

PLANNING DOCUMENT NO. 1

TOWN OF LAKEVIEW
COMPREHENSIVE PLAN OF 1980
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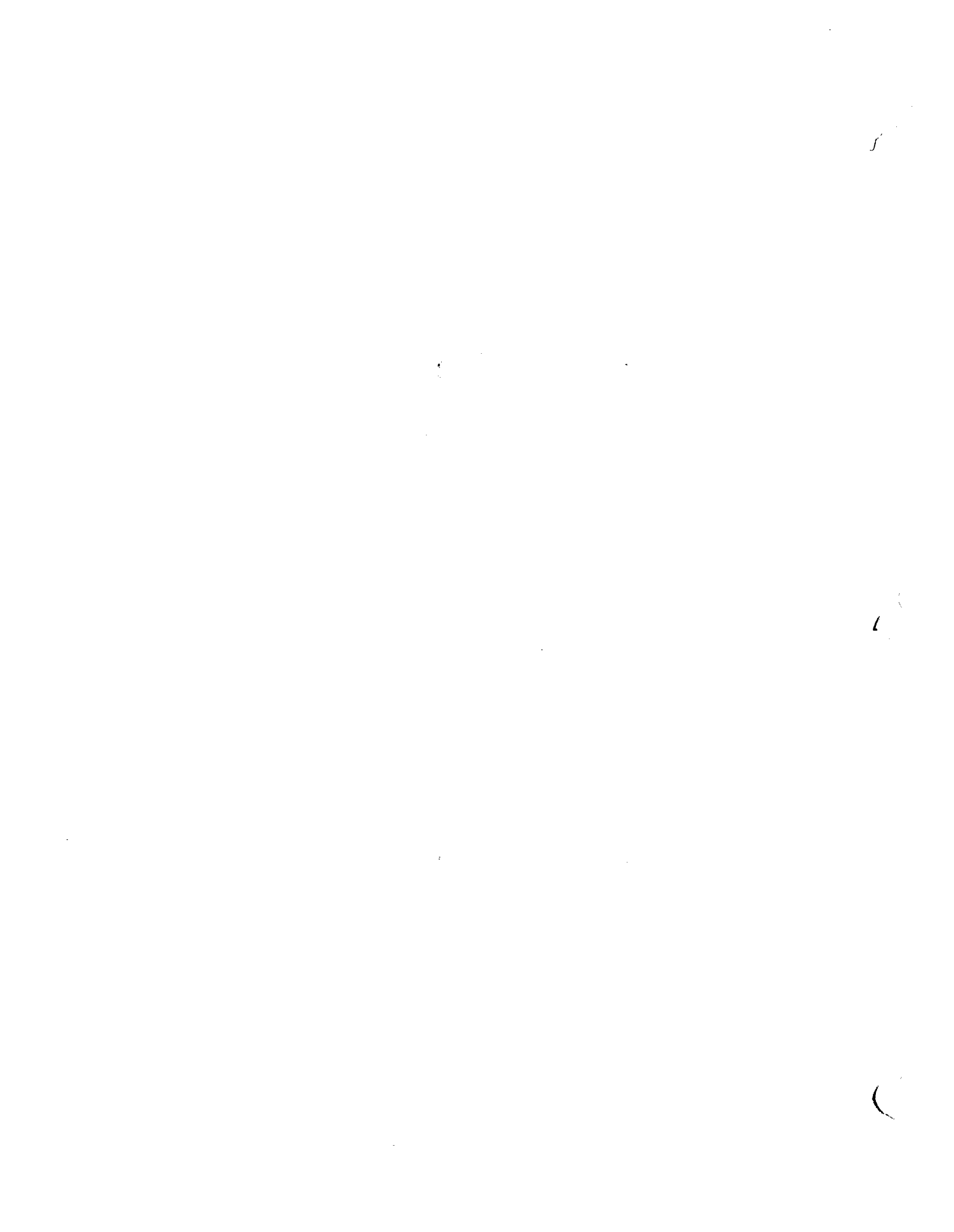
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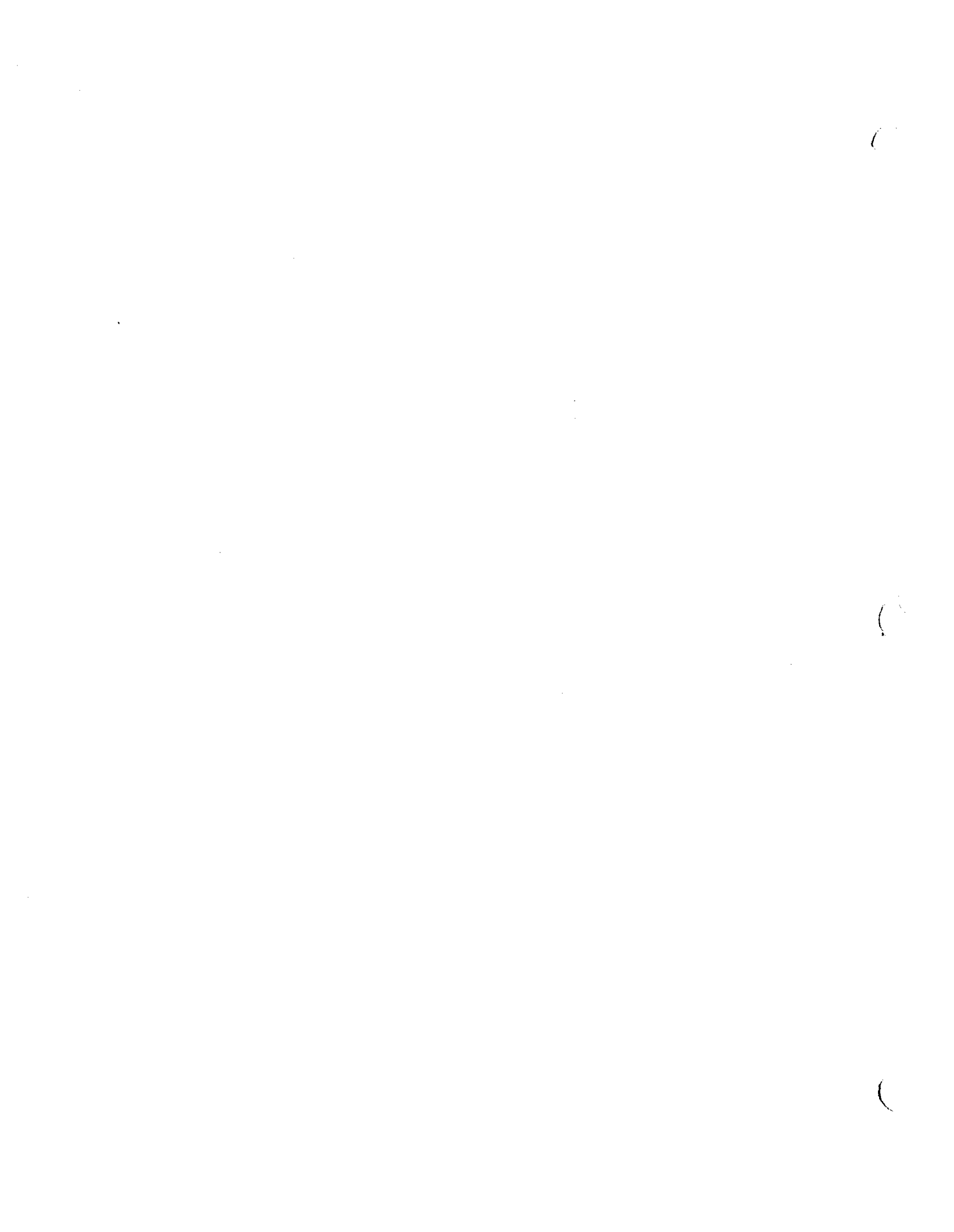
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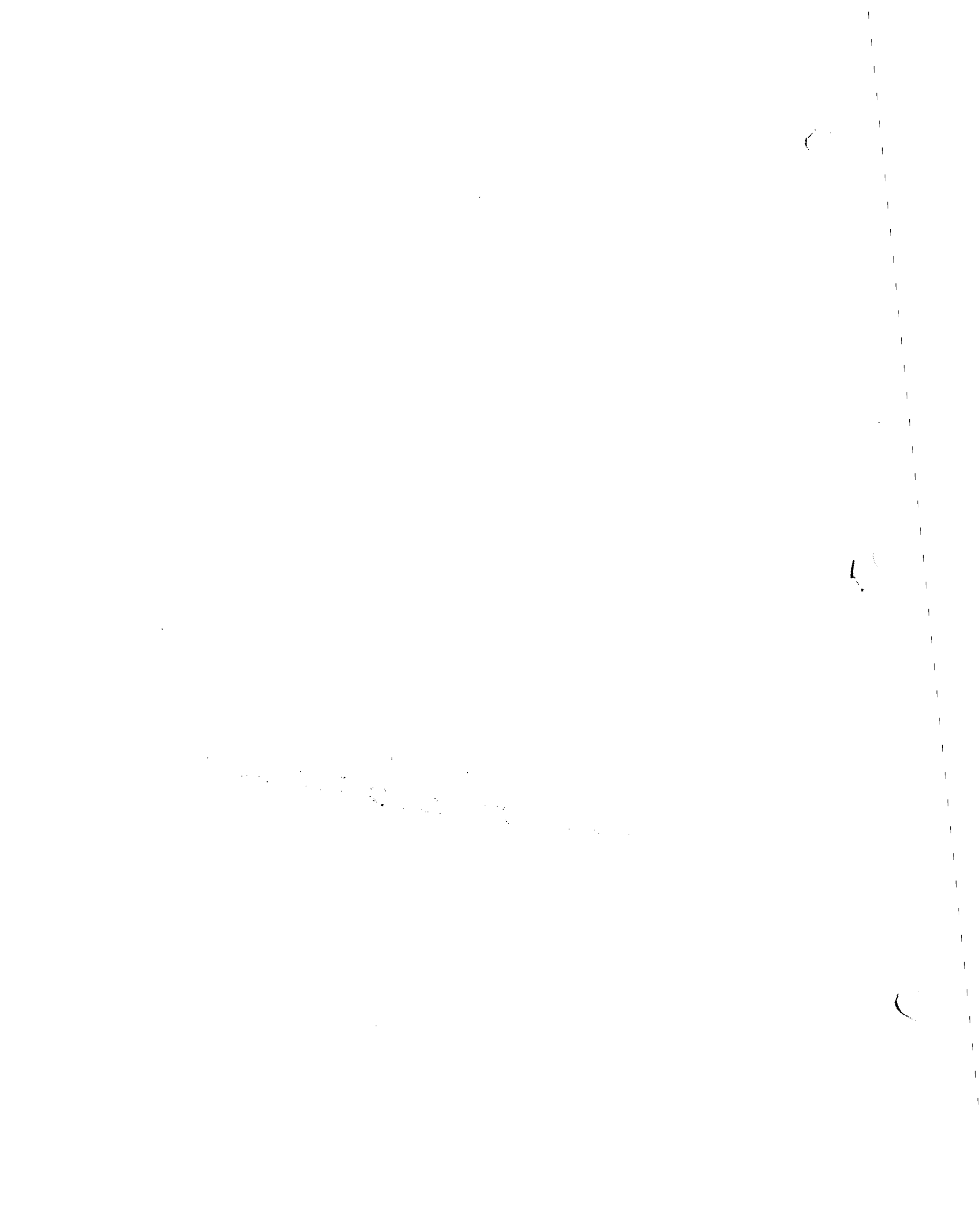
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- B - Excerpts from the Lake County Examiner, Lakeview, Oregon, Centennial Section, Sunday, July 4, 1976.
- C - Resolution No. 172, Urban Growth Boundary Management Agreement.
- D - Public Facilities Plan of 1987.
- E - Solid Waste Disposal Permit (DEQ) of Lakeview Disposal Site.
- F - The Oregon Economic Comeback for Lake County; Regional Strategy Plan.



INTRODUCTION

This introductory material has been included to provide citizen. 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 State-wide 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 by 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.

LAND USE PLAN CLASSIFICATION DESCRIPTION

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 and apartments. This classification is intended to provide alternative 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 generally radiate out from the Town center, and comprise about 60% of the developing part of the urban area.

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.

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 areas'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.

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. 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 Recorder and a second copy be available for public review.

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 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 inter-relationship between the two.
 - b. Testimony regarding the resource and the proposed development.
 - c. Design alternative and related information.
 - d. The need for a site plan review.

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. "The County Sale Barn is not considered a historic building because of its questionable qualifications due to insufficient age."
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. As a part of approved 1988 SHPO Historic Inventory Project Grant, the Town's Zoning Ordinance shall be amended to include provisions providing for the preservation of identified and designated Historic Resources.
4. That the historic and archeological 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 programs.
7. That the County pursue location of an alternative source of aggregate in order to phase out the Lakeview quarry.

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 area of the old ARCO plant will take into account possible hazards of the uranium tailings in that area.
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 Overall Economic Development Program projects and will utilize the County's OEDP as a guideline 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.
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.
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.

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 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

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.

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.
2. That ordinance revisions be made to better accommodate mobile homes, planned or cluster development and other innovative design techniques which might provide more flexibility and/or lower housing costs.

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

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 no services will be provided beyond the practical limitations of respective service systems.
5. That facility and service capabilities will be planned and constructed in accord with the UGB and that service improvements will not be extended outside the UGB, except as may be needed to provide service for possible geothermal industrial development as indicated on the Plan map north and south of the UGB.
6. That underground installation of utilities will be encouraged and that new utility improvements will be located in existing rights-of-way wherever possible.
7. That the Town will coordinate storm drainage improvements with the County, State and the Railroad, and make additional improvements as determined needed and affordable.
8. The Public Facilities Plan of 1987 for the Town of Lakeview as prepared by Darryl Anderson Engineering & Surveying is hereby adopted by reference as though set forth in full herein. Said document is set forth as Appendix "D" to the Plan.

C. Recommendations

1. That domestic water improvements be pursued to bring the system up to the desired levels as needs necessitate such improvements.
2. That the Town develop a policy of requiring annexation or obtaining an irrevocable consent to annex any new area being provided municipal service(s).
3. That school sites and facilities be used for public recreation purposes wherever possible.

4. That a sidewalk improvement program be initiated.

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. That subdivision and major partitioning activity will be approved only in those areas where roads meet minimum recommended standards and winter road maintenance can be provided for all-weather vehicular access.
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, as applicable, the Town's airport plan will become an element of the County Plan, and the Town will assist the County in the implementation thereof.
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(?) 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.

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.
4. That a detailed Lakeview Urban Area Street Plan (i.e. a Transportation Plan) be prepared in cooperation with the County at such time as funds are available for such a project.

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) will be used as a guideline to plan services and consider suitability of annexations.
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 of 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 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 additional growth will be encouraged by developing vacant areas within the Town before annexing additional lands.
 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

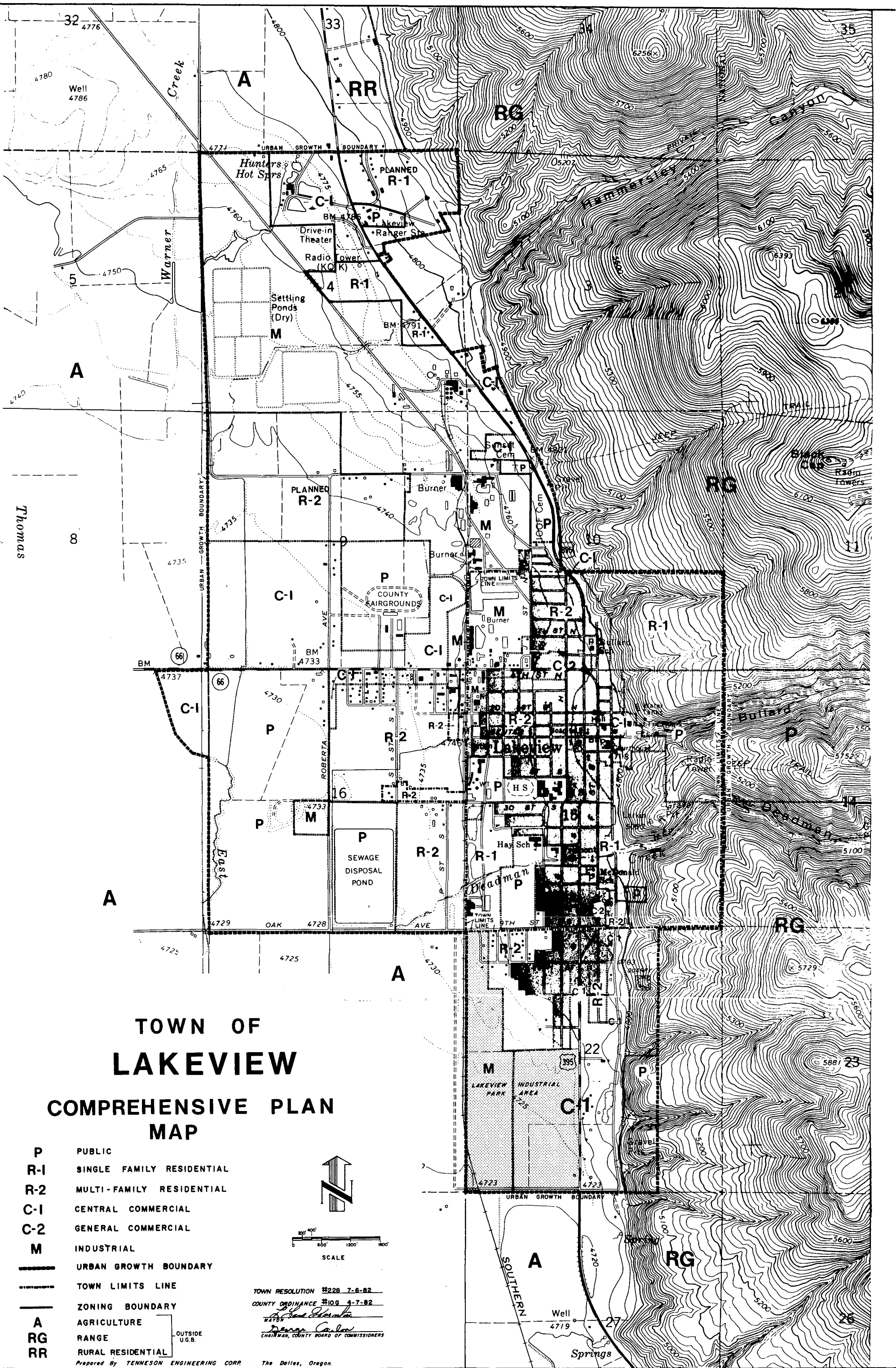
1. That no land outside of the UGB will be annexed into the Town unless the UGB is changed to encompass the area.
2. That the County will not allow development outside the UGB that may likely create a demand for municipal services and/or facilities not planned to be provided by the Town.
3. That Plan changes will follow the same procedures required for zone changes.
4. That the Town will notify the County and any other applicable local, state or federal agencies prior to taking action on any proposal to provide an opportunity to comment on a proposal.
5. That the County will notify the Town and all applicable local, state or federal agencies prior to taking action on any proposal on any unincorporated land inside of or abutting the UGB 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 UGB.
7. That County amendments may be considered to allow for Town zoning and subdivision ordinance application to unincorporated lands within the UGB.

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.

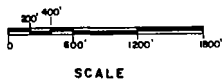
5. The Lakeview Planning Commission recommendations and findings will be passed to the Lake County Planning Commission for review and consideration. Said Commission may adopt, reject, or modify the recommendation, or may conduct a second hearing (procedural requirements of which will be in conformance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

- P PUBLIC
- R-1 SINGLE FAMILY RESIDENTIAL
- R-2 MULTI-FAMILY RESIDENTIAL
- C-1 CENTRAL COMMERCIAL
- C-2 GENERAL COMMERCIAL
- M INDUSTRIAL
- URBAN GROWTH BOUNDARY
- TOWN LIMITS LINE
- ZONING BOUNDARY
- A AGRICULTURE
- RG RANGE
- RR RURAL RESIDENTIAL



TOWN RESOLUTION #228 7-6-82
 COUNTY ORDINANCE #109 4-7-82
George Carlson
 CHAIRMAN, COUNTY BOARD OF COMMISSIONERS

LAND USE PLAN MAP

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.

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.

Table 3
LAKEVIEW SOIL CHARACTERISTICS

Code	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
	.2-6"	More than 60"	2w	Severe	Severe	Severe	Severe
	.2-6"	More than 60"	3w	Severe	Severe	Severe	Severe
	.06-.20"	More than 60"	4w	Severe	Severe	Severe	Severe
	.6-2.0"	More than 60"	3w	Severe	Severe	Severe	Severe
	.06-.2"	More than 60"	3s	Severe	Severe	Severe	Severe
	.06-.2"	More than 60"	5w	Severe	Severe	Severe	Severe
	.6-2.0"	40-60+	3s	Severe	Moderate	Severe	Severe
	.6-2.0"	40-60+	2c	Moderate	Moderate	Severe	Mod-Severe
	.6-2.0"	40-60+	2e	Moderate	Moderate	Severe	Slight
	.06-.2"	40-60+	2c,s	Severe	Severe	Severe	Severe
	.6-2.0"	10-40"	6e	Severe	Severe	Severe	Severe- Slight
	.6-2.0"	10-20"	7e	Severe	Severe	Severe	Severe

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

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.

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:

$$\frac{PDE \times WIU \times AQ}{TOR} = \text{Instantaneous Demand (ID)}$$

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. In-

- There were 1,045 occupied dwelling units in 1960, compared with 930 in 1970. In 1980 a total of 1,148 units were reported, which had further increased to 1,199 by 1986.
- In 1970 an estimated 300 houses existed outside the Town limits, but inside the UGB. In 1986 that number was estimated to total approximately 360 units.
- In 1960 in the Town there was a population of 3,238 in dwelling units as compared to 2,697 in 1970. By 1980 that number had increased to 2,730, and was estimated to be 2,851 in 1986.
- The average family size of each dwelling unit was 3.1 in 1960, had decreased to 2.9 by 1970, and further decreased to 2.53 by 1980. By comparison, the average family size for the County as a whole in 1980 was 2.68.
- In 1970, the 1,043 housing units in the Town was 43% of the County's total of 2,405. In 1980 the number of units in the Town (1,148) was only 41% of the County's 2,791 housing units.
- The Town had an 89.1% year-round occupancy rate, a 10.6% year-round vacancy rate and a 0.2% seasonal occupancy rate in 1970. In 1980, corresponding rates were 99.9%, >0.1%, and >0.1% respectively.
- The higher vacancy rate in 1970 is attributed to the closure of the uranium plant at that time. Since that time vacancy rates have continued to decrease to critical lows of less than 1%. In addition, few vacant lots are available for development within the town limits.
- There was a slight increase in owner-occupancy (62.1% to 63.2%) as opposed to renter-occupied housing (37.9% to 36.8%) during the period 1960-1970. This trend has continued with the 1980 owner-occupied units comprising 64.2% of the total and renter-occupied 29.6%.
- In 1970, 87.1% of the housing stock was made up of single family conventional units, 10.9% were multi-unit structures, and 1.8% were mobile homes. In 1980 84.9% were single family conv. units, 11.6% were multi-units, and 3.5% were mobile homes. By 1986 single family conv. units had further decreased to 82.7% of the total, multi-units to 11.1% of the total, and mobile homes had increased to 6.2% of the total housing units of 1,199.

Housing Conditions

In this section several rough indicators of housing conditions were considered, including age of housing, value of housing, home plumbing facilities, and water sources and sewer systems.

Following is a list of findings, or factual data concerning housing conditions in the Town of Lakeview as reported by the U.S. Census.

- Approximately 40% of the year-round housing units in the Town were built before 1940, and nearly 42% were built between 1940 and 1960. Only about 8% were built between 1960 and 1970, and only 114 units have been built since 1975 when local record keeping was initiated.

Table 6
ACREAGES BY ZONES: TOWN OF LAKEVIEW

<u>Zone</u>	<u>Acreage</u>
R-1	397.93 incl. 248 ac. on east.
R-2	143.59
C-1	39.28
C-2	54.97
M-1	53.49 Note: M-1 & M-2 Zones
M-2	13.50 combined in 1988
Public	193.74 incl. schools & other public instltns.
TOTAL:	896.5 acres.

The 1982 Analysis further revealed that vacant lands, with the exception of 248 acres on the east side, were very scarce. The R-1 land use category had only 35 vacant lots, 33 of which were in a new subdivision. The R-2 land use category had 8 vacant lots, there were no vacant lots in the C-1 category, and only 8 in the C-2 category. The industrially designated lands were fully occupied. Since the analysis only 10 building permits have been issued (through 11/87) for single family dwellings, one has been issued for a commercial building, and one has been issued for a church.

The public land uses include five schools, the hospital, Town Hall, County and Federal installations, parks, the swimming pool, and the Town's watershed area. The 113 acres of land under Town ownership on the east side holds the Town's water storage system and watershed. This acreage, along with the aforementioned 248 acres of privately owned land, comprises over one-half section of land which lies directly east of the Town. This land (361 acres) was included in the Town limits when it was incorporated in 1889. Although it is impractical to be considered for development due to slope (in most cases 20% or more), limited access, and the difficulty in the provision of services, primarily water, it does lie within the incorporated Town limits. It is just as impractical to consider disincorporation or deannexation of this area. Further, because 248 acres of the 361 acres is under private ownership, the Town will not consider designating the land as Open Space or to be totally unsuitable for building development. Given sufficient funding for the provision of access and urban services, large lot development is feasible, but not practical. After consideration of the physical constraints to development, slope, access, topography and water, the Town anticipates a maximum of 15 dwelling units could be placed on these lands.

The following table summarizes the Buildable Lands analysis for the Town of Lakeview completed in 1982. No amendment thereto is deemed necessary at the present time because of the limited amount of development which has occurred since that time.

TAP⁷
 LANDS INVENTORY FOR UNINCORPORATED AREA WITHIN
 LAKEVIEW URBAN WITH BOUNDARY

Parcel No.	Plan Desig.		Present Zone		Existing Uses (Acres Not Available for Development)					Other Existing Uses					Gross Buildable Acres	Acres Limited By Zoning	Net B A
	Class	Acres	Desig.	Acres	Floodplain	Res.	Comm.	Ind.	Pub.	I.C.	D.C.	Gr.	Tim.	Aggreg.	Buildable		
1	R	151	A-2	151	-	15			20	70		46			116	-	116
2*	R	267	A-1	52	-						52				52	52	-
			C-1	215	-	20				20	175				195	-	195
3	R	11	R-1	11	-	11									-	-	-
4*	R	258	C-1	258	246	80	15				163				163	-	163
5*	R	85	R-1	40	-	40									-	-	-
			C-1	40	-	35					5				5	-	5
			M-1	5	-						5				5	5	-
6*	R	14	C-1	14	-	14									-	-	-
TOTAL		786		786	246	215	15		20	90	400	46			536	57	479
7	C	108	A-2	108	-	43	35				30				30	30	-
8	C	41	C-1	12	-		2				8				8	-	8
			M-2	29	-	5	2	5	10		7				7	-	7
9*	C	505	A-1	245	215	25			40	28	52				180	180	-
			C-1	260	200	80	35	10	20		115				115	-	115
10*	C	177	C-1	177	70	62	10				75	20		10	105	-	105
TOTAL		831		831	485	215	84	15	70	28	287	20		10	445	210	235
11	I	657	A-1	130	65						130				130	130	-
			A-2	84		5					79				79	79	-
			C-1	200	45	60		110			30				30	-	30
			M-2	243	160			160			83				83	-	83
12*	I	162	M-1	67	50				20		47				47	-	47
			M-2	95	95						85			10	95	-	95
TOTAL		819		819	415	65		270	20		454			10	464	209	255
GRAND TOT.		2436		2436	1146	495	97	285	110	118	1141	66		20	1445	476	969

*Divided entirely or almost entirely into OVL lots (see related Appendix).

Figure 1 shows a detailed breakdown of the population growth in Lake County, from 1940-1970. The U.S. Census Bureau classifies population as being either urban or rural. Only the Town of Lakeview qualifies as urban under the census definition. The rural classification is further divided into farm and nonfarm populations. As Figure 1 indicates, the increase in Lake County's population has occurred primarily in the urban and rural nonfarm segments of the population. Rural farm population has declined since 1940. Figure 2 shows a comparison between the population growth of the County as a whole and that for the Town of Lakeview from 1980-1986.

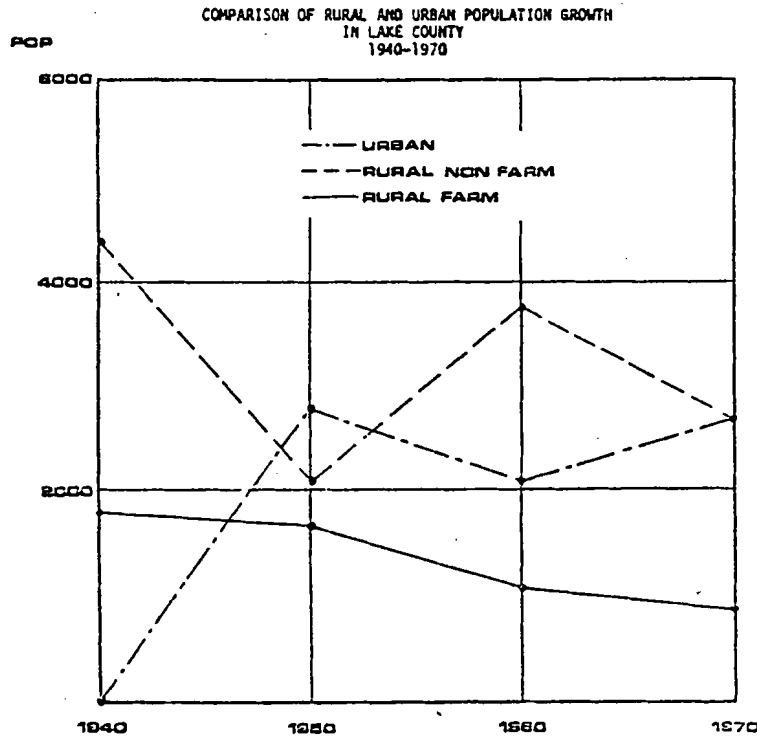


Figure 1

**Population 1980 - 1986
Lake County and the Town of Lakeview**

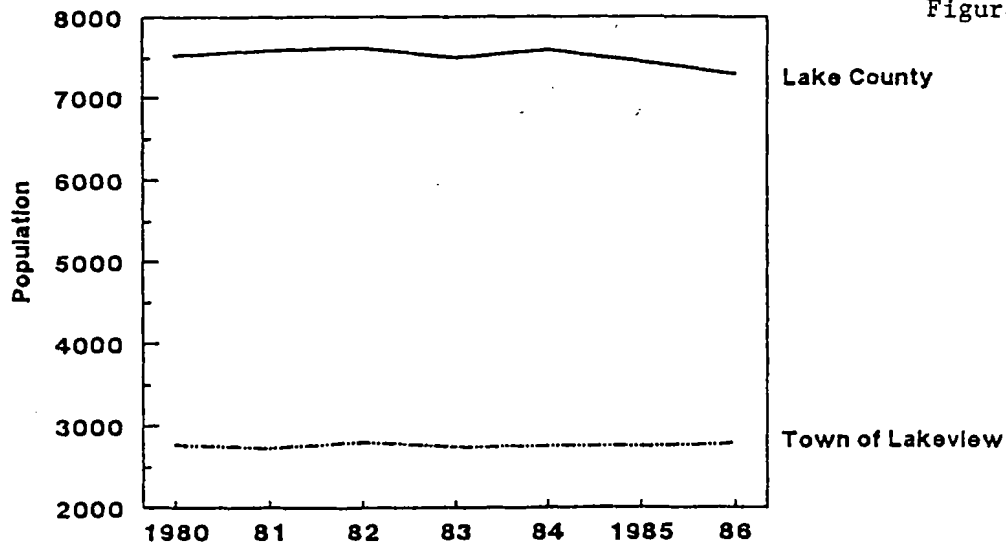


Figure 2

Population Projections

Projection of future population is one of the most important phases of the overall planning process as future needs of the County (and the Town) are dependent upon population demands. Although these projections provide a target population upon which the Comprehensive Plan is based, it is not critical to the overall long-range planning process that the population projected for a specific year be achieved in that given year. It is important only that population projection be attainable and reasonably in line with identified growth trends and adopted goals or proposed action plans.

Population projections are a mathematical estimate of the number of persons who will live in the County (and in the Town and its surrounding urban area) in the future. Projections are made by analyzing past population changes for trends. These trends are assumed to continue into the future and projected for the desired number of years. Since trends are unlikely to remain constant, projections become less accurate the further into the future they are made.

Originally, the projections made by the Center for Population Research & Census at Portland State University (PSU) were used. Then when 1980 Census data on population became available and revised projections were made based on the more current data. In the 1982 Addendum a 1.6% annual projected growth rate was used. The resulting population projection through the year 2000 is shown in the table that follows:

Table 9
LAKEVIEW URBAN GROWTH BOUNDARY AREA
STRAIGHT LINE POPULATION PROJECTIONS

1980	3,763*
1985	4,073
1990	4,408
1995	4,773
2000	5,167

* Population count was calculated by adding the 1980 preliminary count for the Town of Lakeview of 2,763 and an estimated population for the unincorporated UGB area of 1,000 (345 housing units x 2.9 persons per household).

Population Projection Update-1988

As a part of the requirements of the LCDC periodic review of 1988 the foregoing population projections have been updated to reflect more current data from the 1980 census and current PSU population data. Relative thereto, it is specifically noted that the final 1980 census data reported a total population for the Town of Lake of 2,770 and an average household size of 2.53 for the Town and 2.68 for the County as a whole. Reflecting these changes in

size for the Town. Perceptions of population characteristics suggest that persons per household would not continue to drop indefinitely, and with no other projections being available, an assumption of 2.3 persons per household was assumed for the planning period.

2. The vacancy rate for single-family and multi-family units will remain constant at preferred levels. An estimate of 5% was used based upon perceptions of anticipated trends.

3. Use of revised population projections based on 1980 final census data and current PSU population data.

4. Projections reflect an estimated residential density of 5.8 dwelling units per acre. Existing residential densities range from 0.7 dwelling units per acre in the unincorporated urban area to 4 dwelling units per acre within the Town. The overall existing residential density for the UGB area is 2.0 dwelling units per acre.

In comparison, zoning minimum lot area standards allow for densities of approximately 7 dwelling units per acre within the incorporated Town limits, and a range of 0.4 to 6 dwelling units per acre in the unincorporated area. Zoning minimum lot area standards for mobile homes on individual lots and duplexes, the major multi-family dwelling type in the area, are similar to the above single-family dwelling standards. Standards for mobile home parks and multi-family dwelling complexes allow up to approximately 12 units per acre in both the incorporated and unincorporated areas.

The densities set forth above are within the recommended "desirable" density standards of the American Public Health Association and the recommended densities of the Community Builders Council. (Re: Land Use Standards: A Method for Determining Land Needs in Urban Growth Boundaries, Land Use Research & Action Committee, Western Environmental Trade Association, September 1979, pg.43).

Existing parcel sizes, which range from the Oregon Valley Land(OVL) Subdivision lots of 25' x 125' held in separate ownership to 1-acre platted subdivision lots, and larger metes and bounds tracts, will contribute to a range of densities for future development. See Appendix for discussion of Oregon Valley Land Company developments.

The estimated density figure reflects the community's commitment to its existing rural character and resultant lifestyle and quality of life. Historically, it is these attributes that in-migrating populations seek and the community wants to retain. Larger parcels sizes are expected to accommodate the desired open space as well as providing space for greenhouses, gardens, wood storage, recreational vehicle storage, etc. While the Plan encourages efficient in-filling based on the existing pattern of development, the over-

Table 13
RESIDENTIAL LAND NEEDS: YEAR 2008
LAKEVIEW URBAN GROWTH BOUNDARY AREA

Total Net Units Needed:	866
Single Family Units - 44%	381
Factory Built Units - 38%	329
Multi-Family Units - 18%	156

Lands Available within Town Limits

R-1 Zone: 35 Lots =	35 Units
R-2 Zone: 8 Lots =	8 Units

THEREFORE:

Lands Required within UGB Area:

R-1 Designation: 346 units @ 5.8 units/net acres =	59.66 acres
R-2 Designation: 321 Mobile Homes @ 5.8 units/net ac. =	55.34 acres
R-2 Designation: 156 Multi- fam. @ 10.24 units/net ac. =	15.23 acres
TOTAL NET ACRES REQUIRED:	130.23

Lands Designated within UGB Area:

R-1 Designation:	117 acres
R-2 Designation:	135 acres

General Discussion

The above tables summarizes, mathematically, the existing development and future land needs for the Town. The residential lands available are a total of the lots buildable and vacant within the Town. It is anticipated that most, if not all, of future multi-family dwelling units will be duplexes. There is, with the possible exception of a complex for low income and/or elderly housing, simply no market for apartments in this rural community.

Commercial and Industrial Lands Needs

Over the past several years a very aggressive economic development program has been pursued by the community through the Chamber of Commerce's Industrial Committee, the Overall Economic Development Committee, the Lake County Economic Development Task Force, and the Regional Economic Development Strategy Program, as well as financial and technical assistance from the State Economic Development Department, the Federal Economic Development Administration, and other state and federal agencies.

The existing commercial structure of the area reflects local demands. Lakeview's proximity to Klamath Falls and Bend has contributed to the area not evolving as a major regional center. Important considerations used in determining commercial acreages were:

1. Increasing energy costs may increase local purchasing;
2. Population and economic growth; and
3. Use as a buffer between industrial and other designations.

The following tables show existing and projected labor force, existing employee densities, projected commercial/industrial land needs and commercial/industrial lands designated. Existing densities are expected to continue to insure the rural character of the area as well as its quality of life and rural life-style.

Table 14
EXISTING AND PROJECTED EMPLOYMENT
LAKE COUNTY

<u>Employment Category</u>	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>2000</u>	<u>2008</u>
Commercial	1,342	1,318	1,480	1,570	1,670
Industrial	710	715	780	840	900
Agriculture	907	877	860	850	840
Government	1,022	964	945	940	930
TOTALS	3,981	3,874	4,065	4,200	4,340

Table 15
EXISTING AND PROJECTED EMPLOYMENT
LAKEVIEW URBAN GROWTH BOUNDARY AREA

<u>Employment Category</u>	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>2000</u>	<u>2008</u>
Commercial	1,207	1,185	1,330	1,410	1,500
Industrial	560	570	620	670	720
Government	900	880	870	865	860

Table 16
EMPLOYEE DENSITIES: LAKEVIEW UGB - 1985

<u>Economic Category</u>	<u>Existing Developed Acres</u>	<u>Number of Employees</u>	<u>Density</u>
Commercial	163	1,185	7.3
Industrial	340	570	1.7
Government	27	880	32.6

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

Table 18
EMPLOYMENT BY INDUSTRY: LAKE COUNTY 1950 to 1986

<u>Industry</u>	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1986</u>
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 begun 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.

Occupation. From an occupational grouping standpoint, however, the County's labor force differs somewhat from the state-wide 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 2,795, 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 19
AGE DISTRIBUTIONS: LAKEVIEW & LAKE COUNTY - 1980

Age Group	<u>Town of Lakeview</u>		<u>Lake County</u>	
	<u>Number</u>	<u>% Total</u>	<u>Number</u>	<u>% Total</u>
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	

Table 20
ECONOMIC CONSTRAINTS AND ADVANTAGES
LAKE COUNTY & LAKEVIEW URBAN AREA

<u>Constraints</u>	<u>Advantages</u>
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
	Comparatively low wage structure as compared to other job markets
- Out-migration of young adults	
- Low income levels	
- High seasonal unemployment	
Miscellaneous	
- Location with respect to major markets	Availability of industrial/commercial sites Location with respect to resources Community amenities
- Dependency on federal agency management/allocation decisions	

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. 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 deg.F (89 deg.C) are located within 1/2 mile of Lake County's Industrial Park. The U.S. Geological Survey report (Mariner & others 1974) indicate a minimum down hole temperature of 284 deg.F (140 deg.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.

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 deg.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 areas 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

Overall Public Facilities Plan. Set forth as Appendix "D" hereto, the Town has also adopted a Public Facilities Plan as prepared by Anderson Engineering and Surveying in 1987.

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 States, 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

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, 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, 111,992 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 1/2 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

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

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.

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

Valley (downthrown block) from the Warner Mountains (upthrown block).

Goose Lake Valley is a structural basin filled with unconsolidated lacustrine and fluvial 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:

<u>Strike</u>	<u>Dip</u>	<u>Spacing</u>
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 Bullard 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

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.

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 pro-rated 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.

APPENDIX C: RESOLUTION No. 172

A RESOLUTION ADOPTING COMPREHENSIVE PLAN AMENDMENTS AND ADOPTING URBAN GROWTH BOUNDARY MANAGEMENT AGREEMENT PROVISIONS.

This resolution is to adopt Comprehensive Plan amendments for the Town of Lakeview hereinafter called Town and to establish the procedures for administering planning and related ordinances within the Town and lands abutting the Town. The management procedures shall become effective at such time as they are agreed upon by Lake County hereinafter called County.

WHEREAS, the Town has had zoning since 1962 and has sought to implement said zoning, Ordinance No. 517, through public input and to conform to various statewide goals and guidelines; and

WHEREAS, the Town adopted an Urban Growth Boundary on August 29, 1978 and a Land Use Plan Map and Planning Guidelines on November 28, 1978; and

WHEREAS, the Town Planning Commission reviewed and forwarded Plan amendment recommendations related to Goals 1, 2, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 on April 21, 1980, and

WHEREAS, there is a need to formalize the means of coordinating Town and County planning in the unincorporated Urban Growth Boundary area; and

WHEREAS, the Town Council held a public hearing on May 6, 1980, at 8:00 p.m., at Town Hall, notice being published in the Lake County Examiner on April 17 and 24, 1980, and at said hearing the proposed changes, corrections and additions were duly noted, read and discussed;

NOW THEREFORE, the Town of Lakeview does hereby adopt a Comprehensive Plan, including plan map, guidelines, and background information, as amended and found in TOWN OF LAKEVIEW COMPREHENSIVE PLAN, April, 1980, hereto attached.

BE IT FURTHER RESOLVED, that the Town hereby approves the Urban Growth Boundary Management provisions below:

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