such conditions may be economical, physical, social, legal, or environmental.

Plan Maps depict various plan classifications and suitability for respective uses. Boundary delineations are specific in those instances where the intended location is clear, e.g. along roads, creeks, section lines, etc., and are general where such demarcations are not easily established, e.g. at topographical changes or timber-range separations. In the latter instance, boundaries may be subject to interpretative adjustments, providing the intent of the boundary is not altered. The Plan maps, classification descriptions, goals and policies comprise the legally-binding portion of the Plan.

Existing Uses. Any legal use existing at the time this Plan is adopted can be continued and allowed to expand according to Zoning Ordinance provisions, providing such use is not determined to be a nuisance. If a lot or aggregate of contiguous lots held in a single ownership at the time of passage (or amendment) of this Plan, has an area or dimension which does not meet minimum requirements of the Plan classification in which the property is located, the holdings may be occupied by any use permitted in that classification, provided that if there is an area deficiency residential uses shall be limited to a single unit meeting the minimum standards of the particular classification.

Legality. The State enabling legislation stipulates that all cities and counties must have plans which (1) assure the coordination and consistency (factual bases), in community development decisions, and (2) provide the basis for regulations, e.g. zoning and subdivision ordinances, which express public policy. The term coordination above refers (1) to planning interaction with other agencies at various levels of government, and (2) to transportation and public service improvements, which are among the most important means of Plan implementation. The law also requires Plan review and revision as changing needs and desires arise. In December 1974, the State Land Conservation and Development Commission (LCDC) adopted fourteen land use planning goals which detail what must be taken into account in preparing a Plan. Since that date, amendments to said 14 goals and a large number of administrative rules have been enacted by LCDC, and the State Legislature has amended and enacted a large number of state statutes which have affected local Plans. In spite of a large number of state and federal mandates, cities and counties are still responsible for preparation of their own respective Plans for which compliance with all applicable state and federal rules and regulation is required. Such Plans are also required to be "coordinated" with all other affected and/or applicable local, state and federal agency plans and programs.

Zoning. In addition to public utility, facility and transportation improvements, zoning is among the most important means of plan implementation. Zoning maps and land use plans are similar in that both delineate areas suitable and designated for various uses, and attempt to assure use compatibility. Plans are general and flexible, and provide long-range guidelines for orderly development. Zoning is generally considered site specific, short-range and regulatory.

Process. Throughout the plan preparation process, advisory committees, the Planning Commission, representatives from local, state and federal agencies, Town and County officials, and the Town Council strived to provide for growth of all types (commercial, industrial and residential), in various locations where future development needs were identified. In arriving at the final recommendations, many alternative areas were evaluated according to demand, access, service availability and many other considerations. The areas designated for the respective types of development are those found most suitable and desirable, all characteristics considered.

Citizen Involvement. Local planning advisory committees were formed to prepare the initial plan map, policies and recommendations for the Town. Those recommendations were incorporated into the preliminary Town Plan, segments of which have been reviewed and revised over the last two years of preparation of the initial plan. Public hearings were held to explain the Plan and

make alterations as needed to incorporate community input. Public meetings and hearings were conducted by both the Planning Commission and the Town Council in the preparation of all Plan amendments and revisions that have been adopted since the original Plan was adopted.

Format. The Comprehensive Plan has three basic sections: the introduction, the land use plan classification descriptions, and the planning guidelines. The Technical Document contains the inventories of various goal topics and the appendices. This includes the Housing and Economic Elements and Population Projections in addition to sections related to soils, topography, historical sites and other State required inventory information. A separate document, the Lake County Atlas, contains additional inventory and other related information supplementary to the Town's Plan document. Goal XIV of the Technical Document includes analysis of the urban growth boundary considerations and findings. Appendix D set forth the Town's Public Facilities Plan. [Appendix D was deleted by Ordinance No. 779, 5-8-01.]

LAND USE PLAN CLASSIFICATION DESCRIPTIONS

PLAN INTERPRETATION

The development portion of the Lakeview urban area plan encompasses about 3,000 acres, extending approximately a mile south and west of Town, a mile and a half north, and including those bench areas to the east. Urban development already exists in much of the area.

The intent of the descriptions below is to outline the purposes of the various land use categories included in the urban growth area. Such descriptions include residential, commercial, industrial, quarry and public. Outside of the urban growth boundary, agriculture uses are designated for the valley and grazing for the uplands. Plan policies are meant to be general with more specific standards being included within respective Town and County zoning ordinances. Plan land use designations are specific. However, existing uses can be continued and sold even if not in conformity with the Plan designations.

The Plan map has attempted to provide vacant land in alternative locations for all types of uses, recognizing existing development, ownership patterns, zoning, topography, soils and geological characteristics, service capabilities and a variety of other considerations. The boundaries of the various classifications are based on objective data, e.g. soil capabilities, topographic conditions, etc., which identifies "suitability," as well as political, social and economic information which reflects "desirability" of individual property owners, and the community as a whole.

The urban area is that land agreed upon by both the Town and the County as needed for future urban growth anticipated to be provided with municipal water, sewerage and other Town services and facilities in the foreseeable future, e.g. 10-20 years hence. Such services would not necessarily be at the expense of the Town or Town taxpayers, but would be constructed by property owners as development might occur. Purposes and descriptions of the different plan classifications follow.

Residential Areas: To provide areas suitable and desirable for a variety of different types of residential uses including single family houses, mobile homes, prefab units, manufactured homes and apartments. This classification is intended to provide alternate sites for residential development in relatively close proximity to shopping, schools, recreation and employment facilities and where such development does not create undue taxpayer costs for public services. These areas include three zones R-1, R-2 and R-3. R-1 and R-2 provide for primarily single family development and are located throughout Town, adjacent to Town limits, and in the north and northwest portions of the UGB. The R-3 zone will provide land specifically for multi-family development and is located close to the Downtown and other activity centers.

Commercial Areas: To provide areas suitable and desirable for various types of retail, service, tourist and other commercial uses and activities. Retail uses should be encouraged to locate downtown in order to maximize interaction between businesses (and minimize costs for services). Tourist and other commercial uses requiring relatively large amounts of space may best be suited on one of the highway locations designated to the north, west or south. The large commercial area south of Town between the highway and railroad tracks would be anticipated to include warehousing and similar activities. About 15% of the development classifications on the Plan are indicated for commercial use.

Downtown Service Core: The downtown area serves as the primary employment and shopping area for the Town, and is characterized by a high quality pedestrian environment and "Main Street" qualities. The Downtown Service Core generally encompasses the area around F Street and Center Street. A quarter mile radius around the Downtown core captures the extent of Town within walking distance to downtown services.

Neighborhood Centers: Neighborhood Centers are pedestrian-friendly residential neighborhoods with small-scale neighborhood services available within walking distance. Neighborhood Centers encompass an approximate 1,000-foot radius. Neighborhood Centers in Lakeview generally encompass an approximate 1,000-foot radius around three residential areas to the north, west and south and of Downtown.

Mixed-Use Commercial: Mixed-use commercial areas along major transportation corridors provide a mixture of commercial and residential uses. The mixed-use commercial corridor is highly accessible with visible business activity providing convenience and a high quality pedestrian environment. Access management planning should be implemented. Mixed-use commercial corridors in Lakeview are generally along Highway 140 and Highway 395 north of Downtown.

Industrial Areas: To provide areas suitable and desirable to accommodate a variety of different kinds of light and heavy industrial uses needed to maintain or improve the area's economic and employment opportunities. Need for rail and/or highway access, potential utilization of geothermal energy and recent rezonings have been recognized in delineating industrial areas. Noise, smoke, odor, vibration or other possible incompatibilities should be considered in determining site suitability of proposed uses. Access and service availability are also important considerations. About 20% of the planned development is designated for industry. Much of this

has already developed. Potential for industrial growth is recognized both north and south of Town.

Quarry Site: To provide an area suitable and desirable for continued rock removal, processing and stockpiling without threat of curtailment because of incompatibilities resulting from encroaching development. Both the quality and cost of this resource warrant recognition and protection, and at some future time, site reclamation plans will be undertaken and the property probably developed for urban uses. No resident development should be allowed in the immediate proximity until extraction and related activities are discontinued.

Public Use: To indicate areas where public uses have been established and where it may be desirable to recognize possible need for expansion or protection because of the public investment. Within the urban area, the schools, the sewage lagoon, fairgrounds and cemetery areas are recognized, although similar provisions should be afforded other governmental uses and facilities.

Gateways: Gateways provide a sense of identity and arrival through the use of attractive signing and landscape features at the entrances to Town. Gateways in Lakeview are located at the intersection of Highway 140 and Roberta Avenue; the intersection of Highway 140 and Highway 395 ("Central Gateway" as the entrance to Downtown Lakeview); the north entrance to Town on Highway 395; and the south entrance to Town on Highway 395. The Town should seek mechanisms to improve these areas with signs, landscaping, or other design measures.

FU-10, Areas for Future Urbanization: To provide for protection of residential land within the Urban Growth Boundary, efficient use of land and urban services, and orderly transition from rural to urban, the Town identified approximately 180 acres of land previously designated for Residential and zoned R-2 as Future Urbanization area with the future Urbanizable 10 Acre Minimum lot size zoning district administered by Lake County.

Restricted Groundwater Use Overlay: The overlay restricts access in part to contaminated groundwater. Subject to the "Standards" as set forth below, any land use requiring potable water shall comply with applicable Oregon Water Resources Department well construction standards or connect to the Town water system for potable water.

PLANNING GUIDELINES

The guidelines included in this Plan are intended to provide 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.

State planning goals are those sweeping objectives that are required to be addressed in every plan. These goals merely call out 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 check list for evaluating plan adequacy. Goal IV, the forest conservation goal, is not applicable to Lakeview. Implementation of these goals is furthered by a number of

Administrative Rules adopted by LCDC, relevant State statutes also contain provisions which must be taken into account, and coordination and consistency with state agency plans and programs is also required in the preparation of local plans.

Policies are more detailed guidelines that are used either individually or collectively as the basis for making planning decisions. Specific policies are those directives which have been developed by the Town related to a particular type or site specific development. The basis of specific policies are local regulations, needs or opinions, and in many cases specific State planning goal, administrative rule or statute provisions. These policies follow various State planning goals, rules or regulations, and in turn, are followed by general policies which are those directives which basically apply to all uses and locations. These are "common sense" guidelines that are generally accepted and utilized, and need to be made a matter of record. Both State planning goals, administrative rules, statutes and local policies are statutory and have legal standing.

Each of the policies and recommendations addresses a general or specific community issue or problem. Such issues and problems are either general or specific, and were part of the discussion in Plan preparation. They are reflected in the wording of the various recommendations or policies, e.g. in policy IB6, "That all citizens will have an opportunity to participate in all phases of the planning process....", wherein the general issue was whether or not that is desirable, and the general problem, that such has not always been the case.

A specific problem or issue is identified in recommendation IC5, and stems from a lack of Town Planning Commission bylaws. Recommendations are those implementation measures which need to be taken by the Town, County, State or other public agencies or individuals in order for the plan provisions to be accomplished. Specific area recommendations will be indicated at the beginning of the recommendation section and be followed by general recommendatory statements. The recommendations follow the goal/policy section and have also been grouped according to the fourteen State planning 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 opportunities will be provided for the public to respond to preliminary planning documents prior to their finalization.

2. That both committee assistance and individual expertise will be sought as needed to make recommendations related to specific areas or concerns in order to provide additional citizen input into the planning process.

3. That broad participation in planning activities will be solicited to provide a cross-section of geographical and professional interests.

4. That citizens will be provided information as needed to be involved in planning decision-making. That inventory maps and other data utilized as the basis for planning decisions will be made available to citizens upon request and, whenever possible, interpretative assistance will be provided.

5. That notification of planning activities will be made by a variety of means to make residents and agencies aware of decisions which may affect them.

6. That citizens will have an opportunity to participate in all phases of the planning process including Plan review and revision.

C. Recommendations

1. That informational materials be presented and/or distributed to schools, civic groups and other organizations, and individual citizens to explain the Plan and planning procedures.

2. That the Town Council and the Planning Commission hold a well-publicized, joint, yearly Plan review meeting each January with interested citizens to evaluate citizen involvement opportunities and to make recommendations for Plan improvements, and that ordinance provisions be established in order that citizens may petition for Plan review and revision at more frequent intervals.

3. That written responses be made to planning queries and that records of such responses be maintained.

4. That Plan summaries be made available to all residents.

5. That Planning Commission bylaws be prepared and that members have assigned tasks for which they are responsible.

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

2. That planning decisions will be coordinated with those of other local, State and Federal agencies that may have an effect upon, or be affected by the decision.

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

4. That in instances where the Plan is more restrictive than the Zoning, Plan provisions will prevail, until such time as rezoning may be undertaken to bring zoning into accord with the Plan.

5. 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 revision) and that a public need supports the change, or that the original Plan (as revised) was incorrect.

6. That in considering Plan revisions, alternative sites for the proposed use(s) will be considered, and it will be determined that the area proposed to be changed compares favorably with other areas which might be available for the use(s) proposed.

7. That major Plan changes such as revising the classification of a particular area, will follow a process similar to that utilized in plan preparation.

8. That minor Plan changes such as corrections or boundary adjustments and realignments, will be made by the governing body at a public hearing, recognizing both assembled factual information and public testimony as the basis for the decision.

9. The Town Planning Commission will conduct a thorough review of the Plan and implementing ordinances as deemed necessary, and at least as often as directed by DLCD in order to satisfy the periodic review requirements of ORS 197.640.

10. 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.

11. That an official copy of the Plan be kept on file by the Town Manager and a second copy be available for public review.

12. The Town of Lakeview Buildable Lands Inventory dated June 30, 1999 will be recognized as a supplement to the Technical Data Report, a supplemental document to the comprehensive plan.

C. Recommendations

1. That recommendations found herein be assigned to a specific person or group to pursue their implementation.

2. That the factual bases used in preparing the Plan be updated periodically.

3. 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 Plan review procedure.

4. That the Town and the County establish a program to allow the Town to provide planning administration for those unincorporated areas within the urban growth boundary (UGB).

5. That Town and County zone designations be made consistent.

III. Agriculture Land Preservation (Generally not applicable to Cities)

A. State Planning Goal

To preserve and maintain productive agricultural lands.

B. Plan Policies

1. That capability classes I, II, III, IV, V and VI will be preserved where such land is designated on Plan maps (or the latest soil classification maps available from Natural Resource Conservation Service) as being suitable for agriculture or range use.

IV. Forest Lands - Not applicable to the Town of Lakeview

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 remodeling and recycling of older structures will be supported and owners will be encouraged to obtain local, State or Federal recognition and benefits therefrom.

2. That the Town will comply with all State and Federal funding requirements and regulations regarding historic and prehistoric resources.

3. That sites or structures that have local, regional, statewide or national historical or cultural significance will be protected. These "Historical and Archaeological Buildings and Sites" are defined as: "Land or buildings which have a special historic interest and represent one or more periods of time in the history of the Town and adjoining area and have at least local significance.

4. The Town received approval from SHPO for a Historic Inventory Project Grant in 1988. Upon completion of that project the updated inventory of Historic Resources within the subject planning area will be incorporated into the Plan as an update item.

5. 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.

6. That potential domestic water and geothermal resources will be protected from encroachments which may limit development of those resources at some future time.

   Geothermal Resources means the natural heat of the earth, the energy, in whatever form, below the surface of the earth present in, resulting from, or created by, or which may be extracted from, the natural heat, and all minerals in solution or other products obtained from naturally heated fluids, brines, associated gases, and steam, in whatever form, found below the surface of the earth, exclusive of oil, hydrocarbon gas, helium or other hydrocarbon substances, but including, specifically:

   a. All products of geothermal processes, embracing indigenous steam, hot water and brines;
   b. Steam and other gases, hot water and brines resulting from water, gas or other

fluids artificially introduced into geothermal formations;
c. Heat or other associated energy found in geothermal formation; and
d. Any by-product derived from them.

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

8. That development will maintain or enhance attractiveness of the area and not degrade resources. A unique resource is defined as: "Land or buildings which have a special character or aesthetic interest, irrespective of age. It may include the type or method of construction or artistic value.

9. That incompatible uses will be discouraged from encroaching into the quarry area.

10. That removal of gravel from drainways will be encouraged where flood hazards will be reduced.

11. That the open space characteristics of the area will be maintained to preserve the beauty.

12. In areas recognized for historical, geothermal or other resource values (unique), the Planning Commission shall require the developer to follow conditional use approval procedures to determine the impact of the proposed development on the resource or future development thereof. In considering the suitability of the proposed development, the Planning Commission shall also take into account the following factors:

    a. All available information regarding the resource and proposed development and the interrelationship between the two.
    b. Testimony regarding the resource and the proposed development.
    c. Design alternative and related information.
    d. A site plan review.

13. That wetland areas provide numerous and complex functions that benefit the Town of Lakeview. Wetland areas can provide the benefits of protecting or enhancing water quality, preventing erosion, and moderating flood flows. Wetland areas also provide important wildlife habitats and contribute to in-stream habitat for fish.

14. That the Town of Lakeview recognizes the importance of wetlands within the UGB and that zoning ordinance provisions be adopted to protect wetlands.

15. The Town of Lakeview Local Wetlands Inventory dated July 2003 will be recognized as a supplement to the comprehensive plan.

16. That the Town supports maintaining the riparian areas along Deadman, Thomas and Warner creeks.

17. The Town of Lakeview Urban Riparian Inventory maps dated July 2003 will be recognized as a supplement to the comprehensive plan.

C. Recommendations

1. That the historical significance of the old depot, Heryford house and Elks' club be recognized and that some effort be made to preserve these structures.

2. That zoning ordinance and building code provisions be adopted to specifically address the recycling of older buildings.

3. That historic landmark ordinance provisions be developed to allow recognition of historical locations and structures and protection of significant views and sites, and that a program be pursued to provide tax incentives or other means of preserving historical sites and structures.

4. That the historic and archaeological inventory information be made available and promoted as educational material.

5. That additional groundwater and geothermal inventory information be assembled and maintained up to date.

6. That local units of government actively participate in nonpoint discharge studies and program.

7. That the County pursue location of an alternative source of aggregate in order to phase out the Lakeview quarry.

8. That a wetland protection ordinance be developed to require protection for locally significant wetlands.

9. That all units of local government work closely with the Division of State Lands and the Department of Fish and Wildlife when their development activities may impact wetlands identified in the Local Wetland Inventory.

10. That the Local Wetland Inventory be made available and promoted as educational material.

11. That in dealing with fish and wildlife areas and habitat, the Town should adhere to applicable State fish and wildlife management plans.

12. That the Town coordinate with private, local, state and federal entities to encourage activities to improve conditions for redband trout to help prevent the need to list the species.

13. That the Town encourages the Oregon Department of Fish and Wildlife to perform fish inventory studies on Bullard and Hammersley Creeks.

14. That the Town seek funding to evaluate, identify and implement streambank vegetative stabilization projects on Deadman Creek.

VI. Air, Water and Land Resources Quality

A. State Planning Goal

To maintain or improve the quality of air, water and land resources.

B. Plan Policies

1. That the Town of Lakeview will comply with all applicable State and Federal air, water, land quality, and noise statutes. Implementing ordinances shall provide that no permit or approval be issued or final approval given for any use not complying with applicable air, water, land and noise pollution standards.

2. 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 will be prohibited.

3. That all local, State and Federal agencies will be required to comply with the same air, water and land resource quality regulations as required of private interests.

4. That alternatives to subsurface sewerage treatment systems will be encouraged.

5. That fish and wildlife habitat will be protected.

6. That conservation of water resources and protection of the Town's watershed will be encouraged.

7. The State DEQ reports that the Town's UGB encompasses a "Sensitive Aquifer Area", however, the data provided by said agency is not adequate or of sufficient detail to accurately establish absolute findings and conclusions relative thereto. Therefore, as additional and more defined information is provided, the Plan and implementing ordinances shall be amended as deemed necessary.

C. Recommendations

1. That ordinances be developed to require that public hearings be held when considering uses which may adversely affect resource quality and to insure revegetation of land where land alterations have removed existing vegetation.

2. That all units of local government work closely with the State Department of Geology & Mineral Industries, the U.S. Bureau of Reclamation, and related agencies in their groundwater monitoring programs.

VII. Areas Subject to Natural Hazards and Disasters

A. State Planning Goal

To protect life and property from natural hazards and disasters.

B. Plan Policies

1. That floodplain development will comply with Federal Insurance Administration requirements.

2. That floodplain information will be interpreted from the HUD prepared floodplain (flood hazard) map available for review at Town Hall.

3. That development in floodway fringe areas will be limited to that which will minimize potential hazards and losses.

4. That structural development will be minimized in areas designated as floodways.

5. That water quality will be protected and flood hazards minimized by preventing encroachment into, filling or obstructing of natural drainways or waterways, and by prohibiting unneeded development in floodways.

6. That landslide potential will be recognized, and development will be prohibited in areas of known landslide or other hazards.

7. That potential adverse effects of high groundwater will be considered before development in such areas is approved.

8. That land developments will be provided safe and readily accessible ingress and egress for fire and emergency equipment.

9. That any planning decision being contemplated in the Restricted Groundwater Overlay area will take into account groundwater use restrictions.

10. That developers will provide an adequate and realistic water supply (as determined by local fire departments) suitable for structural fire protection.

C. Recommendations

1. That known levels of flooding be documented.

2. That provisions be made to insure that road and utility construction and run-off from development east of Town will not increase landslide or flood hazards downhill.

3. That units of local government work jointly in solving floodplain problems that are inclusive of more than one jurisdiction.

4. That ordinances be developed preventing encroachment into or filling of natural drainways or waterways.

5. That detailed information showing the extent and degree of landslide, flood, or other hazards be provided by developers when potentially hazardous areas are proposed for development.

VIII. Recreation Needs

A. State Planning Goal

To make provisions to satisfy the recreational needs of the Town, the County, State and visitors.

B. Plan Policies

1. That park and recreation improvements will be provided to all residents and in all areas where demand exists, sites can be obtained, financing is feasible, and improvements can be made compatible with surrounding development.

2. Implementing ordinances shall provide that such improvements be included as a part of private developments as deemed necessary to insure that such needs are met as development demands are created.

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, and to provide facilities for

hiking & biking and for the handicapped, elderly and minority needs.

5. The Town shall coordinate parks plans in the UGB area with state parks master plans, and shall encourage the State Parks Division to develop more state parks within and in the general vicinity of Lakeview.

C. Recommendations

1. That local, State and Federal government agencies work together with local individuals and civic groups in developing park and recreation projects.

2. That additional sites be acquired for both neighborhood and community park development.

3. That a Town and County Parks and Recreation Plan be prepared to satisfy demands for all types of recreation not presently provided.

4. That a specific area be established in the Lakeview vicinity for motorcycle and other off-road vehicle racing and/or hill climbing, and that ordinances be prepared to limit such activities to these areas (or owner's property) in order to limit erosion and visual effects of the present uncontrolled situation.

IX. Economic Development

A. State Planning Goal

To diversify and improve the economy of the County and the State.

B. Plan Policies

1. That the Town will continue to participate in local, regional and State economic development programs and consider these programs in Plan implementation.

2. That the Town will cooperate with the County in encouraging development of the Industrial Park south of the town limits, and the industrial area north of Town.

3. 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.

4. That suitability of proposed industrial developments will be evaluated according, but not limited to, the following factors: availability of labor force, materials and market locations, transportation, service and other community costs, relationship to the environment and the present economic base, and similar considerations.

5. That expansion, increased production or diversification of existing industries will be encouraged.

6. That industries which might likely have undesirable effects on housing conditions, service costs, school and other public facility capacities and similar considerations will be discouraged. In order to more accurately determine the EESE consequences of certain development proposals, implementing ordinances shall provide that the Town may retain the necessary professional services deemed necessary to carry out such analyses at the expense of the developer(s) and not the general public.

7. That a moderate, orderly population growth will be encouraged. The Urban Growth Boundary, Land Use Classifications, designated industrial areas, annexation policies, and other growth management tools provide for orderly population growth.

8. In order to maximize industrial and commercial use compatibilities and to minimize adverse impacts on neighboring and area land uses, implementing ordinances shall include provisions for buffering, screening and traffic control, and limitations on the locations of certain uses. Compatible uses such as neighborhood commercial and residential may be mixed together.

9. Developments which are found to exceed the carrying capacities of public services and facilities, or which are found to not be in compliance with applicable environmental regulations may be denied on the basis of such determination.

10. The Lakeview and Lake County Department of Corrections Facility Impact Assessment Report will be recognized as a supplement to the comprehensive plan.

11. The Town expects a major new employer, the Oregon Department of Corrections to operate a minimum security work camp north of the UGB beginning in the year 2003. The Town and County should work with the Department of Corrections and other agencies and private entities to establish cooperative training programs to facilitate employment of local residents at the work camp.

C. Recommendations

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

2. That an industrial site inventory be prepared and maintained jointly by the Town and the County.

X. Housing

A. State Planning Goal

To provide for the housing needs of citizens of the state.

B. Plan Policies

1. That housing areas 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 including but not limited to rental, low income and multi-family, and locations. Implementing ordinance provisions shall insure that all types of housing are permitted within the subject planning area, and such provisions shall not exclude or be of such context as to permit the exclusion of any type of housing identified as a need in the area.

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 the most efficient use of required facilities and services.

5. That multi-family housing should be encouraged through the implementation of a zoning district that restricts development of new single family dwelling units and that this zone should be located near activity centers such as the downtown and other commercial areas to promote pedestrian activity and efficient use of land.

6. That Accessory Dwelling Units be allowed in residential zones where single family uses are permitted outright to encourage alternative and affordable housing styles without negative impacts to the existing residential character of Lakeview neighborhoods.

C. Recommendations

1. That all units of government work together with financiers and builders to improve existing and provide additional new housing units in the area.

XI. Public Services and Facilities

A. State Planning Goal

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as the framework for urban and rural development.

B. Plan Policies regarding provision of urban services and how these should be coordinated with urban growth management strategies.

1. That development will be approved only where existing capacity or planned capabilities 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 ordinances regarding the development of new facilities and/or services.

4. That facility and service capabilities will be planned and constructed in accordance with the Urban Growth Boundary and that service improvements will not be extended outside the Urban Growth Boundary, except as needed to provide services for possible geothermal industrial development or to the Oregon Department of Corrections Work Camp facility.

5. That underground installation of utilities will be encouraged and that new utility improvements will be located in existing rights-of-way wherever possible.

6. The Town will provide and maintain urban services (water, sewer, stormwater, and transportation infrastructure) to residential, commercial and industrial lands within the Town's Urban Growth Boundary prior to or concurrent with development.

7. The Town will require urban development to be served by urban services.

8. The Town will support development that is compatible with the Town's ability to provide adequate public facilities and services.

9. The Town will prioritize development of land serviced by utilities and require the extension of water, sewer, and storm drainage facilities for all urban level development within the Urban Growth Boundary.

10. The Town will coordinate the extension of public services with other service providers, including Lake County, Lake County School District and other service

providers.

11. The Town will coordinate provision of public services with an agreement of annexation of land outside the Town limits.

12. The Town will adopt, periodically review, and update long range master plans for its water, sewer, storm drainage, and transportation systems.

13. The Town will be responsible for fire protection in the Urban Growth Boundary through the Town of Lakeview Fire Department in conjunction with the contracted assistance of the Lakeview Suburban Fire Protection District.

Plan Policies related to water, sewer, stormwater and transportation infrastructure and their maintenance and financing

14. That the Town will coordinate storm drainage improvements with the County and State and make additional improvements as determined needed and affordable.

15. The Town will adopt, be responsible for, and periodically update, as a supporting document to this Plan, a Public Facilities Plan for development of public services and facilities within the Urban Growth Boundary in conformance with the policies of the Comprehensive Plan.

16. The Town will comply with state and federal regulations for utility systems.

17. The Town will establish funding mechanisms for building new water, sewer, stormwater and transportation infrastructure and maintaining existing infrastructure.

18. The Town will monitor the condition of water, sewer, stormwater and transportation infrastructure and finance regular maintenance of these facilities.

19. The Town will adopt System Development Charges (SDCs) for new water, sewer, stormwater and transportation infrastructure as allowed by state law, and adjust SDCs to keep them up to date with current costs.

20. The Town will establish utility rates and user fees that equitably allocate costs for operations and maintenance to users.

21. The Town will maintain a 5-year supply of commercial and industrial land that is serviceable by water, sewer, stormwater, and transportation infrastructure.

Plan Policies related to water and stormwater systems

22. The Town will protect its water supply by establishing wellhead protection measures; working with landowners and managers for protection of water sources; adhering to applicable permitting requirements when approving new residential, commercial and industrial development and when constructing new water, sewer, stormwater and transportation infrastructure.

23. The Town will establish standards for stormwater detention and management facilities and encourage wherever feasible natural stormwater management techniques such as landscaping, retention ponds, and natural drainage ways.

24. The Town will take steps to minimize adverse impacts from construction and other sources on natural drainage ways and other storm drainage facilities.

Design Standards

25. In order to allow for safe, orderly and coordinated development, the Town will adopt utility and transportation design standards and construction specifications as part of its development code.

C. Recommendations

1. That domestic water improvements be pursued to bring the system up to the desired levels as needs necessitate such improvements.

2. The Town, Lake County, the Lakeview Domestic Suburban Water Supply District, and other affected interests work cooperatively to insure organized development beyond the present limits of service.

3. The Town is better suited to operate, maintain, fund, and manage the existing public facilities. All new areas that are to be served or that are served now but do not lie within the Town limits should be annexed into the Town.

4. The Town should be the lead agency in the development of areas within the Urban Growth Boundary. They should look for available funding and potential financing in the form of grants, bonds, and cost sharing funds.

XII. Transportation

A. State Planning Goal

To encourage safe, convenient and economic transportation systems.

B. Plan Policies

1. 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 walks) proposed within the UGB will be constructed to Town standards.

2. The Town of Lakeview Transportation System Plan is an element of the Town of Lakeview Comprehensive Plan. As such, it identifies the general location of transportation improvements and allows the following actions without land use review:

   a. Changes in the specific alignment of proposed public road and highway projects are permitted without plan amendment if the new alignment falls within a transportation corridor identified in the Transportation System Plan.
   b. Operation, maintenance, repair, and preservation of existing transportation facilities without land use review, except where specifically regulated.
   c. Dedication of right-of-way, authorization of construction and the construction of facilities and improvements, for improvements designated in the Transportation System Plan, the classification of the roadway and approved road standards without land use review.
   d. Changes in the frequency of transit, rail and airport services that are consistent with the Transportation System Plan.

3. That air and rail facilities will be protected from encroaching incompatible uses that may have a limiting effect on their future use.

4. That Lake County airport clear zones, as applicable, will be protected from incompatible land uses.

5. That Town road or street right-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 uses should vacations thereof be contemplated.

6. That, in the preparation of the Plan, the Town has recognized the nine (9) factors below to satisfy State Goal compliance requirements, and will continue to consider such factors in related decisions:

   a. Consider all modes of transportation including mass transit, air, water, pipeline, rail, highway, bicycle and pedestrian.
   b. Be based upon an inventory of local, regional and State transportation needs.
   c. Consider the differences in social consequences that would result from utilizing differing combinations of transportation modes.
   d. Avoid principal reliance upon any one mode of transportation.
   e. Minimize adverse social, economic and environmental impacts and costs.

f. Conserve energy.
g. Meet the needs of the transportation disadvantaged by improving transportation services.
h. Facilitate the flow of goods and services so as to strengthen the local and regional economy.
i. Conform with local and regional plans.

7. The Town shall coordinate public facility and transportation plans with ODOT in the implementation of its six-year improvement plans, and shall further cooperate and coordinate directly with ODOT in implementing those elements of said Plans applicable to the subject urban area.

8. The Town of Lakeview shall provide safe and convenient pedestrian and bicycle circulation through the following actions:

   a. Development of a network of streets, accessways, and other improvements, including bikeways, walkways, and safe street crossings to promote safe and convenient bicycle and pedestrian circulation within the Urban Growth Boundary of Lakeview as described in each city's Transportation System Plan.
   b. Shared bikeway and bike lanes shall be included on all new arterials within the Urban Growth Boundary as described in the Transportation System Plan.
   c. Walkways shall be included on all new streets within the Urban Growth Boundary as described in the Transportation System Plan.
   d. Retrofit existing streets with walkways on a prioritized schedule as shown in the Transportation System Plan.
   e. Bikeways and walkways shall be designed and constructed following the guidelines of the Town of Lakeview Zoning Ordinance.
   f. Bicycle parking facilities shall be provided at all uses subject to Site Design Review as described in the Town of Lakeview Zoning Ordinance.

9. Draft Environmental Impact Studies (EIS) or Environmental Assessments (EA) will serve as the documentation for State projects that require local land use review, if local review is required in the following circumstances:

   a. Where the project is consistent with the Transportation System Plan, formal review of the draft EIS or EA and concurrent or subsequent compliance with applicable development standards or conditions;
   b. Where the project is not consistent with the Transportation System Plan, formal review of the draft EIS or EA and concurrent completion of necessary goal exceptions or plan amendments.

10. The Town of Lakeview will protect the operation of existing and future transportation facilities as identified in the Transportation System Plan through the use of one or more of the following actions:

a. Consider the impact of all land use decisions on existing or planned transportation facilities.
b. Protect the function of existing or planned transportation corridors through appropriate land use regulations.
c. The Town will notify ODOT, DLCD, and Lake County of proposed changes to this TSP.
d. Consider the potential to establish or maintain accessways, paths, or trails prior to the vacation of any public easement or right-of-way.
e. Preserve right-of-way for planned transportation facilities through exactions, voluntary dedication, or setbacks.
f. The function of airports shall be protected through the application of appropriate land use designations to assure that future land uses are compatible with the continued operation of the airport.

11. The Town of Lakeview will provide coordinated review of land use decisions affecting transportation through the use of one or more of the following actions:

a. Coordinate with ODOT to implement the highway improvements listed in the STIP that are consistent with the Transportation System Plan and comprehensive plan.
b. Consider the findings of ODOT's draft Environmental Impact Statements and Environmental Assessments as integral parts of the land use decision-making procedures.

C. Recommendations

1. That the Town and the County provide more input into decisions regarding railroad improvements.

2. That the Town Council prepare a plan and/or program to improve the availability of downtown parking.

3. That the Town and the County support programs to improve conditions for the transportation disadvantaged.

XIII. Energy

A. State Planning Goal

To conserve energy.

B. Plan Policies

1. That renewable energy, such as geothermal resources, will be used in preference to

nonrenewable resources wherever possible.

2. That private and/or public development of the area's geothermal resources will be encouraged.

3. That the Town will cooperate with other local, State and Federal agencies in energy resource exploration and development efforts.

4. That high density residential, industrial and commercial development will be located along major transportation and utility routes to conserve energy.

XIV. Urbanization

A. State Planning Goal

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

B. Plan Policies

1. That the Urban Growth Boundary (UGB) and the immediate urban areas identified in the Urban Growth Management Agreement (UGMA) between the Town and the County will be used as a guideline to plan services and consider suitability of annexation.

2. That the UGB will be changed only after determining that there is a need for additional urban area and a capability for providing urban services and facilities to such area without unduly increasing the financial burden of residents within the existing boundary.

3. That commercial, industrial and rural residential areas shown outside of the UGB on the Plan map will be considered suitable for inclusion within the UGB and possible future annexation if and when public water and/or sewerage services can be made available, providing such extension does not have an adverse effect on services or the availability thereof within the Town limits.

4. That establishment and change of UGB will 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 lands.
g. Compatibility of the proposed urban uses with nearby agricultural activities.

5. That urban areas are those adjacent to Town limits where urban development is likely to occur and where a full complement of urban services including water and sewer can be extended within a five year period. Urbanizable areas are those outlying unincorporated areas of the UGB not immediately adjacent to urban services. That planning decisions related to the conversion of urbanizable land, i.e. within the UGB, to urban uses will take into account the following factors:

   a. Orderly, economic provision of public facilities and services;
   b. Availability of sufficient land for the various uses to insure choices in the market place;
   c. Statewide planning goals and LCDC administrative rules;
   d. Encouragement of development within the urban area before conversion of urbanizable areas.

6. That growth should be accommodated in an efficient manner, emphasizing the infill and redevelopment of property within Town limits as a first priority and then development and annexation of the urban areas located adjacent to Town.

7. That commercial development will be concentrated so as to strengthen existing commercial activities.

8. 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.

C. Urban Growth Boundary Management Agreement

1. That no land outside of the Urban Growth Boundary will be annexed into the Town unless such Boundary is changed to encompass the area.

2. That the County will not allow development outside of the Urban Growth Boundary that may likely create a demand for municipal services and/or facilities not planned to be provided by the Town, unless provided for by other applicable state or federal laws.

3. That amendments to the County Comprehensive Plan or the Town Comprehensive Plan shall be processed like zone changes and each jurisdiction shall notify the other about proposed Plan amendments and provide an opportunity to comment.

4. That the Town will notify the County and any other applicable local, State or

Federal agencies prior to taking action on any development proposals to provide an opportunity to comment on a proposal.

5. That the County, will notify the Town and all other applicable local, State or Federal agencies prior to taking action on development proposals on any unincorporated land inside of or abutting the Urban Growth Boundary to provide an opportunity to comment on a proposal.

6. That the County will administer the County Zoning and Subdivision Ordinances in accord with the Plan for the unincorporated area within the Urban Growth Boundary.

7. The Town and County will jointly prepare and adopt a comprehensive transportation plan for the UGB within five years. This plan will include future arterial and connector street corridors, and be consistent with the rules established in OAR 660-12.

8. The Town shall provide notice of all annexation proposals to the County Planning Commission, Board of Commissioners, and the Road Department for review and comment at least ten (10) days prior to the first public hearing on the annexation. The Town will allow additional County review and comment changes to be made in the annexation proposal following initial or subsequent hearings. All annexations shall be governed by ORS Chapter 222.

9. The Town may extend water, sewer and streets only after annexing the land into the Town.

10. As a result of annexation, the Town will require the applicant to agree to improve to Town standards any included or impacted portions of County roads by either:

    a. Irrevocable consent to participate in a future Local Improvement District to improve the road to Town standards, shared by all affected property owners, or
    b. Actual construction to Town standards prior to development of the said property.

11. Streets platted outside Town Limits and in urban areas shown on the comprehensive plan map after the effective date of this agreement shall be designed and constructed to Town standards.

12. The Town is responsible for public facilities planning within the Urban area, particularly with regard to extension of water, sewer, and minor streets.

13. If it is desired to develop the property at urban densities, the property owner will be

required to annex to the Town, as the latter will not extend urban services extraterritorially, except in cases of health hazards as provided for in ORS 225.

A. Future Urbanizable Lands.

1. The County will adopt by ordinance as an amendment to the Zoning Ordinance a "Future Urban-10-Acre Zone" (FU-10) and will apply this zone to the R-2 and M-2 areas designated as Future Urban on the comprehensive plan map.

2. The Town will not extend water, sewer, or other urban services into the Urbanizable Area until the immediate annexation areas are within Town limits, and the Town water and sewer systems are adequate to provide service to the Future Urbanizable area. In cases of proven health hazard authorized by the State Health Division, extensions will be done in accordance with ORS 225, governing extraterritorial service extensions, and following prior notice to the County for review and comment.

It is agreed by and between the parties as follows:

1. This Agreement represents the final and complete written agreement of the parties with respect to joint management of planning and land development activities within the Lakeview Planning Area, and replaces all existing oral or written agreement.

2. The provisions of the UGMA are severable. If an article, sentence, clause, or phrase shall be adjudged by a court of competent jurisdiction to be invalid, the decision shall not affect the validity of the remaining portions of this Agreement.

3. If the Town Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance or Annexation Ordinance, or the County Comprehensive Plan and Land Development Code, as applied to the Lakeview Planning Area fail to comply with Oregon Revised Statutes, the nonconforming document will be amended as necessary as soon as practicable, after the expiration of all appeal periods.

4. This Agreement may be amended only by mutual agreement by the Town Council and County Board of Commissioners.

5. In the event the Town disagrees with County action within the land use area of this Agreement, the Town has standing to appeal the decision to the appropriate tribunal at Town expense. Likewise, if the County disagrees with the Town actions, within the County Area of Mutual Concern, the Commissioners may appeal the decision to the appropriate tribunal at County expense.

6. Adoption actions required by this Agreement shall take place within sixty (60) days of the effective date of this agreement by the respective parties.

7. In the event of additional review time for a land use request or amendment is required, the Town or County with consent of the applicant, may request and/or grant a fourteen (14) day extension of the mutual review and comment periods provided for in this Agreement upon notice prior to the public hearing.

   (Note: The applicant has the right to request additional review time or a postponement of the public hearing on his/her request.)

8. Action on a land use request requiring a public hearing or issuance of a staff permit approval will be considered final if not appealed within fifteen (15) days.

D. Urban Growth Boundary Revision Process

The UGB for the Town of Lakeview, as shown on the Comprehensive Plan Map, has been mutually agreed upon and adopted by both the Lakeview Town Council and the Lake County Board of Commissioners. From time to time, it may be necessary to amend the UGB. Because two separate jurisdictions are involved, the UGB amendment process can be quite complicated. In order to provide the most direct approach and hopefully simplify the process the following steps shall be taken:

1. The proposed amendment to the UGB may be initiated by the Lakeview Town Council or Planning Commission, the Lake County Board of Commissioners or County Planning Commission, or other governmental agencies or private individuals. Cost for notification and advertising shall be borne by the applicant in addition to any applicable base filing fee that may be established for such application.

2. The Lakeview Planning Commission shall conduct a public hearing concerning the proposed UGB amendment. Notice of such hearing shall be the same as those set forth for a Zone Change in the Town's Zoning Ordinance or Document. The Town Planning Commission may request a joint hearing with the County Planning Commission.

3. Citizen and Agency Involvement Programs shall be utilized to stimulate public interest and participation in the amendment process.

4. In order to make a favorable recommendation on the proposed boundary revision, the Planning Commission shall make its decision based upon consideration of the following factors:

   a. Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC Goals and Administrative Rules.
   b. Need for housing, employment opportunities and livability.
   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 as defined with Class I being the highest priority for retention and Class VI the lowest priority.
g. Compatibility of the proposed urban uses with nearby agricultural activities.

5. The Lakeview Planning Commission recommendations and findings will be passed to the Lake County Planning Commission for review and consideration. Said Commission may adopt, reject, or modify the recommendation, or may conduct a second hearing (procedural requirements of which will be in conformance with adopted County hearing process) to consider the proposed amendment.

6. The two Planning Commission recommendations and findings will then be transmitted to the Town Council for review and consideration. The Town Council may adopt, reject, or modify the recommendations of the Commissions, and shall conduct a public hearing to receive public input on the proposed amendment.

7. The Town Council, upon acting on the proposed amendment to the UGB, shall then forward its findings to the County Board of Commissioners for review and consideration. The Board shall conduct a public hearing on the proposed amendment. If, for any reason, the Board in its findings should determine the boundary line as adopted by the Town Council is inappropriate, such findings shall be returned to the Town Council for review prior to formal adoption by the County Board.

8. A joint work session and/or public hearing of the two governing bodies may be required to develop mutual understanding of the issues involved and to formulate a final amendment form.

9. In the event the matter cannot be mutually agreed upon, LCDC may be requested to assist in resolving the matter.

TOWN OF LAKEVIEW

COMPREHENSIVE PLAN MAP

JANUARY 2004

NOTE:

THIS MAP WAS PREPARED BASED ON THE TOWN OF LAKEVIEW COMPREHENSIVE PLAN - TOWN ORDINANCE 776 - MARCH 2000
COUNTY ORDINANCE NO. 10NN - 00 - APRIL 2000

WITH CHANGES BASED ON TOWN ORDINANCES:

- 785 - MARCH 12, 2002
- 794 - FEBRUARY 25, 2003
- 796 - SEPTEMBER 23, 2003

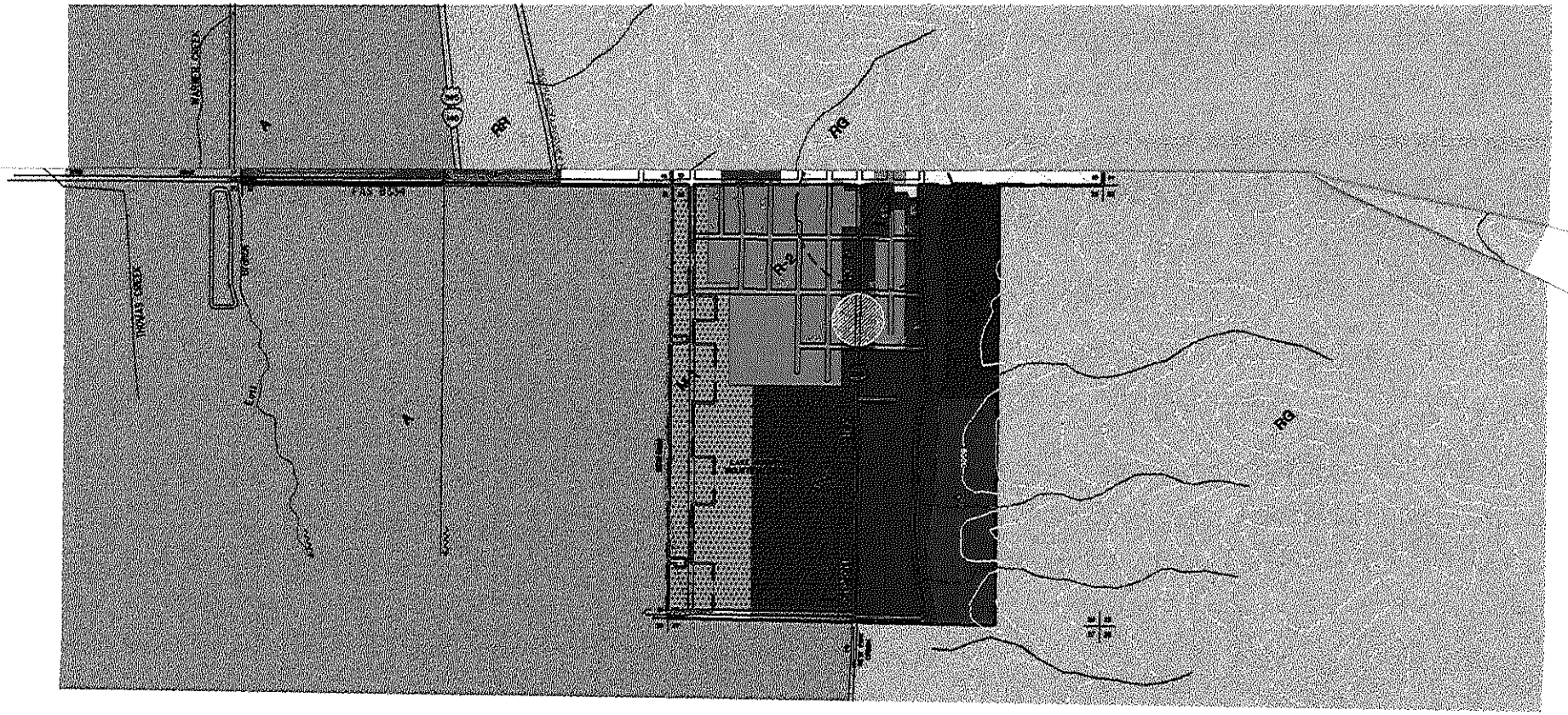
- R-1 SINGLE FAMILY RESIDENTIAL
- R-2 MULTIPLE FAMILY RESIDENTIAL
- R-3 HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL
- C-1 CENTRAL COMMERCIAL
- C-2 GENERAL COMMERCIAL
- M INDUSTRIAL
- Q QUARRY
- P PUBLIC
- FU FUTURE URBANIZABLE
- A AGRICULTURE
- RG RANGE
- RR RURAL RESIDENTIAL

(A, RG, RR: OUTSIDE U.G.B.)

- RESTRICTED GROUNDWATER USE OVERLAY
- GATEWAY
- NEIGHBORHOOD CENTER OVERLAY (1000 FT. RADIUS)
- DOWNTOWN SERVICE CORE AND 1/4 MILE RADIUS
- AREA SUBJECT TO INDUSTRIAL PARK MASTER PLAN
- URBAN GROWTH BOUNDARY
- TOWN LIMITS BOUNDARY
- ZONING BOUNDARY
- MIXED USE COMMERCIAL

SCALE: 1"=2000'

0 1000 2000 3000



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DATE: 02/05/04 JOB: 2004-07 FILE: COMP PLAN

TECHNICAL DATA REPORT OF 1980

Revised 1988
Portions Revised 2000, 2001, 2002, 2003

A SUPPLEMENTAL DOCUMENT TO THE LAKEVIEW COMPREHENSIVE PLAN

INTRODUCTION

The technical data information contained in this report is more detailed and supplements that contained in the Lake County Atlas. Other documents containing inventory information pertaining to Lakeview are found in the Lakeview Industrial Site Master Plan, the Lakeview Airport Master Plan, Planning Recommendations for Lakeview's Future Industrial Parks, the Lakeview Area Public Facilities Plan, and other documents.

EXISTING LAND USE

Lakeview was created in 1876 on a 20-acre townsite donated by M. Bullard. Incorporation came in 1889. The Lakeview developing area has since expanded to include some 3,000 acres. Lakeview serves as the county seat of Lake County and accounts for half of the County's total population and the majority of the industrial base of the County's economy.

The developed acreage within and adjacent to the Town constitutes most of the urban developed acreage in the County. Various uses within the developed acreage are summarized in Table 1. (See the associated map in the County Planning Office.)

Table 1
LAKEVIEW URBAN GROWTH AREA: EXISTING LAND USE

Type of Use	Acreage Incorporated	Unincorporated	Total	Percent
Residential	281	495	776	23.0%
Commercial	57.5	95	152.5	4.5
Industrial	48.5	285	333.5	9.9
Public	92	100	192	5.7
Irrigated Cropland	--	118	118	3.5
Improved Pasture or Dry Cropland	--	1357	1357	40.1
Grazing	333	66	399	11.8
Timber	20	--	20	0.6
Vacant	12	--	12	0.3
Aggregate	--	20	20	0.6
TOTALS:	844	2536	3380	100.0%

Source: Lynn Steiger & Associates, 1980.

The areas west and south of Town are part of the Oregon Valley Land Company's subdivision of the early 1900's, platted in lots as small as 25' x 100+'. Some of this area has been combined under common ownership and is presently in agricultural use.

The areas adjacent to Town have been or are being developed by purchasing two or more OVL lots to meet current zoning standards.

Residential development consumes the majority of acreage within the Town limits and the surrounding area. Most of the residential development is single-family dwellings with a limited number of duplexes, four-plexes and apartment buildings. With few available building sites in the Town, residential development is occurring south and west of Town. The benches on the east hills in Town are zoned for potential residential uses. About 150 acres are suitable for residential development on these benches.

There were approximately 964 homes within the Town limits in 1982 and a total of 1,244 in the developing area. This did not include the housing that stretches along Highway 395 north of the old uranium plant. These totals included 24 mobile homes within the Town and 60 in the immediately surrounding area. Based on building permit records maintained by the County Planning and Building Office, the number of homes within the Town limits had increased to approximately 980 by 1987 within the Town and a total of approximately 1,320 in the developing area.

Commercial uses are predominately confined to the downtown core area and extending along Highway 140 to the west. There are, however, some commercial uses on Highway 395 extending both to the north and the south with the northern area comprising the most recent developments. In recent years there have generally been a number of available retail and warehousing or light manufacturing spaces both in the Town and in the surrounding vicinities.

Industrial development within the Town limits is dominated by sawmills, molding and bulk plants. Immediately north of Town between Highway 395 and the railroad are industries also dominated by wood products manufacturing. The planned industrial park sites south of Town provide adequate acreage for expansion and development of new industries. About 200 acres are available for heavy industrial development north of Town and about 60 acres are available for light/heavy industrial development south of Town.

Publicly developed uses in and around the Lakeview area include schools, Town and County administration, parks, sewage treatment, the County Fairgrounds, the hospital complex, and office/maintenance facilities for B.L.M., U.S.F.S., State Forestry, State Highway Division, and the County Road Department. The recent relocation of the County Road Department facilities resulted in the availability of approximately four acres for residential development.

[See also Town of Lakeview Buildable Lands Inventory and Needs Analysis. 1999]

CLIMATE

The Town of Lakeview and the surrounding urban areas are located in Oregon's high plateau climatic region which has continental characteristics. This climate is recognized by high summer temperatures and low winter temperatures, as well as much less precipitation than those areas of the State west of the Cascades. The Town is located in the Goose Lake Drainage Basin at an elevation of 4,774 feet. The following table presents the monthly averages for temperature and precipitation at the Lakeview weather station between the years 1951 and 1974.

Table 2
AVERAGE TEMPERATURE AND PRECIPITATION RECORDS
LAKEVIEW WEATHER STATION: 1951-1974

Month	Average Temperature (°F)	Average Precipitation (Inches)
January	28.6	2.52
February	32.8	1.49
March	36.0	1.44
April	43.1	1.11
May	51.4	1.67
June	58.9	1.43
July	67.0	.20
August	64.8	.40
September	57.7	.65
October	47.9	1.32
November	37.5	1.98
December	30.8	2.33
	Total:	16.54

Source: US Dept. of Commerce
National Oceanic & Atmospheric Adm.
Climate of Lakeview, Oregon, 1951-1974.

GEOLOGY

A knowledge of the geology of the Lakeview area is useful as it influences many physical features which should be taken into consideration before development occurs. Landforms and drainage are influenced by the shape of the bedrock surface and nature of the geologic material at or near the surface. The permeability and mineral composition of a rock layer has a direct bearing on the quality and quantity of groundwater. The composition of surface material is an important determinant of soil capabilities. Geologic characteristics can also be indicators of possible hazards

to development. A county-wide geology map and description are available for review in the Lake County Atlas on file at the Lake County Planning Department.

A brief geologic survey has been conducted by a BLM geologist, Dennis Simontacchi, for the purpose of determining the feasibility of residential development on the foothills adjacent to the east side of the Town. This report is set forth in its entirety as Appendix "A" of this Report. A work map of related geological formations is also available for review and is on file at Town Hall. A second geology map, based on large scale reconnaissance mapping by a Mr. George W. Walker in cooperation with the State Department of Geology & Mineral Industries (DOGAMI), is also available for review and is on file at Town Hall.

Much of the Lakeview area lies within an alluvium basin. That is to say recent glaciation of the high peaks have left significant lacustrine deposits in the valley bottom. To the east of Lakeview, sedimentary deposits are apparent on the hills which divide the tuff and basaltic flows of the hills from the agriculturally oriented alluvium bottom lands.

Several small strike/dip areas are apparent from geologic mapping of the Bullard Canyon area east of Lakeview, creating the problem of slope stability for development in that area.

TOPOGRAPHY

Topography is a significant determinant of development suitability. Flat lands (0-3% slope) are usually the easiest and least expensive to develop, but may be prone to flooding and/or agricultural classification. Such areas are generally the best suited for commercial and industrial uses which require large flat surfaces for buildings and parking. Land with slight slopes (4-9%) is desirable for residential uses as it offers view qualities not obtained on flat land. As steepness increases from ten to twenty percent, suitability for urban uses decreases, reaching a cutoff at about 30% as the maximum for low density (1-3 dwellings per acre) residential use.

Although steepness is a valuable index to general development suitability (as cost and feasibility factors increase according to degree of steepness), site-specific suitability should also be evaluated according to access, soil characteristics, slope stability, availability of services, and other pertinent factors.

In cases where it may be desirable to develop some relatively gentle slopes for residential purposes, it may be advisable to grant variances for a less than usual road surface width. Usually, a measure such as this is taken to insure that excessive cuts are not required in hillsides. If a variance for this purpose is to be granted, then adequate provisions should be taken for pedestrian vehicular safety through the use of speed controls, parking limitations or other measures. Slope easements may likely be necessary to provide further safety from landslide hazards in areas where relatively steep slopes are being developed.

Topography has had a major influence on past development in the Lakeview area and will have the same, if not more, significant effect in the future. Steep slopes bound the Town on the east

and will severely cut development off in this direction with the exception of benchlands and those developed areas in the lower parts of Hammersley and Bullard Canyons.

Initial development has taken place on relatively flat land consisting of old lake beds. Problems with seasonal high water tables and storm drainage must be faced by new development looking to locate west of this area. Filling and drainage improvements may likely be required in any future westward expansion of development in the area.

Topographical considerations have been taken into consideration within the Buildable Lands Inventory for Lakeview. A map of area topographical conditions is available for review and is on file at Town Hall.

SOILS

Land use choices and decisions must consider soil characteristics. The major concern for soil characteristics are basically twofold: (1) agricultural capability or productivity potential, and (2) limitations related to development. These limitations can often be overcome, although substantial expenditures may outweigh the feasibility. Soil capabilities for agricultural production are defined by the USDA Soil Conservation Service as set forth below in general terms:

-Class I soils have few limitations that restrict their use. These are the most productive soils.
-Class II soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.
-Class III soils have severe limitations that reduce the choice of plants, requires special conservation practices, or both.
-Class IV soils have very severe limitations that reduce the choice of plants, require very special management, or both.
-Class V soils are not likely to erode but have other limitations which are impractical to overcome, and which limit their use largely to pasture, range, woodland or wildlife.
-Class VI soils have severe limitations that make them generally unsuited to cultivation and limit their use largely to pasture, range, woodland or wildlife.
-Class VII soils have very severe limitations that make them unsuited to cultivation and that restrict their use largely to pasture, range, woodland or wildlife. Although these soils are the poorest for crop production, they have significant importance for grazing, timber production and/or wildlife habitat.
-Class VIII soils (rock) with little potential for plants.

Soils are also grouped within a capability class by the kind of dominant limitation for agricultural use. The four kinds of limitations are: risk of erosion, designated by the symbol (e); wetness, drainage or overflow (w); rooting zone, shallow soil limitations (s); and unfavorable climatic conditions (c).

Although a substantial amount of the land within the Lakeview UGB is SCS Capability Class III

and VI soils, much of it has severe alkali problems and is not productive from the standpoint of crop production. This is evidenced by surface alkali deposits, and the limited amount of cultivated land in the area. At one time, more land was under cultivation, but because of the poor productivity, much of it has gone back to pasture use where grass will grow. Even pasture value is minimal (at best) on much of the land in the area.

Table 3 summarizes the soil characteristics in the Lakeview area. A soil classifications and capabilities map has also been completed for the area and is available for public review at Town Hall and in the County Planning Office. A map of soil suitability for urbanization is also available at said offices.

POTENTIAL HAZARD AREAS

Potential hazards are natural events that endanger the lives or works of man. Examples of natural hazards include, but are not limited to, stream flooding, high groundwater, erosion, landslides, weak foundation soils, and others unique to local areas. In the Lakeview urban area, these hazards are limited mainly to stream flooding, high groundwater, soil limitations, and potentially hazardous wastes. DEQ has also reported that the subject planning area encompasses a "Sensitive Aquifer" area but has not provided sufficient data to determine the exact locations or impacts thereof. Upon receipt of such information in sufficient detail description, the Plan and implementing ordinances may need to be amended to adequately minimize any potential adverse impact from such hazard.

The flooding danger in the Lakeview area is largely dependent upon the early spring snowmelt and rainfall. This is due to the fact that most of Lake County is internally drained (i.e. no inflow or outflow, to or from other areas). This problem is compounded by the fact that most of the storage reservoirs, including Goose Lake, are very shallow in nature.

Moderate floods have an average recurrence interval of every 3 to 4 years, while major floods have a recurrence interval of 25 years or more. The U.S. Dept. of Housing & Urban Development (HUD) Federal Insurance Administration is responsible for administering the Flood Insurance Act of 1968 and the Flood Disaster Act of 1973, assisting local communities to establish floodplain (flood hazard area) management programs. The area within the 100-year flood hazard area is usually restricted to limited development. The areas within identified flood hazard areas is set forth on the Flood Insurance Rate (FIRM) Map, Community Panel No. 410116 0001B, prepared and provided by said Federal Agency and on file in the Town Hall. Much of the flood problem west of Town is due to the lack of provisions for drainage once the water leaves Bullard and Hammersley Canyons. Most of the flood problems in these areas could be alleviated by drainage improvements and/or filling. Flood problems here are due primarily to inundation rather than current action, consequently the areas should be recognized as a "floodway fringe" rather than "floodway", and treated accordingly.

High groundwater tables and other soil limitations could present a problem with future development in the Lakeview area, if these limitations are not recognized and provisions made for

Table 3
LAKEVIEW SOIL CHARACTERISTICS

	Permeability (in./hr.)	Depth to Bedrock	Agriculture Capability	Dwellings w/o Basements	Local Roads and Streets	Septic Tank Absorption Field	Sanitary Landfills (area)
	.2-6"	More than 60"	2w	Severe	Severe	Severe	Severe
	6"	More than 60"	2w	Severe	Severe	Severe	Severe
		More than 60"	3w	Severe	Severe	Severe	Severe
	20"	More than 60"	4w	Severe	Severe	Severe	Severe
	0"	More than 60"	3w	Severe	Severe	Severe	Severe
	2"	More than 60"	3s	Severe	Severe	Severe	Severe
	2"	More than 60"	5w	Severe	Severe	Severe	Severe
	0"	40-60+	3s	Severe	Moderate	Severe	Severe
	0"	40-60+	2c	Moderate	Moderate	Severe	Mod-Severe
	0"	40-60+	2e	Moderate	Moderate	Severe	Slight
	2"	40-60+	2c,s	Severe	Severe	Severe	Severe
	0"	10-40"	6e	Severe	Severe	Severe	Severe - Slight
	)"	10-20"	7e	Severe	Severe	Severe	Severe

correction. A full and detailed inventory of soil limitations related to high groundwater are covered under the "soils" section of this report.

A uranium-ore processing site, located a quarter mile north of the Town's incorporated limits, operated between 1958 and 1960. The site included evaporation ponds and a tailings pile. The milling process which extracted the ore left a sandy material called tailings. Tailings contain low concentrations of naturally occurring uranium that radioactively decays into radium, which decays to radon. Tailings also contain trace metals associated with the ore and residual chemicals that remained from the milling process. Over time, these materials seeped from the tailings pile and evaporation ponds and contaminated the groundwater beneath and downgradient of the millsite.

Groundwater beneath the former processing site is in clay to silty gravels underlain by more than 2,000 feet of basin fill. The upper zone of the groundwater is within 30 feet of the ground surface. The lower zone is separated from the upper zone by discontinuous clay lenses and ranges in depth from 60 to 75 feet below ground surface. The groundwater flows from northeast to southwest at rates ranging from 60 to 170 feet per year. Site-related contaminants have leached from the mill tailings and evaporation ponds into the groundwater, creating a plume of contamination beneath the site.

Elevated concentrations of arsenic, calcium, chloride, magnesium, manganese, sodium, and sulfate are present in groundwater samples collected within the former site area. Background geothermal groundwater and site groundwater contain similarly elevated constituents; arsenic and sulfate were added from milling processes. The leading edge of the sulfate plume has migrated about 1,000 feet southwest of the site.

The Uranium Mill Tailings Radiation Control Act of 1978 required cleanup of inactive uranium-ore processing sites. The U.S. Department of Energy (DOE) is responsible for cleaning up the sites and for bringing groundwater contamination into compliance with U.S. Environmental Protection Agency standards. Surface cleanup was completed in 1989 and consisted of demolishing the contaminated buildings, excavating the contaminated soils, and transporting the material to a disposal site.

The second phase of the cleanup was to ensure the groundwater compliance standards are achieved. The Town and Lake County have implemented institutional controls restricting access to the contaminated groundwater. As the contaminant concentrations decrease over time, so should the need for restricted access to the groundwater. DOE will continue monitoring surface water and groundwater for arsenic, chloride, manganese, and sulfate to determine when concentrations are below the secondary maximum contaminant levels of the Safe Drinking Water Act or below health-based risk values. When concentrations are below the standards, institutional controls and monitoring can be discontinued.

AIR QUALITY

Air quality in Lakeview is classified by the State Dept. of Environmental Quality (DEQ) as clean and generally above the national secondary ambient air quality standards (more restrictive than primary standards), which have been adopted by DEQ for regulatory criteria.

DEQ has no active air quality sampling or monitoring programs in Lakeview or Lake County, and little or no previous data exists. However, each commercial and industrial business that discharges emissions is required to obtain a permit from DEQ during the preconstruction and/or modification phase of development. These permits are then monitored on an ongoing basis by DEQ. A list of those sources existing in 1978 in the Lakeview area is set forth in the following table. Although it is the intent of the Town to update this information periodically to insure that the Town's records are current regarding such emission sources, such updating is dependent upon receiving such data from the DEQ. At the present time no additional updated information has been received from DEQ. At the time that such information is received therefrom, the Town shall establish and maintain an appropriate file on such emission sources within the subject urban area.

Table 4
PERMITTED EMISSION SOURCES: LAKEVIEW URBAN AREA

Source	Emissions (tons/year) Total Suspended Particles	Sulfer Oxides
Louisiana Pacific	23.2	0.1
Fremont Sawmill	38.9	0.0
Dame Lbr./Moulding	3.8	0.0
Lakeview Lumber	13.5	<0.1
Lakeview Ag. Center	0.1	0.0
Lake Hospital District	0.5	5.0

Source: DEQ, 1978

NOISE CONTROL

The Noise Control Act of 1971 authorized the DEQ to adopt and enforce statewide standards for noise control. In adopting this legislation, the State Legislature found that "noise at unreasonable levels is as much a threat to the environmental quality of life....and the health, safety, and welfare of the people of this State as is pollution of the air and water." (ORS 467).

Lakeview has relatively few areas with significant noise levels, except for the industrial noise associated with the mills, and with the trains and trucks which cross through the area. Noise sensitive areas, such as residential neighborhoods, churches, schools and libraries should be located at some distance from these sources of noise. Alternatively, they should also be buffered

from the noise wherever possible by plantings, screenings, alternate routings, etc., in future transportation planning.

In the matter of such noise sources, the Town shall maintain a file on Noise Pollution Sources as such information is provided by DEQ. Such file shall be updated annually as new information is provided by DEQ.

WATER QUALITY

The chemical, biological and physical characteristics of water determine its usefulness for agricultural, industrial and domestic uses. Both natural factors and human activities can have an influence on these characteristics. Natural sources of water pollution include such things as streambank erosion, sedimentation, excessive debris, elevated water temperature and algae growth. Human caused water pollution is largely the result of waste discharges, poor timber harvest and agricultural practices, and sewage treatment effluents.

Under legislative mandate (ORS 468) and administrative rules, no waste can be discharged into waters of the State without a permit from DEQ. The standards adopted pursuant to ORS 468 set maximum levels for chemical, biological and physical characteristics based on the natural condition of the resource and the desired beneficial uses. These uses for the Goose Lake Basin are listed in the Lake County Atlas (pg. 51) and include Public & Domestic Water Supplies, Private Domestic Water Supplies, Industrial Water Supplies, Irrigation, Livestock Watering, Fisheries, Wildlife, Fishing, Boating, Water Recreation and Aesthetic Quality.

The DEQ is also responsible for operating the National Pollutant Discharge Elimination System (NPDES), an national waste discharge permit system. NPDES permits are issued in accordance with the following programs: US EPA Water Quality guidelines, adopted river basin plans by the State Dept. of Water Resources (SWRD), adopted 208 Nonpoint Source of Water Quality Plans (Sec. 208 of the Clean Water Act), and minimum waste treatment requirements established by DEQ.

At the time of the original Plan preparation, the State had completed the first phase of a statewide inventory of the type, location, and severity of the most prominent and pervasive nonpoint source of problem areas in the State. Nonpoint source water quality problems which were recognized in the Goose Lake Basin at that time included streambank erosion, sedimentation and elevated water temperatures (for specific stream problems see the Lake County Atlas, pgs. 52-53). These problems are rated as "severe" for the Thomas Creek drainage area which includes the Lakeview urban area.

In addition to nonpoint sources, point sources in the Lakeview area include the lumber mills, the Town's sewage treatment plant, and individual septic tank-drainfield systems. Due to the problem of high groundwater and seasonal flooding of the low-lying areas within the Lakeview UGB, there is a possible severe hazard concerning drainfield effluent contaminating groundwater.

In 1988, the State Water Resources Department (SWRD) set forth a number of findings, issues, and policy-strategy statements concerning the Thomas Creek drainage area as a part of the overall Water Resources Program & Plan for the Goose & Summer Lakes Basin. The primary issue for the area was the lack of water for late-season irrigation, livestock, and fish habitat and passage. Thomas Creek flows are characterized by large seasonal and annual variability. Irrigation is set forth as the major water use in the drainage, but the water use by the Town of Lakeview is described as important, though limited. SWRD states that the U.S. Forest Service has identified several areas of erosion that are in need of improvement (undoubtedly within the national forest boundaries and therefore outside the Lakeview UGB), that the USDA SCS has identified areas of severe streambank erosion, and that DEQ has identified severe sedimentation problems. These findings are a continuance of the problems noted in the earlier nonpoint source evaluations.

Of particular interest to the subject planning area, the SWRD notes that the USDA SCS is conducting a preliminary investigation of flooding and watershed problems in Bullard Canyon, which is at the eastern limits of the Town and is the Town's primary watershed area.

Relative to the water resources of the Thomas Creek drainage area, the SWRD stated Policy is "To limit the potential for additional conflict over inadequate supplies of water and to enhance watershed conditions as needed to provide for instream and out-of-stream needs." As a basis for such Policy, the SWRD reports a findings in 1985 that streamflows on Thomas Creek were insufficient to satisfy existing rights.

RECREATION

The demand for parks and recreation facilities has been increasing in recent years due to rising incomes, increasing mobility and additional leisure time. It is frequently difficult for cities to increase the supply of parks due to cost factors, availability of suitable lands, expense of day-to-day maintenance and concerns of vandalism.

Lakeview currently has 72 acres of parkland. Of this total, 45 acres is made up of the fairgrounds, 8 acres are neighborhood (primarily elementary school playgrounds) parks, and an approximately 2 acre site (pool area) is considered a community park,. In addition, there is nearly 12 acres of junior and high school field sport facilities and 5 acres of baseball fields. The Town's Nature Trail and a golf course (3 miles west of Town) were not counted in the above acreage figures.

At best, it is difficult to estimate the need for park facilities. According to standards in the Statewide Comprehensive Outdoor Recreation Plan (SCORP Report of 1983), statistical needs for parks and recreation facilities are calculated utilizing the following formula:

$$\frac{PDF \times WTU \times AO}{TOR} = \text{Instantaneous Demand (ID)}$$

$$\frac{\text{Instantaneous Demand}}{\text{Standard}} = \text{Gross Need}$$

Gross Need - Supply = Net Need

PDF = Peak Day Factor, or the heaviest expected demand for a facility, expressed in percentage of total activity occasions for the year.

WTU = Wish to Use Factor, or the percentage of participants in a given recreation activity who can be expected to use facilities specific to that activity.

AO = Activity Occasions, the statistical demand as determined by the Demand Survey.

Said SCORP Report also sets forth the following standards to be applied to the determination of needs for each park or recreation facility, activity, opportunity or park type:

Facility	Activity	Peak Day Factor	Wish to Use Fac.	Turnover Rate	Standard
Campsites	Camping	1.2%	75%	1	1 site/4 AO
Picnic Tables	Picnicking	1.2%	75%	2	1 site/4 AO
Pool	Swimming	1.0%	80%	3	1/300 AO
Boating	Boating	2.2%	70%	1	1 lane/175 boat days
Trails	Walk/Hiking	1.2%	50%	5	1 mi/15 users
Trails	Biking	0.7%	80%	6	1 mi/25 AO
Trails	Horseback	1.2%	70%	5	1 mi/10 AO
Outdoor Games	Ball fields				1 field/1,200 pop.
Outdoor Games	All purpose courts				1 court/2,500 pop.
Golf Holes	Golfing				18 holes/25,000 pop.
Neighborhood Parks					5 acres/1,000 pop.
Community Parks					10 acres/1,000 pop.
District Parks					15 acres/1,000 pop.
Regional Parks					25 acres/1,000 pop.

Based on the foregoing standards, the projected net needs for parks and recreation facilities for Lake County through the year 2000 set forth in said SCORP Report which are considered applicable to the Lakeview urban area include the following:

Facility	Net Need-Year 2000
Camp Sites	414 units
Walk/Hiking Trails	15 miles
Biking Trails	1 mile
Bridle Trails	13 miles

Facility	Net Need-Year 2000
Ball Fields	6 fields
Tennis Courts	1 court
All Purpose Courts	3 courts
Neighborhood Parks	27 acres
Community Parks	70 acres
District Parks	48 acres

Utilizing a simplified formula based on percentage of total County population, the Lakeview urban area should therefore account for approximately 50% of the foregoing projected parks and recreation needs. Therefore, the needs for the Lakeview urban area emphasize that the area should have about an additional 70 acres of parks and recreation facilities, and about 15 miles of trails for walking, hiking, biking and horseback riding.

The area also needs to encourage and support the establishment and development of an area to accommodate the continual and expanding off-road vehicle users. Local government support for such a facility does not however mean that such a facility and/or area should necessarily be publicly owned, operated and maintained; in fact, private ownership and operation may be preferable from an economic standpoint, provided that environmental issues can be adequately protected.

In order to meet the recreation needs of projected populations and increasing levels of visitors, the community should consider (1) requiring new subdivisions and other residential developments including mobile home parks and multi-family dwelling complexes to provide parks and recreation facilities and/or sites; (2) identify and acquire any existing site(s) that appear suitable for parks development; (3) include park improvements in any Town Hall relocation plans, or plans by other public agencies for facility improvements. Development of a Parks & Recreation Plan for the subject urban area would also be a beneficial task in guiding efforts to meet current and future needs. There has also been some discussions on the formation of a Parks & Recreation District for the total urban area which would then assume the total responsibilities for all parks and recreation facilities, programs, plans, etc. Such a consideration should be continued to determine the advantages and disadvantages of such a district and a final decision thereon reached in the near future.

NATURAL AREAS

Areas that fall under this category include significant ecological, geological, wildlife and vegetative areas. Significant ecological areas are those which provide an outstanding setting for the interaction of all natural elements. Significant wildlife areas provide important habitat for rare or endangered animal species. Significant vegetative areas are those which have substantially retained their natural character.

Identification of these areas is an ongoing process by State and Federal agencies, and by private

conservation groups. The Nature Conservancy has completed such an inventory for Lake County, the results of which are included within the Lake County Atlas. Included in the inventory are two (2) "potential" natural areas located within the Lakeview UGB which need to be addressed for the purpose of the Town Plan.

One, Hunter's Hot Springs, is a privately owned 20 acre site just north of Lakeview on the west side of Highway 395. Here there are twelve main openings in a large thermal area, producing 600 gallons per minute. An artesian well drilled to 200 feet produced a "geyser" which spouts approximately 120 gallons of boiling water per minute. This set of springs has some of the highest temperatures recorded for an Oregon hot spring (202°F). The obvious values of geothermal energy generation, and as a health and vacation resorts, combine to make hot springs uniquely important study and conservation areas. Any man-caused alteration of the temperature, pressure or composition of the water could change this sensitive resource, perhaps irreversibly. Special consideration should be given to the hot springs when and if development occurs within their proximity.

Bullard Canyon is another potential natural area cited by the Nature Conservancy. This area is adjacent to the east side of the Town of Lakeview, and provides habitat for the *Allium platycaule*, a member of the onion family. This onion is extremely common in the Lakeview area which is the northern range for this plant species. Other known sites are located on federally administered public lands and are adequately protected.

WETLAND AREAS

Wetland and riparian areas provide numerous and complex functions that affect both aquatic and terrestrial systems. Many ecological functions of wetland areas are also provided by riparian, flood plains and vegetated upland areas. Wetland and riparian areas often provide a buffer zone between upland uses and water resources, protecting or enhancing water quality, preventing erosion and moderating flood flows. Wetland and riparian areas often provide important wildlife habitats and contribute to in-stream habitat for fish.

A Local Wetlands Inventory was completed and submitted to the Division of State Lands (DSL). This inventory was approved by DSL August, 2003 and is incorporated as a part of this plan by reference. The purpose of the Local Wetlands Inventory (LWI) was to identify, map, and classify wetland areas to augment the National Wetlands Inventory (NWI) and provide information for land use planning.

The inventory was conducted in accordance with LWI rules, Oregon Administrative Rules (OAR) 141-086-0180 through 141-086-0240. The inventory included a review of existing information, identification of properties for field verification, notification of property owners, on-site and remote sensing of wetland areas, function and value assessments of wetlands, and mapping and reporting wetland data. The LWI identified and mapped wetland areas greater than one-half acre in size at an accuracy of approximately 25 feet.

The LWI study area was defined as the 3,500-acre area within the Urban Growth Boundary (UGB) of the Town of Lakeview. Eleven wetlands, totaling approximately 212 acres, were inventoried within the study area. Seven of the eleven wetland boundaries were at least partially field-verified. The remaining four wetland areas were assessed completely using off-site methods.

The Oregon Freshwater Wetlands Assessment Methodology (OFWAM) was used to assess the functions and values of identified wetlands. Based on the OFWAM results, seven of the eleven wetlands identified met at least one criterion for Wetlands of Special Interest for Protection. Each of the seven wetlands in this category met the criterion for sensitive species due to direct seasonal surface water connection to redband trout habitat. Redband trout is listed as a federal species of concern and is listed by the State of Oregon as a sensitive species. Wetland A also met two additional criteria for Wetlands of Special Interest for Protection: significant migratory bird habitat and rare or unique wetland plant community in Oregon. This wetland area is hot spring fed and provides open-water habitat for migratory birds in the winter when other waters are frozen. Based on Oregon Natural Heritage Program (ONHP) plant data: (1) the pooled hot springs contain unique bacteria and algae; (2) Howell's thelypody (*Thelypodium howellii ssp. howellii*), a member of the mustard family, is considered very rare in Oregon and was previously documented at the site; and (3) saltgrass and basin wildrye (*Distichlis spicata* and *Elymus cinereus*) observed onsite is uncommon.

The wetlands within the Lakeview UGB are substantially modified by human activity, including irrigation ditching and diking of creeks and streams. Wetlands on the outer edges of the UGB, in general, appeared to be less disturbed and have more intact functions than wetlands within the current Town limits. The majority of wetlands verified are currently on private property.

Wetland A supports diverse wildlife habitat. All other wetlands provide habitat for some wildlife species. Fish habitat is impacted or degraded in wetlands that provide fish habitats or have a surface-water connection to fish habitats. Five wetlands have intact water quality function while six have water quality functions that are impacted or degraded. All wetlands in the study area are sensitive to impact or potentially sensitive.

Wetlands were evaluated for significance determination under criteria of OAR 141-86-0300 et seq. These criteria include those wetlands that score a high rating for fish or wildlife habitat, hydrologic control, or water quality improvement functions. Wetlands A, C, D, E, F, N and O as shown on Local Wetland Inventory maps met at least one or more of these criteria and were determined to be locally significant wetlands.

A wetland protection program, complying with the Safe Harbor provisions of OAR 660-023-0100 and based on a model ordinance provided by the Department of Land Conservation and Development and Division of State Lands, will be incorporated in the Town's Development Code to protect locally significant wetlands.

RIPARIAN AREAS

The purpose of the urban riparian inventory was to determine the streams within the Lakeview urban growth boundary that are known to be fish bearing.

Information was gathered from maps provided by the Oregon Department of Forestry and maps and information provided by the Oregon Department of Fish and Wildlife (ODFW). No specific site characterization was performed for any of the riparian areas as part of this riparian inventory.

Fish studies and inventories have been completed on Deadman, Warner, and Thomas Creeks. The studies determined that these streams are fish bearing and are a known habitat for the native redband trout.

There are no federally or state listed endangered or threatened fish in these Goose Lake tributaries within the urban growth boundary. The redband trout was reviewed for listing as threatened in 1997. The U.S. Fish and Wildlife Service determined listing was not warranted. However, it remains a federal species of concern and is on the State's sensitive species list. Other fish species with federal species of concern and/or State sensitive species status include the Goose Lake sucker, Goose Lake tui chub and Goose Lake lamprey.

No recent inventories have been completed for Bullard and Hammersley Creeks. However, ODFW staff noted that fish species, including the redband trout, have historically occupied these waterways.

Once the waterways were determined to be fish bearing, they were noted on the Urban Riparian Inventory maps, which are incorporated as a part of this plan by reference. These areas include all stretches of Deadman, Warner and Thomas Creeks within the urban growth boundary. The majority of Thomas Creek is encompassed by inventoried wetland area E1 (refer to the Local Wetlands Inventory dated July 2003).

The "Safe Harbor" process was used to determine the extent of the protection along these waterways. This process defines a standard setback distance depending upon the average annual stream flow. In streams with less than 1,000 cubic feet per second of average annual stream flow, the riparian corridor boundary is defined as 50 feet from the top of the bank. All of the above mentioned streams have average annual flows considerably less than 1,000 cubic feet per second. Warner and Deadman Creeks are generally seasonal and dry up completely in the summers. Thomas Creek maintains flows year-round, with a historic average annual flow less than 200 cubic feet per second.

As fish inventory studies on Bullard and Hammersley Creeks are completed by ODFW, the Town will review them as a plan update for inclusion, as necessary, in the Town's urban riparian inventory.

HOUSING, POPULATION, AND RESIDENTIAL, COMMERCIAL AND INDUSTRIAL LANDS

An updated inventory of buildable land within the Urban Growth Boundary and analysis of land needed for future residential, commercial and industrial development based on current housing conditions and population projections are discussed in the Town of Lakeview Buildable Lands Inventory and Needs Analysis, dated June 30, 1999 and adopted as a supporting document to the Technical Data Report of the Town Comprehensive Plan.

ECONOMICS

Much of the following information has been extracted from the County's Economic Element due to the fact that the majority of information available on the economy of the area is not separated from the balance of the County data base.

Economic development may be stimulated or discouraged through land use planning efforts. It is important to have a good understanding of the local economy so that planning policies serve to encourage, rather than discourage desirable economic development. To provide a basis for further understanding of the local economy, the following information has been assembled, and includes sections on: (1) Past and present economic patterns; (2) Natural resources; (3) Human resources; and (4) Lake County's economy: problems and opportunities.

Past and Present Economic Patterns

Lake County's economy is an integral part of the regional, state and national economic systems, all of which share common economic patterns. For example, the composition of employment nationwide has changed considerably over the last three decades, with employment in agriculture, forestry and manufacturing decreasing, and employment in trade, services and other commercial enterprises increasing. Employment in government, at least in the western states, has remained relatively constant with decreases noted in some cases. In Lake County, however, employment trends from 1980 to 1986 were somewhat different than national trends. In fact, during this period, employment by major category as a percentage of total employment remained almost constant, although minor decreases were noted in employment in the areas of agriculture, manufacturing and government. In the long term, however, the County's employment pattern parallels national trends, and is therefore largely beyond the influence of local policy.

Overview. The data in the table that follows shows past patterns of employment in the County for the period from 1950 to 1986.

Table 5
EMPLOYMENT BY INDUSTRY: LAKE COUNTY 1950 to 1986

Industry	1950	1960	1970	1980	1986
Farming & Forestry	961	680	615	907	877
Mining	5	55	5	42	39
Construction	124	200	71	160	147
Manufacturing	634	621	406	508	578
Trans/Comm/Util	103	123	82	103	93
Wholesale Trade	34	42	28	64	45
Retail Trade	327	322	393	553	564
Fin/Ins/Rl.Est.	54	47	75	133	116
Services	377	354	273	489	527
Government	188	286	348	1,022	950
TOTALS:	2,833	2,770	2,296	3,981	3,935

The foregoing table highlights several important findings:

1. Employment in the County decreased substantially between 1950 and 1970, but then recovered dramatically. At the same time, state and national employment was increasing steadily.

2. Ninety percent of present employment is in five major sectors, farming-forestry, manufacturing, retail trade, government and services.

3. Employment in farming-forestry has continued to decline in recent years.

4. Employment in manufacturing has remained relatively constant.

5. Employment in government increased dramatically between 1970 and 1980, but has since began to decline.

6. In spite of decreases in a number of sectors, the overall employment has steadily increased since 1970 by corresponding increases in other sectors.

A further analysis of the County's economy can be provided by dividing industry into two sectors, basic and non-basic. Basic industries consist of those which export goods and services, and which provide the primary economic base. The non-basic sector provides goods and services to the basic sector, to local residents, and to some extent to tourists. Lake County's basic industries at the present time are agriculture, forestry, manufacturing, and to some extent recreation and tourism. The latter is of course viewed as a primary basic industry for the future.

Although absolute information is not available for such data as directly related to the Lakeview

urban area, it is estimated that at least 80-90% of the employment attributed to the basic industries of forestry and manufacturing is located within said area. In addition, an estimated 85-90% of the non-basic industries are located within said urban area.

Other factors concerning the local economy are important to note: (1) Nearly all of the manufacturing employment at the current time is in lumber and wood products or related industries (95%); (2) Lumber and wood products account for more than 95% of all manufacturing payrolls; (3) On a statewide basis only 40% of manufacturing employment is in lumber and wood products; (4) The U.S. Forest Service reports a 98% dependency factor for local lumber and wood products on national forests for raw materials; and, (5) Employment in agriculture and government is expected to continue to decline.

Future Outlooks.

Even though a number of the foregoing factors tend to present a "bleak" future for the area, the overall employment facts are directly contrary thereto. In fact, increases in the non-basic sectors have been more than adequate to offset decreases in the basic industries. In fact, the overall increase in employment has been very positive and there is no reason to not expect such to continue, even if on a moderated scale.

The future outlook for the area is enhanced by recent developments in mining (gold in particular), some interest in wood products remanufacturing, and new emphasis on recreation-tourism developments. In the matter of the recent developments in mining, there is an ongoing exploration project (Quartz Mountain Gold Project) from which preliminary findings positively indicate a future project creating from 100 to 200 jobs for a 10 to 20 year period. Although the actual mining site is some 28 miles from the Lakeview urban area, it is estimated that the majority of the economic impacts derived from such employment base will be on the immediate area thereof.

Human Resources

Human resources are an important component of the overall economic picture. By examining characteristics of the labor force, demographic data, and income distribution, a more detailed picture of the local economy may be obtained.

Labor Force. Lake County's labor force is similar to that of the State. About 40% of the population constitute the County's labor force. Of this, 69% are male and 31% are female. Of the total male population, 76% are in the labor force. Female participation is 36%. These statistics are similar to statewide figures.

Occupation. From an occupational grouping standpoint, however, the County's labor force differs somewhat from the statewide labor force. Agricultural and forestry employment strongly influences occupational patterns in the County, and farmers, farm managers, farm laborers and farm foreman account for about 18% of the County's labor force as compared to only 4%

statewide. Conversely, craftsmen, foremen, operatives and laborers account for 24% of the County's labor force, while at the state level the corresponding rate is nearly 30%. The predominance of government employment influences the number of professional, technical managers, administrators and clerical workers (36%), while the State ratio is only 31%. Service and retail workers account for only 17% of the labor force in Lake County as compared with 21% statewide.

Demographic Characteristics. A more detailed discussion of the County's demographic characteristics is included in the County Plan, however, certain important factors need to be highlighted here.

The U.S. Census reported the population for the County to be 7,532, and for the Town of Lakeview 2,770. At that time the population of the urban area was estimated to be 3,570. As reported by PSU, the County's population had decreased to 7,300 by 1986, while the Town's population had increased to 2,785, and the urban area population was estimated to be approximately 3,700. By the year 2008, the County's population is projected to increase to 8,205, and the Town's urban area population is projected to increase to 5,319.

Age-Sex Distribution. Both the Town's and the County's populations are almost equally divided between males and females. The following table shows the distribution of the Town's and the County's 1980 populations by age category.

Table 6
AGE DISTRIBUTIONS: LAKEVIEW & LAKE COUNTY - 1980

	Town of Lakeview		Lake County	
Age Group	Number	%Total	Number	%Total
Under 5 years	200	7.2	610	8.1
5 - 14 years	427	15.4	1,234	16.4
15 - 19 years	113	4.1	612	8.1
20 - 24 years	110	4.0	538	7.1
25 - 29 years	118	4.2	640	8.5
30 - 39 years	171	6.2	992	13.2
40 - 49 years	150	5.4	835	11.1
50 - 64 years	222	8.0	1,226	16.3
65 & over	225	8.1	835	11.1
Median Age	33.3		31.1	

Income Levels and Distribution. An area's income levels and distribution are one of the common measures of economic well-being. Lake County's per capita income in 1970 was $2,912 and had increased to $6,287 by 1980. The median household income in 1970 was $8,801, and in 1980 had increased to $15,493. In 1970, 12.4% of the County's families were below the poverty level; no such data is reported in the 1980 census for the County for comparison. In 1980, 7.3% of the

families had annual incomes less than $5,000, 16.3% had incomes between $5,000 and $10,000, 49% had incomes from $10,000 to $25,000, and only 1.3% had incomes of $50,000 or more.

Unemployment. Unemployment is another general indicator of an area's economic well-being and the opportunities for the labor force. Unemployment in the County ranged from a low of 7.6% in 1974 to a high of 12.2% in 1975. Unemployment is generally high in the County from November through March, or in the winter months. This is uniformly reflective of a timber dominated industrial base.

Economic Structure. The majority of employment in Lake County is concentrated in the agricultural, forestry and manufacturing sectors. The employment in the Lakeview urban area is a reflection of the County's economy, but does have the commercial and government sectors as other major employers. Employment in the agricultural, forestry and manufacturing sectors has been declining over the past two or three decades, however, the overall employment in the County has increased due to advances in other sectors. Therefore, from an overall standpoint, the area's "total" economy appears to be fairly healthy. Another national recession would, however, undoubtedly have the same extreme affects as did the last one in the early 1980's. At the present time, however, increases in farm sales, timber harvests, demands for wood products and increasing tourism combine to present a relatively good future for the overall economy of the area.

Natural Resources. Specifically as related to the reported dependency of the local wood products industry on national forest lands and on forest lands in general, the management (and federal allocations) of forest resources will be a dominate factor in the future of this industry. The same is true for the agricultural sector, particularly as related to regulations and costs associated with livestock grazing on public lands. It does not appear that major decisions on either of these resources will be influenced much by local policy decisions.

There are, however, two other important resources that may offer tremendous opportunities in the future; i.e. mineral and aggregate resources and geothermal resources. In addition, continued and increased emphasis on the recreational and tourist related resources of the area may have a positive effect.

The table that follows presents a summary of "Constraints" and "Advantages" to the economic future and development of the County and the subject urban area.

Table 7
ECONOMIC CONSTRAINTS AND ADVANTAGES
LAKE COUNTY & LAKEVIEW URBAN AREA

Constraints	Advantages
Economic Structure:	
- Concentration of employment in manufacturing sector in lumber and wood products.	Stable employment in manufacturing sector.
- Small increases in employment in trades & services	Opportunities for expansion of trade & service sectors
Natural Resources:	
- Distances from major population centers	Scenic resources & recreational opportunities
Human Resources:	
- Concentration of labor force in "low-skill" occupations	Opportunities for job training cost-sharing
- Lack of local training opportunities	Possible surplus of female labor
- Out-migration of young adults	Comparatively low wage structure as compared to other job markets
- Low income levels	
- High seasonal unemployment	
Miscellaneous	
- Location with respect to major markets	Availability of industrial/commercial sites
- Dependency on federal agency management/ allocation decisions	Location with respect to resources
	Community amenities

Alternative Strategies for Economic Development

The goals of economic planning generally include: (1) providing increased employment opportunities for the area's citizens; (2) maintaining important resources; (3) diversifying the economic base; and, (4) increasing the income of the area's citizens. However, it is doubtful whether or not land use planning will stimulate economic development. It is obvious that planning influences the location of producers and consumers through transportation and public facility plans, and zoning. However, location is not the only critical factor in encouraging a strong local economy and achieving the above goals.

What might Lakeview do to maximize the opportunities presented above? Following is a list of possibilities.

1. Encourage study and development of geothermal resources.

2. Develop programs to improve the local labor force.
    a. Continue scholarship programs.
    b. Develop local opportunities for on-the-job training.
    c. Open vocational training courses for local citizens.
    d. Improve information on job opportunities.
3. Improve and extend local facilities.
    a. Lakeview water supply and sewage systems.
    b. County-wide housing programs.
    c. Improve transportation networks.
4. Encourage expansion of local trade and service sectors.
    a. Identify needs and opportunities.
    b. Encourage home industries where appropriate.
    c. Implement Regional Strategy Plan.

Geothermal Energy

The potential for geothermal resource development has long been recognized. KGRA's (Known Geothermal Resource Areas) have been identified at Summer Lake, Lakeview and Crump Geyser (Warner Lakes). Although test drilling has occurred at all three areas, the most recent exploration has been centered in the Lakeview area.

The 1979 OEDP (Overall Economic Development Program) update includes preparation of a geothermal resource study as the third priority project (behind improving the Town's water system and making access and service/utility improvements to the new industrial park). A description of the project follows:

> Lake County is known to be geothermally tectonically active. Various hot springs emit from several fault zones in the County. This project is needed to accomplish the following information: (1) study known literature to determine the scope of the resource; (2) coordinate efforts with outside energy agencies for assistance in resource and exploration efforts; and (3) study the utilization and economic impacts of having the resource available for public and private uses.

Related accomplishments in the late 1970's included:

1978: Two (potential geothermal) areas were examined and approved by the Chamber Industrial Committee, Lakeview Citizen Involvement Committee, Lake County Planning Commission and the Lake County Board of Commissioners with a public hearing resulting in zone changes to establish M-1 (heavy industrial) and M-2 (light industrial) zones.

1979: An Industrial Park Master Plan was completed for one of the potential sites; and
    1. A cooperative agreement with Lakeview Utility Commission was reached for services.

2. Cost data for water, sewer, roads, fill and related improvements was prepared.
3. A State grant of $32,000 for site development was approved by the State Department of Economic Development.

The following excerpts illustrate the geothermal resource potentials and limitations in the Lakeview area:

1. From "Lake County Geothermal Project: A Geothermal Heating District," (A proposal to the Oregon Department of Energy by John R. Cogar for Lake County, 1979) regarding the Lakeview KGRA:

   "The existing thermal manifestations indicate a plentiful resource. Two natural springs, with the highest recorded temperature of 193°F (89°C) are located within ½ mile of Lake County's Industrial Park. The U.S. Geological Survey report (Mariner & others 1974) indicate a minimum down hole temperature of 284°F (140°C), based on the mineral constituents that have been shown to be geothermometers.

   The presence of hot springs and the high incidence of thermal waters at shallow depths in the Town of Lakeview water wells indicate a relatively shallow resource. The U.S. Geological Survey has been requested to perform reservoir engineering to allow proper management.

   In the Proposed Study, Task 1, will define parameters of well siting and indicate the extent of pipeline technology to be expected. The wide distribution of seven hundred acres of land available to the project along the North-South Basin and Range fault should simplify the siting and development of production wells."

2. From "Northwest Geothermal Corporation's Status of Geothermal Projects," 1979, regarding the Lakeview project:

   "Our 1978 activities in Lakeview resulted in a 20-year franchise from the Town to build and operate a district geothermal heating system. Early this year we became aware of 11 successful applicants nationally to receive DOE PRDA funds. The grant was for $118,000 to complete engineering feasibility and resource studies in Lakeview. We expect the contract with DOE to be consummated early in September 1979 with final conclusions available early next spring.

   Thus far in 1979 we have recased and opened up an existing 2000-foot geothermal well near the heart of the business section. This municipally-owned well has supplied the town swimming pool.

   Another existing well was reamed and tested in the Hunters Lodge area north of town. A temperature of 250°F was encountered at only 375 feet, resulting in geysering and

flashing.

Final acquisition of geothermal resource leases from Gulf Oil is in progress following negotiations by Mr. Huber.

The Lakeview community has been extremely supportive and enthusiastic about our project and we have maintained regular communications with the Town Council, Lake County, and the Lake County Examiner.

In spite of the fact that the Oregon State Economic Development Commission has placed industrial development and geothermal energy use in Lakeview as one of their top priorities, I personally feel that realistically there is little chance of attracting an appropriate industry in Lakeview until at least a small geothermal system is in operation there. A new fireplace log plant is nevertheless being considered for siting in Lakeview by Pacific Wood Fuels of Santa Rosa, Calif. The plant would use waste products from local sawmills, dry and feedstock, and compress it into logs. The drying process could use geothermal energy....

In conclusion, it appears that our studies this winter will crystallize the direction of our efforts. Generally speaking, two possibilities are open to us:
a. Development of a deep well source near the downtown core area, which would enable us to establish a highly visible demonstration system serving most of the public buildings in Lakeview with a relatively compact and inexpensive system there.
b. Development of the excellent and proven shallow resource north of town, initially serving only a small residential area, but offering the possibility of ultimately tying into the downtown system a mile and a half to the south. An engineering study for such a mini-system is presently under way.

Lakeview offers us an excellent opportunity to put a geothermal system into operation on an early time frame. By looking individually at two inexpensive operational cells, we can perhaps move forward in an otherwise economically lean community project."

3. From "Geo-Heat Utilization Center Quarterly Bulletin," October 1975, regarding Oregon Desert Farms operation at Lakeview.

"Lakeview, Oregon, approximately 96 miles east of Klamath Falls and 15 miles north of the California border is located in the eastern Oregon high desert country. The area is situated adjacent to a major fault system as evidenced by Abert Rim to the north. Abert Rim is estimated to have over 2500 feet of vertical movement of recent origin. Hot springs exist in the area with Hunters Hot Spring north of town being drilled and cased. It erupts in a geyser-like manner every 20 to 30 seconds.

In the early 1960's an exploratory well was drilled by Magma Power Company in the vicinity of Hunters Hot Spring to an estimated depth of 1500 feet and cased with a 16-inch

diameter casing. The well was partially filled and then abandoned. In 1970 Andy Parker established Oregon Desert Farms on the location and constructed a large greenhouse covering a half of an acre. A closed loop down-hole heat exchanger of 4-inch diameter pipe was used to provide heat for the building. A separate pump extracts water from the well at 40 gallons per minute to increase the temperature of the well water to 180°F."

4. From the "Water Resource Program & Plan for the Goose and Summer Lakes Basin" by the State Water Resources Department, August 1988.

   "There are a number of areas in the Goose....Lakes Basin where hot ground water occurs. These area include....known geothermal resource areas. Several wells in and around Lakeview produce hot water from the fault system fronting the Warner Mountains. A small amount of water is used for space heating in the area. There has been no large-scale use yet, so the full extent of the resource is not known....

   Low temperature geothermal resources such as are found in the Lakeview area have several uses including space heating, water heating, greenhouse heating, grain drying and industrial processing. For all these uses, the benefit is derived by using the thermal energy in the water to offset the cost of using other energy sources. While technology exists to use low temperature geothermal resources for electrical generation, it is not particularly efficient and the economic feasibility is generally low.

   Effluent disposal is an important issue to be addressed during consideration of geothermal development. The geothermal water at Lakeview exceeds U.S. EPA primary drinking water standards for arsenic, and secondary standards for boron and fluoride. Water quality in the unconfined aquifers to the west of the Lakeview resource is poor. This probably is a result of the discharge of geothermal waters in the area.

   Limited information is available to characterize the aquifers in the Lakeview area. Experience in the area suggests that many of the geothermal wells are hydraulically connected, and that large-scale development in the geothermal aquifer may impact existing users. An evaluation of the resource potential would be needed prior to initiation of major new uses of the geothermal aquifer.

   The Oregon Department of Energy, Lake County, and the Town of Lakeview should initiate a cooperative study of the potential benefits and costs of development of a geothermal heating district in the Lakeview area. Such a study should consider the impacts of further development of the resource on existing users. The Water Resources Department shall cooperate in any such study by assisting in the determination of the hydraulic characteristics of the aquifer, estimating the maximum development potential of the resource, and providing recommendations for such things as well spacing, well construction and effluent disposal methods."

[See also Town of Lakeview Buildable Lands Inventory and Needs Analysis. 1999]

PUBLIC FACILITIES AND SERVICES

The four major public facilities within the Urban Growth Boundary are water supply, sanitary sewer, storm sewer, and the transportation system. These facilities are discussed in the Public Facilities Plan prepared by Anderson Engineering and Surveying Inc. dated May 2001 and adopted as a supporting document to the Town Comprehensive Plan. It is to assure that development within these boundaries is supported by urban facilities and that the requirements for repairs and extensions are provided in a timely and orderly arrangement as required by Goal 11 OAR 660-015-0000. A general overview of the transportation system is discussed in the Public Facilities Plan. A more detailed description and list of improvement projects are discussed in the Transportation System Plan.

The major components of each facility system are listed below. A brief discussion of these components, their overall condition, history, and recent improvements as well as maps showing the approximate locations can be found on pages 3-17 and in Appendix B of the Public Facilities Plan.

Water Supply

5. 6 Wells
6. 2 Springs
7. 3 Storage Tanks
8. Approximately 22 Miles of Pipelines

Sanitary Sewer

1. 6 Lift Stations
2. Approximately 24 Miles of Pipelines
3. A Wetland Lagoon Treatment Facility

Storm Sewer

1. Open Channels
2. Corrugated Metal Pipelines
3. Concrete and Metal Culverts
4. 2 Major Watersheds: Bullard and Deadman Creeks

Transportation System

1. Average Street Width of 36 feet
2. Approximately 14 Miles in Length Inside the Town Limits
3. Approximately 57 Miles in Length Inside the Urban Growth Boundary

Projects intended as upgrades and repairs to the existing systems are referred to as existing facility improvements and are discussed on pages 18-19 and Appendix C of the Public Facilities Plan. Recent upgrades to the storm sewer system include the construction of large culverts and open channels which divert drainage from the two major watershed areas to the east. No major improvements for this planning period are required to the existing system. However, some storm

sewer extension work is required and is discussed in the facility extension section of the Public Facilities Plan. The water supply and sanitary sewer systems do require improvements. Information gathered from Town records identified areas that have required repetitive maintenance since 1983 and recommendations from Town maintenance personnel were used in deciding what repairs need to be made and which repairs are top priority. Cost estimates for each project and budget projections were generated based on Lakeview's existing water and sewer funds. The current trend of a 2.5% - 3.0% annual rate increase should be adequate for the life of this plan. The existing facility improvement projects are listed below.

EXISTING FACILITY IMPROVEMENT PROJECTS

Water Distribution

1. Replace 2" main on North 6th Street.
2. Replace 16" pumpline on North 2nd Street from M Street to the Water Tanks.
3. Replace Concrete Water Tank.
4. Replace Spring Line.
5. Replace 6" main on Mt. View from South 3rd Street to Linda Lane.
6. Replace 6" main on South 4th Street from I Street to Mt. View.
7. Replace 2" main on North K Street from 3rd Street to 4th Street.
8. Replace 6" main on South I Street from 4th Street to 5th Street.
9. Replace 2" main on North K Street from 2nd Street to 3rd Street.
10. Replace 2" main on South J Street from 1st Street to 2nd Street.
11. Replace 2" main on South I Street from 1st Street to 2nd Street.
12. Replace 2" main on Western Place.

Sanitary Sewer

1. Replace 6" main on North F Street from the end to 6th Street.
2. Replace 6" main on North F Street from 6th Street to 5th Street.
3. Replace 6" main on North H Street from 5th Street to 6th Street.
4. Replace 6" main in the alley between South I and J Streets north from South 7th.
5. Replace 6" main in the alley between North 1st and 2nd Streets to North F Street.
6. Replace 6" main on North H Street from 6th Street to 7th Street.
7. Replace 6" main on Linda Lane.
8. Replace 6" main on South I Street from 6th Street to 7th Street.
9. Replace 6" main on South E Street from 2nd Street to 3rd Street.
10. Replace 6" main in the alley between North E and F Streets and between North 1st and 2nd Street.

In addition to improvements to the existing systems, projects were also identified to extend facilities into the Urban Growth Boundary. These projects are referred to as facility extension projects and are listed below. The plan provides for expansion of Town facilities and services into the Urban Growth Boundary to be concurrent with development approval through annexation and public service provisions. A compilation of lands available for development is broken down into zoning districts. Cost estimates are provided for the projects expanding facilities into these areas.

Water and sewer extensions to the proposed Oregon Department of Corrections Work Camp site to the north are a large portion of the facilities extension which will provide access to Town water and sewer in the northern portion of the Urban Growth Boundary. Maps and descriptions of these projects are discussed on pages 20-34 and in Appendix D of the Public Facilities Plan.

FACILITY EXTENSION PROJECTS

Water Distribution

1. Extend 8" water mains into the areas south of South 9th Street off the existing 16" water line that runs along South 9th Street.
2. Extend 16" water main from the intersection of North S and North 2nd Streets along Roberta Avenue to and along Dusenbury Logging Road to the northwest corner of the Urban Growth Boundary.
3. Install duplex pump station off of Lake County Road 2-18 at the intersection of Dusenbury Road.
4. Install 12" water main along Lake County Road 2-18 from the before mentioned pump station to the proposed Department of Corrections prison site.
5. Extend 10" water main along North J Street then down Lake County Road 2-18B to intersect the before mentioned 16" main on Roberta Avenue.
6. Extend 10" water main from the intersection of North J Street and Lake County Road 2-18B along Highway 395 to the southeast corner of Area #12 and tie into the Suburban Water District's existing 6" water line.
7. Install 10" water main from the existing 16" line at the intersection of South 3rd and North S Streets along South 3rd to Roberta Avenue and along Roberta to the existing 8" line at North 2nd Street.
8. Install 6" water main down T Street from the before mentioned new 10" line on South 3rd Street.
9. Extend existing 6" Suburban Water District line down County Road 2-18A to intersect with the 16" line installed in Phase II at the intersection of Dusenbury Road and 2-18A.
10. Install 8" water main from the 16" line at the intersection of Roberta and Missouri Avenues down Missouri to the west edge of Area #3.

Sanitary Sewer

1. Install 6" sewer main along P Street from South 3rd Street to South 9th Street.
2. Install 10" sewer line from the intersection of Roberta Avenue and Highway 140 along Roberta, Dusenbury Road, and Lake County Road 2-18 to the proposed Department of Corrections prison site.
3. Install sewage lift station at the intersection of Roberta Avenue and Highway 140.
4. Install 6" force main from the before mentioned lift station along Roberta Avenue to the treatment ponds.
5. Install 8" sewer line from the intersection of Lake County Road 2-18B and North J Street along the county road to intersect the before mentioned 10" line along Roberta Avenue.

6. Extend 8" sewer line from the intersection of North J Street and Lake County Road 2-18B along Highway 395 to the North end of Area #6.
7. Install 8" sewer line from the intersection of Roberta and North 2nd Street along North 2nd then down South 3rd Street to the lift station on the corner of South 3rd and North S Streets.
8. Install 6" sewer main down T Street from the before mentioned new 8" line on South 3rd Street.
9. Install 8" sewer main from the 10" line at the intersection of Roberta and Missouri Avenues down Missouri to the west edge of Area #3.
10. Install 8" sewer line, from the 10" line installed in Phase II, south of Area #2 and install 6" lines north and east to serve Area #2 and existing development south of Area #2.
11. Install 8" sewer line, from the 10" line installed in Phase II, south of area #12 and install a 6" line north into Area #12.
12. Install 10" sewer line, again from the 10" line installed in Phase II, from the intersection at Dusenbury Road through Areas #2 and #4 to the northern edge of the Urban Growth Boundary.
13. Install 10" sewer line from the 10" sewer line installed during this phase through Area #4 across Highway 395 and network throughout Area #11.

Storm Sewer

1. Install 12" storm sewer mains along the east side of O, P, Q, and R Streets connected to 8" storm laterals with catch basins at six locations on each street.
2. Install 24" storm sewer main along North 2nd Street from O to R Streets.
3. Install 30" storm sewer main from the corner of R and North 2nd Streets, west to the existing ditch on the east side of South S Street where it will then flow to Bullard Creek.

Funding mechanisms are available for these projects in the form of rural utilities services, general obligation bonds, revenue bonds, and local improvement districts. Also organizations such as the Oregon Economic Development Department and the Economic Development Administration can provide assistance through grants and low interest loans. Examples of possible funding mechanisms and a brief description of each are located on page 31 of the Public Facilities Plan. In general, existing facility improvements are funded by revenues from water and sewer services and a large portion of the facility extensions will be funded by the developer.

In conclusion the Town of Lakeview has an adequate facility system to support predicted future growth. System maintenance and implementation of improvement projects should insure suitable capacity of the existing system. There is more than adequate land available for projected development. Extension of Town facilities into buildable lands is imperative to attracting future developers into the area.

Solid Waste

The Lake County, Oregon Municipal Solid Waste Landfill is located approximately five miles north of Lakeview, Oregon. This facility falls under the purview of Oregon Administrative Rules

(OAR) Chapter 340, Division 40. Solid Waste (SW) Permit 412 was issued October 1997 for operation of the landfill and expires September 30, 2007.

The current landfill has been in operation since May 1993. It replaces a previous landfill located in the same general area that was closed in 1993. To date, the facility has utilized a single waste cell. Permit 412 allows disposal within the existing footprint of this cell.

A total of 4,456 tons of waste was collected and placed in the landfill in 2000. At this rate of tonnage it should last several more years. Tippage fees are still around $70.00 per ton and the operator has no plans to raise the fees at this time. In general, the public reception to the fees initiated July 1, 1998 has been good and the public is fairly well ingrained into the County's solid waste program.

A new dump station was built just northeast of the existing fill. Waste is presently unloaded from all vehicles that enter the landfill into a transfer at the new dump station. The contractor then transfers the waste from the bin to the landfill where it is placed and covered immediately. Currently, waste is being placed over the existing footprint of the previously filled cell on the west side of the landfill area. Scales were added this year for commercial vehicles. Fencing has been installed, in a zig-zag pattern immediately around the landfill pit, to keep debris from being blown off-site. Berms were constructed in 1999 to contain the waste and the cell between the berms is filled from north to south within the landfill footprint. Additional ditches and culverts were placed above the waste area and more grading was done to improve drainage.

Transportation System

The Town of Lakeview Transportation System Plan (TSP), adopted in July of 2001, is a 20-year transportation improvement plan for the Town of Lakeview. The TSP presents coordinated improvements to the Town's sidewalks, streets, and multi-modal transportation system. This plan was completed to implement the Oregon Transportation Planning Rule and involved citizen participation in advisory committee meetings, engineering and planning studies, and public participation in open houses and meetings. The TSP is adopted by reference by the Town of Lakeview Comprehensive Plan and is also implemented through the Town's development code.

The TSP establishes projects to be completed along a timeline until the year 2020. The two highest priority projects for the street system include establishing a standard means for placing stop and yield signs at the Town's intersections and constructing sidewalks on the west side of US 395 from North 4th Street to North 9th Street. Also part of this project is adding curb extensions to 6th Street and 5th Street on US 395. The two highest priority pedestrian system improvement projects include adding new sidewalk segments and ADA-compliant curbs near significant pedestrian trip generators and adding new sidewalk segments and ADA-compliant curbs to create pedestrian corridors. Adding bicycle parking in the downtown area is the highest priority project for the bicycle system. The total cost of these and other recommended projects is expected to be $2.2 million for the Town of Lakeview and $1.9 million for Lake County.

HISTORICAL INVENTORY

The area's history spans several thousand years. The records, sites and objects of the past are a day-to-day reminder of our heritage. They reflect the people who were a part of events past and lend an understanding of how the area was settled and developed.

The "historical" period of the Lakeview area is that period for which there is a written record of events. In many cases, the physical structures or objects still remain. While the written history of the area does not span many years compared to the Eastern United Sates, it is rich in lore and record, and reflects a part of the total history of the West.

The 1980 Plan set forth a listing of historical sites as identified from the Statewide Inventory of Historic Sites and Buildings for Lake County as prepared by the State Historic Preservation Office (SHPO). It was specifically noted that said inventory was not a comprehensive inventory, and that the County Historical Society had identified as one of its major projects an historical inventory of the Town. Such an inventory was approved for funding during the 1988-89 historic inventory grant period by SHPO. Upon completion, those sites and resources identified and designated as Historic Resources shall be added as an Appendix hereto and shall become a part of the Town's overall Plan. Designated resources shall also be subject to the Historic Resource subsection of the applicable Significant Resource Combining Zone which has been adopted as a part of the recently amended Town Zoning Ordinance. A similar provision is set forth in the County Zoning Ordinance and will be applicable to those resources within the UGB but outside the incorporated limits of the Town.

Archeological sites. While there are no known sites in Lakeview, the general area of the Town, which is located near the mouths of Deadman and Bullard Canyons in the Goose Lake Valley, is reportedly on the site of a Northern Paiute encampment. Numerous artifacts have been found in gardens, sewer excavations, gravel pits, etc., around Town. The Goose Lake Valley is known to have been occupied by man for several thousand years.

URBANIZATION - URBAN GROWTH BOUNDARY

The foregoing elements of the Plan, including Housing and Economics, have indicated a need for additional lands outside the incorporated limits of the Town of Lakeview. One of the Statewide Planning Goals, Goal 14, deals with this concept. It requires the Town, in conjunction with Lake County, to develop an Urban Growth Boundary (UGB) around the Town of Lakeview. The intent of the boundary is to provide sufficient land areas for development to occur which will require urban services; i.e. sewer and water, police and fire protection, etc.

The concept of an Urban Growth Boundary is to provide protection of agricultural land from encroachment by urban land uses, to provide for an orderly and efficient transition from rural to urban uses, and to identify and separate urbanizable land from rural land. Land within the UGB shall be considered available over time for urban uses.

Urban Growth Boundary Background

The Town of Lakeview first submitted its Comprehensive Plan to LCDC for Acknowledgement in July of 1980. The UGB, as designated by the Plan at that time, contained nine square miles or 5,760 acres. After review by LCDC, it was determined that the boundary was too large and the Plan was returned for necessary revisions.

The subsequent resubmittal to LCDC in September of 1981 corrected many of the deficiencies and the UGB was reduced by approximately 2,200 acres. Most of that reduction was on the east side of Town in the area known as Warner Mountains, an area in which the terrain and slopes are too steep to provide any means of intensive development. The Town, in its response, reduced the UGB by deleting this area, an area of almost three square miles.

In the review of the resubmitted Plan, it was determined by LCDC staff that the UGB was still slightly too large in certain areas. Most of those areas were again on the east side of Town in the steep terrain of the Warner Mountains. In the final revision additional areas totalling approximately 180 acres were removed from the UGB leaving a balance of 2,517.84 acres, or a reduction from the original submittal of 3,243 acres or 56.3%. That is the amount of land that was "acknowledged" and is the current amount of land within the UGB for the Town of Lakeview.

Land Use Planning Designations

The following table represents the acreages of land within the UGB by land use designation.

Table 8
PLAN DESIGNATION BY ACREAGE

Plan Designation	Acres
Residential Lands	630.85
Commercial Lands	410.29
Industrial Lands	896.74
Public lands	579.96
TOTAL:	2,517.84

Urban Growth Boundary Analysis

In order to adequately describe the UGB area, it is necessary to review the existing development patterns of the area, the anticipated needs of the area, and the actual land uses within the UGB. A review of the Plan Map indicates that the Town of Lakeview sits at the foothills of Warner Mountains and, although a part of the incorporated Town limits encompass the foothills thereof, no development has occurred there due to extremely difficult terrain. Most of the development

has occurred in the broad, flat plain below the mountain.

Existing development extends into the area. Of primary concern are the three square miles immediately west and northwest of the existing Town limits within Sections 4, 9 and 16 of Township 39 South, Range 20 East. A review of the County Assessor's maps for this area indicates a majority of the sections were platted in the 1920's by the Oregon Valley Land Company (OVL). The OVL activities resulted in a total of 11,992 lots being created in 1909 from 299,820 acres. In addition, 11,992 town lots, approximately 25' x 125' in size, were created. The actual sales resulted in acquisition and division of Heryford Land and Cattle Company property totaling an additional 40,000 acres. OVL parcelization in the area generally encompasses the West ½ of Section 9, all of Section 16 (excluding the E1/2NE1/4), the west 2/3's of Section 22, and all of Section 21 (not included in the UGB as much of the land had been aggregated, was in agricultural use and had a minimal amount of development). While the subdivision is not fully developed, the ownerships were sold in small tax lots in such a manner that the land is difficult, if not impossible, to recombine into a single ownership. Large tracts of industrially designated lands are principally developed with the wood products industry and related activities.

In addition to the parcelization and existing development, a study of the soils within this area indicated it is unsuited for agricultural purposes. Varying levels of alkali content, hardpan and clay material conditions preclude any feasible commercial agricultural development (1977 USDA SCS Soils Study).

Residential Land Requirements

As indicated in the Housing Element, there are approximately 380 dwelling units presently existing in the urban growth area outside the Town limits. The density ranges from 1.4 units per acre to 4 units per acre. The average residential density is 1.9 dwelling units per acre. With 380 dwelling units, it can be determined that approximately 200 net acres, or approximately 285 gross acres (including streets & other services/utilities), of committed residential development are within the UGB on residentially designated lands. As noted hereinbefore, there are 630.75 gross acres of residentially designated land within the UGB. Subtracting the existing development (285 acres) leaves approximately 345 gross acres to be developed in the UGB. Review of the trends in street requirements for the Town of Lakeview indicates a factor of 32% of the developed land consists of streets, alleys and other utility/service rights-of-ways. Therefore, 32% of 345 is 110 acres, leaving a total of 235 net acres for residential development.

It has been shown in the Housing section that the actual projected need is for 130+ acres of residential land. The additional acreage was designated (and remains valid) to respond to the following factors and assumptions.

1. The location of the residential lands are situated within the UGB in such a manner, that to exclude them would, in effect, create islands of conflicting uses within the urban area.
2. The soils of this area, as indicated in the 1977 Soils Study, makes these lands generally

unsuitable for agricultural activities.

3. The high groundwater table within the residential lands mandates that not all of the designated lands can be developed.
4. The Suburban Lakeview Sanitary Sewer District provides service to much of the residential lands within the UGB, and the Town has no direct control over facilities development occuring in this District.

The Plan designates two residential zones for the UGB area - a single family residential zone, R-1, and an Alternative housing zone, R-2 (R-3 in County Zoning). The main residential lands in the UGB are designated R-2. The R-1 Zone is the more restrictive of the two residential zones and is intended primarily as a single family residential zone with site built dwellings the preferred housing type. In the R-2 category, site built homes and certain types of mobile homes are permitted outright, as are certain multi-family dwelling units; The applicable County Zone is R-3, and has been amended to correlate with the comparable R-2 Town Zoning. The Plan designation will be carried over when annexation occurs and the land will remain R-2 when annexed to the Town.

Commercial Lands

The Economic Element of the Plan notes that within the UGB there are 156.5 acres of land currently developed as Commercial. The Plan Map designates a total area of 410 acres for commercial activity. The developed lands are scattered along the major transportation corridors on the north, south and west sides of the Town. The 156.5 acres is a net total derived by determining the actual acreage committed to commercial development. There is no potential for in-fill within this acreage. The remaining land designated for commercial use within the UGB, 253.5 acres, will meet the needs of the Town as projected in the Economic Element.

Industrial Lands

There is a total of 896.74 acres designated as industrial lands within the UGB. As shown in the Economic Element, 335.5+ acres are presently developed and a total of 424 additional acres are shown to be needed. This totals 760 acres. A review of the industrially designated lands shows that Goose Lake Lumber Company (previously Precision Pine) owns in excess of 225 acres to be used for future needs of the company. In addition, the County has an Industrial Park of 61 acres with water, sewer and road improvements completed thereto. This accounts for the slight excess of industrial lands.

Public Lands

The Plan designates a total of 629.96 acres of land as Public. This includes publicly owned lands such as the County Fairgrounds, the Town's sewage lagoon site, and the County Road Department installations.

Urban Growth Boundary Findings

Under State Statutes and the statewide planning goals, both the Town and County governing bodies must make certain findings with regard to the establishment of the UGB. Relative thereto, the Town of Lakeview and Lake County have determined that the following findings of fact apply to the establishment of the UGB for the Town of Lakeview:

1. The UGB has been established in accord with the demonstrated need to accommodate a long range population growth requirement to the year 2008, which is consistent with the LCDC goals. The requirements for residential, commercial and industrial lands have been indicated in various elements of the Plan. Relative thereto, the Plan designate the following acreages:

    a. Residential - 630.85 acres.
    b. Commercial - 410.29 acres.
    c. Industrial - 896.74 acres.
    d. Public - 629.96 acres.

2. The 2,517 acres have been shown to be needed to provide adequate land for housing and employment opportunities and continue the livability in the Lakeview area. The acreage requirements have been addressed in previous elements and need not be repeated herein.

3. The UGB has been established with the consideration of the orderly and economic provision of public facilities and services. The Town already provides water service to the majority of the development within the UGB, and provides sewer treatment service to both the Town and the suburban sanitary sewer district which subsequently provides such service to much of the developed residential areas within the UGB. The Town does not have control over the special sewer district (it is autonomous), although the district does utilize the Town's sewage treatment facilities.

4. The UGB has been established to insure maximum efficiency of land uses within and on the fringe of the existing urban area in that the boundary has been drawn around those lands which have been irrevocably committed to urban development, either through existing development or through prior platting via the OVL operations in the early 1900's. This includes development at the outer edges of the UGB which will require sewer service.

5. The UGB has been established with due consideration of the environmental, energy, economic and social consequences. The boundary provides enough land area for projected land needs for the Town of Lakeview for the identified planning period through the year 2008. The Town, as shown by the various elements of the Plan, has the capability to provide necessary environmental and energy services to the UGB area. As considerable development has occurred, as has been shown in various elements of the Plan, within the UGB area already, continued development within the boundary will enhance economic stability of the Town and provide for and strengthen the social fabric of the community.

The following analysis, Urban Growth Boundary Description, together with the applicable map, deals with each segment of the UGB.

6. Onsite analysis of the soils within the UGB indicate a clear line of demarcation separating easily identified urban land uses from rural and agricultural uses. The soils within the three sections of land which are the primary urban land areas of the UGB clearly have too much alkaline content to be protected agriculturally.

7. The surrounding agricultural uses outside the UGB will not be impeded by urban land development within the boundary. Such development will be compatible with adjacent agricultural uses. Adjacent agricultural uses include pasture land for cattle and the growing of alfalfa. Neither of these operations are impacted by or provide impacts to adjacent urban uses.

Urban Growth Boundary Description

Segment A. Segment A is that portion of the north boundary west of State Highway 395. The boundary coincides with County Road 2-18A and a section line. It provides a clear separation between existing commercial uses (Hunters Lodge complex composed of restaurant, bar, hot springs, motel, RV park, convenience store, recreational facilities and museum; and radio station) adjacent to the south and agricultural uses adjacent to the north. The geothermal resource for industrial use designated in the County's Overall Economic Development Plan is recognized in the boundary location.

Segment B. Segment B is that portion of the north boundary east of State Highway 395. The boundary coincides with County Road 2-18A and a section line. It provides a clear separation between existing higher density residential uses (developed smaller lot - 100' x 150', subdivision) adjacent to the south and the lower density rural residential uses adjacent to the north and east of the highway.

Segment C. The first portion of Segment C follows the east section line of Section 4 which coincides with property lines of an existing residential area. The boundary generally follows the contour of the Warner Mountains which extends the full length of the eastern side of the Town, including Segments D, E and F. Slopes to the east are generally 20-29% in this area. The remaining portion of Segment C follows ownership lines to exclude land of Class III soils under agricultural production held in a single ownership.

Segment D. Segment D follows the contour of the Warner Mountains and encompasses existing commercial and residential uses. The slopes to the east are mostly 20-29% along this portion of the boundary.

Segment E. Segment E is that portion of the boundary following the existing Town limits. Slopes to the east are mostly 30+% along this portion of the boundary. The area within the boundary is non-resource lands with an SCS soils capability rating of Class VII. The area is

zoned for residential use and, while the potential for development is limited, it is estimated that 15 dwelling units could be placed on these land under proper design.

Segment F. Segment F, as in Segment C, follows the quarter section line with slopes to the east mostly 30+%. The boundary encompasses the County's quarry site and existing commercial, industrial and residential uses.

Segment G. Segment G is the south boundary of the urban growth area and coincides with County Road 1-14, a section line and the south boundary of the Lakeview Area Industrial Site Master Plan. The Industrial Site is improved, including sewer and water lines, fill and road construction. It also encompasses the OVL parcelization.

Segment H. Segment H coincides with the west boundary of the Lakeview Area Industrial Site Master Plan. It provides a clear separation between the Railroad right-of-way and the County-owned industrial park adjacent to the east, and cropland-agricultural uses adjacent to the west. It also encompasses OVL parcelization. Adjacent to the east, soils are primarily Class V. More significant is the alkali conditions of the soils in locations within this area.

Segment I. Segment I coincides with South 9th Street and a section line. The boundary provides a clear separation between existing and future Town sewage disposal facilities adjacent to the north and the same agricultural uses described in Segment H adjacent to the south. Adjacent to the north is mostly County owned property, identified as a potential industrial area in the County's OEDP. The boundary also encompasses OVL parcelization.

Segment J. Segment J coincides with a section line, specifically, and the East Fork of Thomas Creek, generally. The boundary provides a separation between OVL parcelization, existing commercial zoning, a potential industrial area recognized in the County's OEDP to the east, and agricultural uses to the west. Soils, while primarily SCS Class III with some Class II, IV and V, are generally unsuitable for cropland use due to high groundwater and occurences of alkali.

Segment K. Segment K coincides with the East Fork of Thomas Creek. The soils to the east are alkaline. Previous County action approved farm-related commercial uses to locate at this site and subsequently rezoned it commercial.

Segment L. Segment L coincides with State Highway 140 bringing the boundary east to the section line.

Segment M. Segment M coincides with a section line andd encompasses the OVL parcelization. Soils, while of SCS Class II and III, are generally unsuitable for cropland use due to high groundwater and occurences of alkali.

Segment N. Segment N coincides with a section line and joins County Road 2-18, the north boundary of the UGB area. The boundary encompasses existing industrial uses, Goose Lake Lumber's (formerly Precision Pine) industrial site recognized in the County's OEDP and the State

Economic Development Department's statewide inventory of industrial sites, industrial zoning and potential geothermal industrial uses. This area is unique in providing potential geothermal resource use in conjunction with industrial uses. Soils, while being SCS Class II and III, are highly alkaline in this area.

[See also Town of Lakeview Buildable Lands Inventory and Needs Analysis. 1999]

APPENDIX A

RECONNAISSANCE GEOLOGY REPORT ON THE HILLS EAST OF LAKEVIEW

by Dennis Simontacchi, November, 1977

I. Introduction

A. Location and Size of Area

This report covers approximately 1800 acres located in the foothills east of the City of Lakeview, Oregon. The subject land is described as follows:

T39S, R20E, W.M., Lake County, Oregon

A portion of Sections 2, 3, 10, 11, 14 and 15

B. Purpose

The purpose of this investigation is to determine the feasibility of residential development on the foothills (benches) adjacent to the east side of the city of Lakeview, Oregon.

C. Method of Investigation

Because of other commitments, only one day was available for field work.

The area was traversed by vehicle and on foot. No attempt was made to map the area because of the limited time. However, spot checking of a published geologic map covering this area (Walker, 1963) was accomplished.

Also, several outcrops, road-cuts, and other excavations were examined to get an idea of slope stability in the area.

II. Summary and Conclusion

Based upon the limited field investigation, it appears that potentially hazardous geological conditions may exist with respect to residential development in the subject area.

The intersection of joint sets with each other and with the bedding planes of the tuffaceous sedimentary rocks may form detached blocks of varying size. Excavation on any of the steep slopes in the area could induce failure of these blocks resulting in landslides and other slope stability problems.

Intense precipitation, overloading of slopes by spoil, and earthquakes could trigger slope failure. The potential hazard is compounded by the occurrence of high plasticity clays that are present in the soil and as coatings on some of the joint and bedding surfaces.

If road construction is not well planned, erosion will be a major problem. This is evident along the many roads and trails that traverse the subject area. It is especially apparent on the off-road vehicle trails on the slopes between Hammersley and Bullard

Canyons.

Another factor that should be considered is flash-flooding. The several intermittent drainages, and Bullard Creek, are potential flash-flood channels. Any roads, houses, pipelines, pump stations, and transmission lines would be jeopardized if improperly located.

III. Recommendations

As a result of this reconnaissance, I recommend that a thorough geologic investigation of the hills east of the town of Lakeview be performed before any development occurs.

IV. Geography

The subject land lies near the bottom of the western slope of the northern Warner Mountains, adjacent to the city of Lakeview. Elevations range from 4800 feet to 5400 feet above sea level.

The area is dissected by numerous intermittent drainages that flow west into Goose Lake Valley. The only perennial drainage is Bullard Creek.

The average annual precipitation ranges from 12 to 16 inches, while the average annual temperature ranges from about 40 to 50° F.

Vegetation is predominantly grasses and sagebrush with scattered juniper.

V. Geology

A. Regional

The subject area lies within the northwestern portion of the Basin and Range province, and is characterized by north-trending fault block basins bounded by high mountain ranges (tilted fault blocks).

B. Local

The city of Lakeview lies on, and adjacent to, a north-trending fault that separates Goose Lake Valley (downthrown block) from the Warner Mountains (upthrown block).

Goose Lake Valley is a structural basin filled with unconsolidated lacustrine and fluviatile deposits of silt, sand, and gravel.

The rocks in the hills east of Lakeview are predominantly tuffaceous sandstones and siltstones. Altered basalt flows and dikes are scattered throughout the area.

The rocks are generally covered by 10 to 40 inches of soil characterized by "fat" or high-plasticity clays. The rocks can be seen in many excavations and road-cuts, and in outcrops throughout the area.

The tuffaceous sandstones and siltstones strike N15-30°E and dip 15-25°SE. Where exposed in road-cuts and excavations, the bedding is closely spaced, open, and usually affected by creep.

Several joint sets were observed in the tuffaceous unit. Some of the more prominent sets noted are listed below:

Strike	Dip	Spacing
N40-60°W	55-75°SW	4-9"
N25-45°E	65-80°NW	8-24"
N60-70°E	25-35°NW	2-15"
N15-25°W	65-75°SW	2-6"

Some of the joint surfaces are thinly coated with slick clay, while some are thinly coated with quartz or calcite.

The altered basalt flows and dikes are generally massive, and more dense than the tuffaceous units. One dike observed in Bollard Canyon has intensely weathered, sheared contacts.

VI. Seismic History

The history of seismic release in Oregon is incomplete. More data is needed to be able to predict the size, number, and distribution of future earthquakes.

It is known, however, that Lake County is tectonically active. This is evident by not only the numerous hot springs that emanate from fault zones, but also by the occurrence of several earthquakes in the county this century.

Paisley was the epicenter for a series of earthquakes that occurred in 1906. Lakeview was the epicenter for earthquakes that occurred in 1923 and 1925 (Berg, 1963), and Adel was the epicenter for a series of earthquakes that occurred in 1968.

Based upon this brief history of seismic release, it appears that the possibility of future earthquakes occurring in this area exists.

APPENDIX B
EXCERPTS FROM THE LAKE COUNTY EXAMINER, LAKEVIEW OREGON, CENTENNIAL SECTION, SUNDAY, JULY 4, 1976

Each fall, when the Lake County Sheriff's Department mails property tax statements, more than half of the 7,000 letters go outside the county...in fact, go to hundreds of places in this nation and Canada. They go to the holders of "OVL" deeds to the Lake County property who have been paying annually the $2.29 or $5.68 taxes, as their fathers, grandfathers or uncles did before them.

"OVL" relates to the Oregon Valley Land Company which, in September, 1909, held a mammoth auction at Lakeview in which some 340,000 acres of this county's valley floor, sidehill and rimrock country was sold to about 14,000 purchasers all over the nation.

Those 14,000 parcels of land ranged from 10 acres to a thousand, and each purchaser also received the deed to a "town lot" at Lakeview...making in all 28,000 parcels.

Actually, it all started long before 1908-09, albeit those were the exciting years of the parcelling, the selling of "shares", and the auction itself. When the Oregon Central Military Wagon Road was authorized by Congress in 1864, no one realized what that episode would do for (or to) Lake County in and after 1908. Before we can understand the OVL transactions, we must first know about the "military wagon roads".

The first and largest of the Oregon wagon roads, and the one with which our story is concerned, was the OCM. A principal promoter was B.J. Pengra of Eugene City who proposed a route from that point by way of Willamette Pass and Goose Lake Valley to the Nevada line. He and other Eugene backers planned an extension, then, to Lassen Meadows, Nev., to connect with the Central Pacific Railroad, and they anticipated construction of an Oregon Branch Pacific Railroad to Eugene City by this route.

That route to the Nevada line was proposed in a bill which Benjamin F. Harding of Oregon introduced in Congress in December, 1863. But before passage on July 2, 1864, the terminus was changed from the Nevada line to the eastern boundary of Oregon. The land grant was for alternate odd-numbered sections in a band three sections wide on each side of the wagon road, and the eventual total of land patented to the builders was 875,196 acres.

PERFUNCTORY CONSTRUCTION

The road builders claimed to have spent $125,000 building the road, and a government investigator later estimated $24,000. According to reports, a fair wagon road extended from Eugene to the Cascade summit. From there across the Klamath Indian reservation, through Goose Lake Valley, and east, construction was perfunctory. One account related that across the north end of Goose Lake, a trail was slashed through the tules with knives, and for years the road leading into Lakeview at Fourth Street North was called...and is still called by some...The Slash.

The company of Eugene men was allowed five years to build this road, and this was the only one

of the five which required a time extension. They were to have completed in 1869, but got an extension to July 2, 1872.

In 1876, the grant was sold to Pacific Land Company for $125,000. It later came into possession of the California & Oregon Land Company, an affiliate of the Booth-Kelly Lumber Company, which held the land until 1906 when the 500,000 acres east of the Cascades were sold to the Hunter Land Company of Minneapolis for an amount reported to have been $700,000.

The Hunter company sold to Martin & Borders of Kansas City the 300,000 acres of this land grant in Lake County. The latter formed the Oregon Valley Land Company and this brings the story back to the OVL land auction of 1908-09.

OREGON VALLEY LAND COMPANY

The Examiner of April 9, 1908, carried the first announcement about the OVL and its plan for the Oregon Central lands. The people learned from that Page 1 story that the grant lands within Lake County had been acquired by a firm called Oregon Valley Land Company, a land promotion and development firm of Kansas City, Mo., which was owned by Martin & Borders. The OVL was headed by R.J. Martin as president.

The announcement said the property would be surveyed into 11,992 parcels of ten to 1,000 acres for farms and ranches, and with each parcel would go a town lot at Lakeview. The price would be $200 for each parcel, regardless of size, and of course the town lot was thrown in as part of each package. Payment could be made at $10 down and $10 per month.

Actually, the buyers would not get a deed to a stated parcel of the land when payment was complete; what they would get was a share in the company. The said share would entitle the holder to one parcel of the land, but the decision as to which parcel would be determined at a land auction to be held at Lakeview in 1909 after all of the 11,992 shares had been sold.

The Oregon Valley Land Company would get only the $200 per parcel paid for the shares. Some parcels would increase in price at the auction, but these additional amounts would not go to OVL; these amounts would go into a pool to be prorated back to all of the land buyers.

A WARM WELCOME

That first announcement in The Examiner received a warm welcome in this area, for two important reasons. Ranchers whose lands were near the grant lands liked the idea, because here was a chance to get title to lands they had been able to lease only on a year-to-year basis...yet the lands were intermingled with their own. (Remember, the grant lands were scattered, being the alternate odd-numbered sections in an area three miles wide on each side of the OCM wagon road.)

Other local people saw in the plan a huge population boom (11,992 parcels could mean 11,992 new families, but of course it did not) especially in the Goose Lake and Warner Valleys where the best farm lands lay. OVL was offering more than land; it was offering irrigated land in the case of

many parcels, for the announced plan included construction of dams on Drews and Cottonwood Creeks, with canal systems to put thousands of Goose Lake Valley acres under irrigation. The acre figure used was 75,000 and this meant prosperous farms and orchards, row crops, pastures, hay fields, dairy herds.

Many Lakeview citizens believed fervently that, with water on the land, this Lake County frontier would become the hub of western agricultural prosperity. And there was something else big in the wind, during those days...Billy Hill and James Harriman, the railroad magnates, were breaking their necks to beat each other into Lake County with their railroads. ("You can bet those guys know something!")

THE ORIGINAL PARCELS

The April 9, 1908 Examiner stated the number and size of the parcels:

6 farms of 1,000 acres each,
12 farms of 640 acres each,
400 farms of 160 acres each,
500 farms of 80 acres each,
1,020 farms of 40 acres each,
4,080 farms of 20 acres each,
5,974 farms of 10 acres each.

Totals: 11,992 parcels; 299,820 acres. The remaining 180 acres would be divided into the 11,992 town lots, one lot to accompany each farm parcel.

OVERSHOT THE MARK

Early in 1909, also, Martin discovered that his enthusiastic salesmen had overshot the mark of selling 11,992 parcels of OVL land. In fact, they had some 14,000 signatures on the dotted line to pay the $200 per share. Everyone who bought a share had a piece of land coming, said Martin...and he bought the 40,000 acre Heryford Land and Cattle Company property and surveyed this into the additional parcels needed.

OVL had to get the buyers to Lakeview for the auction, too. Rails' end was at Alturas, with a wagon road to Lakeview. The road from Alturas to the south end of Goose Lake was improved by the OVL. A 300-foot pier was built into the lake and W.B. Shirley was brought from Kansas City to have charge of constructing a lake steamer, the 65-foot "Lakeview". At the north end of the lake an 800-foot pier was built into the shallow water to land the pilgrims from the boat. All of this was ready to bring the first boatload of land buyers to Lakeview on September 5, 1909, four days before the sale started.

It was voted that the auction would open at 7 a.m. on Friday morning, September 10, and continue until 11 p.m., with these hours prevailing daily except Sunday until all tracts were sold. Working in shifts, the three auctioneers knocked the tracts down to the buyers at a rate of two and three a minute.

But at that rate, the sale would take ten days, and many of the visitors were anxious to return home. On Wednesday, September 15, by unanimous vote, it was decided to hold all night session as well as all day, and by this means the final tract of the 14,000 was sold on Friday, September 17, 1909.