



2030 OSAGE COUNTY COMPREHENSIVE PLAN



“We are confronted by insurmountable opportunities.”

-- Pogo

CHAPTER 4: THE 2030 OSAGE COUNTY COMPREHENSIVE PLAN

INTRODUCTION

The products of the Planning Process that have resulted in this countywide 2030 Plan are based upon the History, Mission Statement and Vision Statement as restated below. Also included are the Introductory material in Chapter I, the Goals and Policies included in Chapter II, and the Basis for the Plan as stated in Chapter III.

Chapter IV now presents the objectives of the elements of the 2030 Plan including the Executive Summary, strategy, timing and responsibility for implementation and a description of the 2030 Plan Map – Map 38. Although not exhaustive, the following is a list of the public and/or private agencies and groups that will play a key role in the implementation of the 2030 Plan during the Planning Period:

- An Educated and Involved Public
- 2030 Plan Steering Committee and Focus Group – Focus Group
- Osage County Commissioners – County Commissioners
- Osage County Industrial Authority - OCIA
- Pawhuska - Osage County Planning Commission and Staff – Planning Commission
- Osage County 5 Year [Transportation] Plan - OCTP
- Osage Nation 5 Year Transportation Plan
- Osage Nation 25 Year Strategic Plan – 25 Year Strategic Plan
- Osage County Tourism Oversight Committee – Tourism Committee
- Osage County Health Department - OCHD
- Housing Authority of Osage County - HAOC
- Osage County Sheriff
- Osage Nation Law Enforcement
- Osage County Emergency Management Department
- Osage Nation
- Osage Nation Transportation Department
- Osage Nation Housing Department - ONHD
- Osage Nation Environmental and Natural Resources
- Osage Housing Authority - OHA

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Osage Nation, LLC
 US Army Corps of Engineers - Corps
 US Fish and Wildlife Service – USFWS
 US Department of Agriculture - USDA
 US Federal Emergency Management Agency - FEMA
 US Bureau of Indian Affairs
 Environmental Protection Agency - EPA
 City of Pawhuska – Annexation Fenceline Areas
 Town of Skiatook – Annexation Fenceline Areas
 City of Sand Springs – Annexation Fenceline Areas
 City of Tulsa – Annexation Fenceline Areas
 Town of Sperry – Annexation Fenceline Areas
 All County Area Cities and Towns
 Osage County Cattlemen’s Association
 Osage County Independent Oil Producers Association
 Area Lake Associations
 The Nature Conservancy: Oklahoma Tallgrass Prairie Preserve
 Indian Nations Council of Governments - INCOG
 National Resource Conservation Service - NRCS
 Local Chambers of Commerce
 Oklahoma Department of Transportation - ODOT
 Oklahoma Department of Environmental Quality – ODEQ
 Oklahoma Water Resources Board - OWRB
 Osage County Rural Fire Departments
 Municipal and Rural Fire Departments
 Municipal Water Departments
 Rural Water Districts
 Various Utility Providers – Public and Cooperatives
 Service Clubs
 Chambers of Commerce

During the Planning Period it is anticipated and even expected that the goals, policies and objectives will change with some being completed and removed, some being modified and some new ones being adopted – this reinforces that **planning is indeed a process**. The Planning Period and stages of implementation of the goals, policies and objectives of the 2030 Plan has been divided into the following time periods:

Short term: Adoption of the 2030 Plan and five years beyond; 2011 to 2016.

Mid-term: That period from six to ten years after adoption of the 2030 Plan; 2017 to 2022.

Long term: From eleven years after adoption of the 2030 Plan to the end of the Planning Period and 2030. The long term also includes those objectives that will take place throughout the Planning Period as described at the end of this Chapter; 2011 to 2030.

OBJECTIVES OF THE 2030 PLAN

The objectives of the 2030 Plan presented in this Chapter are based on the general and specific goals and policies presented in Chapter II. The objectives, strategies, courses of action, timing of implementation and parties responsible for implementation of these objectives are now presented in Chapter IV. In Chapter II, a goal, policy, and objective were defined as follows:

- Goal:** A broad statement of what is desired to be accomplished.
- Policy:** The official procedures, guidelines and regulations that will be the basis for decision-making in the pursuit of implementing local goals.
- Objective:** The specific action or accomplishment that is the intended result of the application of a particular goal, policy and course of action.

The objectives of the elements of the 2030 Plan are based upon the Mission and Vision statements, the goals and policies in Chapter II, information contained in Chapter III - Basis for the 2030 Osage County, Oklahoma Comprehensive Plan all combined with the public participation and input gained from meetings with the OCIA, the County Commissioners, stakeholder's input at Focus Group meetings, and conversations with local residents, ranchers, oil and gas producers, and business and manufacturing owners. Each major section in Chapter IV dealing with the classification of the objectives of the 2030 Plan includes strategies and timing for implementation of that particular set of objectives.

The objectives of the 2030 Plan are classified as follows:

- Land Use Planning
- Land Use Intensity
- Public and Quasi-Public Areas and Facilities
- Public Utilities
- Transportation
- Housing
- Economic Development
- Image and Appearance
- Quality of Life

OBJECTIVES FOR LAND USE PLANNING

The following classifications of Land Use Planning objectives have been adopted in the 2030 Plan:

- General Objectives:
- Land Use Planning
 - Land Use Planning and Growth and Development
 - Land Use Planning and the Environment

Ranching and Agricultural Area Land Use
Residential Area Land Use
Office Area Land Use
Commercial Area Land Use
Industrial Area Land Use
Parks, Recreation, Trails and Open Space Area Land Use
Public and Quasi-Public Areas and Facilities
Development Sensitive and Conservation Areas

General Objectives for Land Use Planning

The following general objectives have been adopted for Land Use Planning, Growth and Development and the Environment in the 2030 Plan:

Land Use Planning

1. Preserve and protect the land used for agriculture and ranching, for its present use and control growth in a manner that supports these basic historic, cultural and economic elements of the County.
2. Develop the County in accordance with the 2030 Plan, which should be regularly updated to reflect the growth and development during the Planning Period.
3. Implement the 2030 Plan as the adopted statement of official land use policy forged by a public-private partnership in the best interests of all County residents.
4. Build the County on a Sustainable basis protecting and preserving the quality of the natural environment in accordance with up-to-date plans, policies and regulations, utilizing the principles of Green Building, Sustainability and Low Impact Development that will efficiently and economically maintain the present quality of life and provide a sound foundation for future economic development and physical growth.
5. Support and develop partnerships with the Osage Nation to ensure implementation of the goals, policies and objectives of the 2030 Plan.
6. Land should be put to its highest and best use based upon the criteria identified in the 2030 Plan.
7. The Planning Commission, in conjunction with the OCIA, should be involved in the development of special area plans and corridor plans, and in the formulation of development codes and regulations designed to achieve and implement the purposes of the 2030 Plan, and to be responsive to new and innovative development practices.

8. Coordinate a proactive zoning and development activity referral process with similar programs of the surrounding local, county, regional and state governmental entities.
9. Plan for future transportation needs in advance while addressing the maintenance and improvement of existing roads and coordinating improvements and maintenance with adjacent jurisdictions to ensure connectivity in the highway and road systems.
10. Permit legal nonconforming commercial and industrial uses to remain and not allow such uses to be expanded. Upon termination of the operation of such uses, redevelopment should occur only in accordance with the Pawhuska-Osage County Planning Area Zoning Ordinance (Zoning Ordinance) and the 2030 Plan.
11. Encourage and support the completion of the Gilcrease Expressway and roadway projects that connect to the Gilcrease Expressway.
12. Support the implementation of the priorities as listed in the Osage County 5 Year [Transportation] Plan (OCTP), the Osage Nation Transportation Plan (a 5 year plan) and including the following projects from the INCOG Regional Major Street and Highway Plan and the INCOG Long Range Transportation Plan 2032: Update (2032 LRTP).
 - Expansion of W. 41st Street N./N. 52nd W. Avenue from Apache to SH-20
 - Extension of W. 43rd Street N. from N. 41st W. Avenue to the proposed/new alignment of SH-97
 - Extension of the Pogue Airport Access Road west approximately two (2) miles
13. Support the Osage Nation in the preservation and protection of the Osage Nation Heritage Trail and Scenic Byway, a corridor of US-60 from Bartlesville through Pawhuska to Ponca City, to include implementation of a Corridor Management Plan.
14. Support major County initiatives to improve and operate the Clarence L. Brantley Indoor Arena at the County Fairgrounds.
15. Encourage and support industrial development within and immediately adjacent to cities and towns, and in particular cities and towns in the south and southeast areas of the County.
16. Recognize the McCord area as having a potential for light industrial and commercial development.

Land Use Planning and Growth and Development

1. To support and encourage development patterns and infrastructure investment programs that achieve improved economic prosperity and healthy, environmentally sustainable opportunity-rich communities throughout the County.
2. Support the present agriculture and ranching operations, as well as oil and gas production, recognizing the unique and sometimes diverse interests of each while also recognizing each as basic to the economic growth and well-being of the County.
3. Protect Ranching and Agriculture uses from encroachment of incompatible development by flexible development policies that support and encourage the continuation of such uses.
4. Medium and High Intensity uses should develop in the south and southeastern areas of the County, within existing cities and towns, or within close proximity to such cities and towns.
5. Ensure that the nature and character of existing developed areas will be Sustainable, stable, protected and enhanced, while allowing development or redevelopment to proceed only in an orderly manner.
6. Transition areas between differing types of land use and intensities should be done only in an orderly manner that achieves compatibility of more intense uses with existing or planned less intense uses.
7. Update development regulations as needed to ensure quality development while effectively facilitating and addressing the need for growth and development, and protecting the agricultural and ranching areas emphasizing measures of Sustainability, Low Impact Development and Green Building.
8. Future growth and development should be based on public-private partnerships.
9. Properly manage growth, encouraging orderly and planned development that occurs only in conjunction with the expanded capacity of the necessary public and private infrastructure.
10. Encourage mixed-use development utilizing the Planned Unit Development Concept (PUD Concept) and Special Districts where appropriate based upon the established policies of land use and land use compatibility in the 2030 Plan.
11. Protect County residents from the hazards of flooding.

Land Use Planning and the Environment

1. Preserve and enhance the aesthetic and natural environment in conjunction with development and redevelopment.
2. Improve and enhance the quality of the land, water and air in order to improve the present and future livability and quality of life of the County.
3. Focus urban growth within the Municipal Centers of existing cities and towns and support orderly expansion of that growth while protecting and preserving the ranching and agricultural character of the County.
4. Incorporate Low Impact Development, Green Building and Sustainability as platforms for development.
5. Protect the areas used for ranching and agriculture with flexible land use policies and direct the more intense urban development to the existing cities and towns and their immediately surrounding areas (Municipal Centers), and in particular to the south and southeast areas of the County.
6. Enhance and protect the natural environment and endangered species that are indigenous to the County.

OBJECTIVES FOR RANCHING AND AGRICULTURAL AREA LAND USE

Significant portions of the land included within the County are devoted to agriculture and ranching, which also includes areas of heavy oil and gas drilling and production. It is anticipated that the more marginal agriculture lands, and in particular those areas adjacent to and abutting a city or town, will be developed for urban purposes once utilities become available. A major land use objective of the 2030 Plan is that ranching and agricultural land is preserved and protected. In these areas, careful consideration must be given to the timing of the extension of utilities into undeveloped areas to avoid premature, unplanned and sprawl development.

The objectives adopted for Ranching and Agricultural Area Land Use are as follows:

1. Establish and adopt land use classifications in the 2030 Plan for the north, northwest and west areas that preserve and protect land used for agriculture and ranching and manage growth in a manner that supports these uses throughout the Planning Period.

2. Discourage premature or unplanned development until a full range of public and private facilities, services and utilities is available, and in particular, to discourage wasteful scattering of non-agricultural development within ranching and agricultural areas.
3. Achieve an orderly transition between agriculture and ranching uses with more intense development.
4. Plan for the development of Medium and High Intensity land uses (industrial in particular) within or in close proximity to Municipal Centers (existing cities and towns), or in the south and southeast areas of the County.
5. Protect and preserve agricultural and ranching land for its highest and best use as agricultural and ranching.
6. Coordinate with regulatory agencies to ensure the compatibility of agriculture and ranching with oil and gas production.
7. Continue to support ranching and agriculture as one of the basic economic industries of the County.
8. Support and encourage the Tourism Committee in the development of agri-tainment and agri-tourism activities as important elements of present and future economic growth and development of the County.

OBJECTIVES FOR RESIDENTIAL AREA LAND USE

Residential land use includes areas where people live and maintain their homes – the more densely developed of these areas have been incorporated and are classified as “Municipal Centers” as discussed later in this Chapter. Residential uses include site-built single-family and manufactured homes, duplexes, townhouses, condominiums and apartment units.

The objectives of Residential Area Land Use are as follows:

1. Design and develop Sustainable residential areas with buffering and proper transitioning from Medium and High Intensity non-residential uses by increased setbacks, open spaces and natural or man-made buffering and screening.
2. Improve the opportunities for homeownership for low- and moderate-income persons by implementing Fair Housing and Affordable Housing Initiatives and not allow any public or publicly-supported project, which produces housing that is

restricted from sale to anyone based on age, race, color, sex, religion, physical/mental abilities, or national origin.

3. Utilize Low Impact Development and Green Building techniques to protect Development Sensitive and Conservation Areas, agricultural land and forested areas, floodplains and drainage-ways, and scenic vistas to preserve and incorporate features of the natural environment into the design and development of new residential and nonresidential areas.
4. Conserve existing residential areas, rehabilitate substandard housing, remove derelict and deteriorated housing, and maintain the existing housing stock and neighborhood utility system and infrastructure seeking local, state, and federal grants on a proactive basis to supplement local programs.
5. Recommend reduced intensities and densities utilizing the PUD Concept in Development Sensitive and Conservation Areas.
6. Discourage non-local traffic and cut-through traffic patterns in residential areas while encouraging the concept of “complete streets” (roads, drainage, sidewalks, pedestrian pathways, multi-use trails and public transit) in the development of residential areas where feasible and appropriate.
7. Screen manufactured home parks and subdivisions from abutting conventionally constructed single-family residential areas to increase the compatibility of the development.
8. Incorporate the design and development principles of the Neighborhood Concept to improve the livability and stability of residential areas.
9. Support the building and inspection programs to ensure the provision of safe and standard housing.
10. Educate the public about the minimum code standards for maintenance of private property and regulations about the storage of junk and disabled or derelict vehicles, and proactively administer code enforcement where violations are present.

OBJECTIVES FOR OFFICE AREA LAND USE

Office areas include medical, veterinary, general office, professional, banking and insurance uses that would generally be located within the County’s cities and towns, along major County roads and highways or at the intersections of such major roads and highways. Office facilities utilized by the County are discussed under the section entitled “Public and Quasi-Public Facilities”. Office areas can form the buffers and transitional uses between less-intense land uses and more intense non-residential uses. The objectives of Office Area Land Use are as follows:

1. Increase the convenience and safety of ingress and egress from office areas located along major County roads and highways by concentrating such development in Special Districts or in Activity Centers and combining curb cuts and driveway locations.
2. Office areas should be well designed, function as a buffer and act as a transitional area with less intensely developed areas.
3. Improve the streetscape along the County's major roads and highways by encouraging landscaping and proper signage within office development.
4. Plan and develop office uses to avoid encroachment into abutting agricultural and residential areas.

OBJECTIVES FOR COMMERCIAL AREA LAND USE

Commercial land use includes the retail and service commercial establishments and service areas that serve tourist, agricultural, residential, office, and industrial areas. The following objectives have been adopted for Commercial Area Land Use:

1. Avoid strip commercial or spot commercial development along roads and highways by concentrating such uses in Activity Centers at the intersection of major roads and highways.
2. Serve the needs of existing and future County residents by encouraging the provision of a diverse and economically healthy range of commercial uses.
3. Build tourism and entertainment venues for visitors as well as local residents while preserving the historic character of the County's buildings and areas as basic economic resources.
4. Support implementation of the Osage Nation Heritage Trail Corridor Management Plan to preserve and protect the land use aspects of the Osage Nation Heritage Trail and Scenic Byway.
5. Support economic development and increase local employment opportunities by attracting new and expanded existing retail commercial development and services.
6. Increase the focus upon the diverse cultural assets of the County by supporting the Tourism Committee, drawing more attention to the Osage Nation, the historic character of the County's cities and towns and their attractions, and the agri-tourism and agri-tainment activities of area.

7. Implement the Osage County Five Year Economic Development Plan: 2008-2013 (Appendix C) and the Osage County Economic Development Strategy (CEDS - Appendix D – Osage County Economic Development Strategy Summary of Updated INCOG EDD Action Plan), and adopt each as elements of the 2030 Plan. Appendix D also includes Part II of the CEDs entitled, “Regional Economic Development Background: Analysis of Problems and Opportunities [Comparing Creek, Osage and Tulsa County with population and demographic information as current as 2011].”
8. Develop highway-commercial and tourist-commercial services along major roads and highways that respect the adjacent natural and physical environment and enhance the economic, agritourism, ecotourism and social attractiveness of these areas by including multi-use trail provisions where feasible and appropriate.

OBJECTIVES FOR INDUSTRIAL AREA LAND USE

Industrial areas form the basic centers for economic development and provide opportunities for local investment and employment. Planning for industrial development is particularly important because of the external impact such uses can have on abutting less intense areas and the special needs industrial areas present for services such as workforce, transportation, access, water, natural gas, solid waste disposal, electric and sewer services. It is also important to protect industrial areas from the encroachment of less-intense uses. The following objectives have been adopted for Industrial Land Use:

1. Mitigate negative impacts upon adjacent and less-intense land use by good design, building setbacks, buffers, preservation of natural features and lighting standards based upon future measures to be incorporated into the Zoning Ordinance and building codes.
2. Plan for the development of industrial sites and facilities along major highways, and within and adjacent to Municipal Centers where infrastructure and public services are available, and in the south and southeast areas of the County to avoid spreading such intense uses in an unplanned manner across the ranching, agricultural, and rural environs of the County.
3. Implement the plans and programs of the OCIA, including the Osage County Five Year Economic Development Plan: 2008–2013 (Appendix C) and the CEDS (Appendix D) in cooperation with the Osage Nation and other public and private organizations.
4. Separate industrial districts from Low Intensity Uses by appropriate transitional land uses and intensities, buffers, screening and setbacks.

5. Provide the necessary public infrastructure, roads in particular, to support the movement of people and goods in a cost-effective manner and in coordination and cooperation with the Osage Nation.
6. Proactively seek state and federal grant monies and public/private partnerships, such as Community Development Block Grant Economic Development Infrastructure Financing Grants (CDBG-EDIF) or funding from private foundations, to supplement scarce local funding for industrial and economic development.
7. Be prepared for new industry by conducting public and/or private detailed planning studies in the short term of the Planning Period for the development of designated Special Industrial Districts and Site-Ready Industrial Areas.
8. Build upon the existing local industrial base by providing a high level of public infrastructure and services, including the development and marketing of rural public transit services where feasible and appropriate.
9. Preserve the quality of the air, land, and the lakes and streams by adopting and maintaining high standards for the proper treatment and regulation of industrial wastes, discouraging the location of “smoke stack” industries within the County and supporting the applicable state and federal agencies in their programs of permitting and regulation.
10. Ensure that the highest and best use of land suited for industrial development is protected by land use strategies incorporated into the 2030 Plan.
11. Develop premier business/economic/incubators that will also provide training in partnership with the local career-technology centers as a model for cities and towns in the County.
12. Support the development of “targeted industries” as per the CEDS and as follows:
 - Education and Knowledge Creation
 - Health Care and Bioscience
 - Aerospace, Transportation and Logistics
 - Information Technology and Telecommunications
 - Finance and Business Services
 - Advance manufacturing and Services
 - Hospitality, Tourism and Entertainment
13. Support community development programs across the County.

OBJECTIVES FOR PARKS, RECREATION, TRAILS AND OPEN SPACE

Natural and man-made recreation and open space are basic elements of a high quality of life, livability, and of the natural beauty of the County. The development of the County's economic potential for tourism and recreation activities for residents and visitors depends upon the preservation of the County's natural and man-made recreation and open space areas. The following objectives have been adopted for Parks, Recreation, Trails and Open Space Areas:

1. Preserve, maintain and develop recreation and open space areas for the use and enjoyment of residents as well as for visitors and tourists.
2. Meet the present and future active and passive recreational needs of all age groups and user populations by setting aside lands for parks, recreation and open space by incorporating such lands into development encouraging the use of the PUD Concept and Low Impact Development, or by otherwise protecting such lands until strategies for preservation can be developed such as in cooperation with the Land Legacy Trust (Example: Keystone Ancient Forest Preserve owned by the City of Sand Springs).
3. Provide a safe and efficient transportation system to address the needs of residents and visitors for access to the area's recreational attractions by maintaining the roadway system at a high level of service in cooperation with the State of Oklahoma.
4. Plan and build a system of trails to form ribbons of open space for multi-use trails with linkages to local parks and recreation areas, schools, and places with a high number of employees and with connections to the INCOG Regional Trails System.
5. Protect natural open space areas identified as Development Sensitive and Conservation Areas to preserve the natural vegetation, wildlife and enjoyment of the environment while reducing potential hazards to human life from improperly building on steep slopes with erodible soils or where the hazards of flooding are present.
6. Plan and design an extension of the Osage Prairie Trail to connect to the INCOG Regional Trails System from Skiatook to Barnsdall to Pawhuska and the Woolaroc Museum.
7. Develop a long-range plan for the County Fairgrounds and the Clarence L. Brantley Indoor Arena in the short term of the Planning Period to better serve existing and future events.
8. Support the Tallgrass Prairie Preserve and Woolaroc Museum, State Parks, lakes, and recreation areas with the necessary roads and access for County residents and visitors from across the region and nation.

9. Protect the floodplain of area creeks and streams and incorporate the natural amenities of such areas into development where possible in accordance with the County's Floodplain Management Program.
10. Support the Osage Nation in the development of the Osage Nation Heritage Trail and Scenic Byway along the US-60 corridor from Bartlesville to Ponca City.

IMPLEMENTATION OF THE GENERAL AND SPECIFIC OBJECTIVES FOR LAND USE PLANNING, GROWTH AND DEVELOPMENT AND THE ENVIRONMENT

The principal agencies and groups that will be the major forces in the implementation general and specific objectives for Land Use Planning, Land Use Planning and Growth and Development and Land Use Planning and the Environment are as follows:

Osage County Board of County Commissioners – County Commissioners
Pawhuska - Osage County Planning Commission and Planning Staff – Planning Commission
Osage County Industrial Authority - OCIA
Osage Nation and its various agencies

Implementation of these general and specific objectives will take place throughout the Planning Period and as follows:

1. The primary responsibility for implementation of the general and specific objectives for Land Use Planning, Land Use Planning and Growth and Development and the Land Use Planning and the Environment rests with the Planning Commission and the County Commissioners.
2. Responsibility for implementation of the general and specific objectives for Land Use Planning, Land Use Planning Growth and Development and Land Use Planning and the Environment also rests with the OCIA as it directs the economic development and industrial development of the County throughout the Planning Period.
3. The primary responsibility for update and maintenance of the 2030 Plan rests with the Planning Commission with a view toward major updates in each of the short term, mid-term and long term of the Planning Period.
4. During the short term of the Planning Period it is recommended that the Planning Commission review the present Zoning Ordinance, Subdivision Regulations and Engineering Design Criteria to determine the need for any revisions, additions and changes to the existing regulations with changes to take place early in the mid-term of the Planning Period.

5. During the short term of the Planning Period it is recommended that the Planning Commission begin to build a Zoning Base Map of the rezoned areas of the County by Section, Township and Range tracking all new cases as they are presented and approved and building a record starting with the present back to the first cases approved after the Zoning Ordinance was adopted in 1989. This project could be a cooperative project of the Planning Commission with the County Assessor with zoning cases tracked in a field created on Assessor's Parcel Records – presently the Assessor's Land Use Classification System must be relied upon absent actual zoning mapping and no differentiation is made between Commercial and Industrial land use.

OBJECTIVES FOR PUBLIC AND QUASI-PUBLIC AREAS AND FACILITIES

Ranching, agriculture, residential, commercial, business, industry, and tourism all depend upon public and quasi-public areas and facilities. Public and quasi-public areas and facilities include County buildings and facilities such as the County Courthouse and Fairgrounds, schools, fire and police stations, emergency medical services, post offices, museums, and public utility facilities. The following objectives and implementation strategies have been adopted for Public and Quasi-Public Areas and Facilities:

1. Preserve the historic character of the County Courthouse while improving its functionality in the short term of the Planning Period upon completion of the Renovation Feasibility Study by the County Commissioners with strategies for implementation and funding of recommendations to take place during the short term of the Planning Period.
2. Provide County residents convenient and safe access to County services and programs by clustering governmental and public service facilities and areas by the County Commissioners where feasible and possible.
3. Develop and adopt a comprehensive Capital Improvement Program (CIP) to ensure that an effective plan for the maintenance and improvement of County facilities and infrastructure is in place. The CIP should be initiated by the County Commissioners with the support and input from all County agencies and completed by the end of the short term of the Planning Period.
4. Develop and adopt a comprehensive social service-health plan and program that addresses the needs of all County residents and, in particular, the elderly, persons with disabilities, and low-income households. Said plan to be prepared by the Osage County Health Department with the support of the County Commissioners during the short term of the Planning Period.

5. Effectively serve the needs of present and future residents by identifying and securing land needed for public facilities in advance of the need to be able to buy the best locations at the best price to the public based on a comprehensive County CIP.
6. Provide safe and convenient routes for transportation to area schools by continuing to coordinate with school officials on the location of school facilities and routes of travel for patrons by implementation of the OCTP by the County Commissioners with the continuing support and cooperation from the Osage Nation throughout the Planning Period.
7. Mitigate adverse impacts from public uses and facilities upon any adjacent and less intensely used lands by application of the principles and standards of the 2030 Plan by the Planning Commission in support of the County Commissioners working in cooperation with the various public and quasi-public agencies throughout the Planning Period.
8. Prepare and adopt a long-range plan for the future development of the Fairgrounds and the Clarence L. Brantley Indoor Arena by the County Commissioners by the middle of the short term of the Planning Period.
9. Implement the OCTP in partnership with the Osage Nation Transportation Plan publicizing and programming the timely extension of such roads to avoid sprawl development during the short term of the Planning Period.

OBJECTIVES FOR DEVELOPMENT SENSITIVE AND CONSERVATION AREAS

Development Sensitive and Conservation Areas include areas of natural beauty, such as along the shoreline of local lakes and rivers, and can also include areas subject to frequent flooding, severe topography, areas of past or present intense oil and gas drilling and production, and contaminated or erodible soils. A Development Sensitive and Conservation Area designation may be superimposed over the various land use designations included in the 2030 Plan. The following objectives for Development Sensitive and Conservation Areas have been adopted:

1. Incorporate environmental review procedures into the development process that will ensure that the natural environment is respected and that the pre- and post-development conditions protect the public safety and welfare – Takes place during the short term of the Planning Period by the County Commissioners, Planning Commission and OCIA.
2. Development Sensitive and Conservation Areas should be protected, and preserved where feasible by private donations of such lands or donation of conservation easements – Takes place throughout the Planning Period with detailed strategies developed by the end of the short term of the Planning Period by

the Planning Commission in cooperation with the County Commissioners, OCIA and Osage Nation.

3. Support limited public acquisition of Development Sensitive and Conservation Areas based on detailed strategies and identification of prospective areas determined in cooperation with land owners with implementation by the County Commissioners and Planning Commission.
4. Utilization of the PUD Concept and preservation of Ranching and Agricultural Areas, recognizing and respecting the rights of the land owners – Develop general guidelines and criteria by the end of the short term of the Planning Period as development proposals are presented and on a case-by-case basis with the Planning Commission as the initial contact in the process.
5. Compliance with federal, state and local safety regulations such as floodplain programs – Continuing administration of the County’s Floodplain Management Program in cooperation with FEMA and the OWRB by the County’s Emergency Management Program.
6. Conserve and protect Development Sensitive and Conservation Areas included in the Parks, Recreation, Open Space and Trails element of the 2030 Plan and as designated on the 2030 Plan Map – Map 38. Administration of the 2030 Plan by the Planning Commission for the County Commissioners with the support of the OCIA, US Fish and Wildlife Service (USFWS), US Department of Agriculture (USDA) and the National Resource and Conservation Service (NRCS).
7. Minimum structural improvement of natural features using Low Impact Development (LID) and clustering – Incorporate such general strategies into the development guidelines and strategies as applied by the Planning Commission to begin by the middle of the short term of the Planning Period.
8. Identify unique areas of the natural and/or man-made environment and to incorporate such areas into plans for development where possible to maintain and improve the quality of life and livability of developed areas – Begin by the mid-point of the short term of the Planning Period by the Planning Commission with the support of the USFWS, USDA and NRCS.
9. Mitigate negative impacts of development in Development Sensitive and Conservation Areas by recommending reduced intensities or densities in accordance with the use of the PUD Concept – Planning Commission to develop general strategies and guidelines during the short term of the Planning Period as development proposals are presented and in cooperation with the developers.
10. Improve and maintain the quality of life by sensitively preserving historic, cultural, architectural items and areas of archaeological significance throughout the

Planning Period – Planning Commission in cooperation with the Oklahoma Historical Society and the Osage Nation.

OBJECTIVES FOR LAND USE INTENSITY

Different levels of Land Use Intensity relate the functions placed on the land to each other, to existing or planned adjacent areas, to the existing infrastructure, transportation facilities, public facilities, services and utilities available or as such facilities are planned to be available during the Planning Period. Land Use Intensity is expressed in terms of High Intensity, Medium Intensity or Low Intensity. High Intensity industrial or commercial uses require higher levels of public services and infrastructure than Medium Intensity Industrial or Commercial uses. Land Use Intensity is also discussed in this Chapter in terms of the intensities planned in areas designated as Development Sensitive and Conservation Areas, Neighborhoods and the Neighborhood Concept, Activity Centers, Special Districts, Corridors and Municipal Centers. The relationship of Land Use and Land Use Intensity to Zoning Districts is presented later in this Chapter in the form of a matrix. In the case of the 2030 Plan, the Ranching and Agricultural Areas Land Use Intensity is the lowest of all of the intensities and the most protected category of Land Use and Land Use Intensity. The classification of the categories of the objectives of Land Use Intensities is as follows:

- General Objectives for Land Use Intensities
- Objectives for High Intensity Land Use
- Objectives for Medium Intensity Land Use
- Objectives for Low Intensity Land Use
- Objectives for Development Sensitive and Conservation Areas
- Objectives for the Neighborhood and Neighborhood Concept
- Objectives for Activity Centers
- Objectives for Special Districts
- Objectives for Corridors
- Municipal Centers

The strategies for implementation of the objectives of Land Use Intensity are based on the strategies for implementation of the objectives for Land Use Planning, Land Use Planning and Growth and Development, and Land Use Planning and the Environment as discussed above in this Chapter.

GENERAL OBJECTIVES FOR LAND USE INTENSITY

The general objectives of land use intensity are as follows:

1. Protect and preserve ranching and agricultural areas of the County in accordance with the 2030 Plan.
2. Plan for Medium and High Intensity development in the incorporated south and southeast portions of the Planning Area and otherwise in or adjacent to Municipal Centers.
3. Maintain, protect and renovate significant historical sites, and architectural and archeological sites in the face of development where economically feasible; however, “adaptive uses” in conjunction with increases in intensity may be considered.
4. Encourage neighborhood stabilization and revitalization, avoiding the displacement of low- and moderate-income residents.
5. Establish positive design and code incentives as principal means of implementing preservation efforts.
6. Encourage public and private investment in the preservation of significant historical, architectural, or archaeological areas and sites.
7. Coordinate local preservation programs with other local, state and federal programs and the Osage Nation.
8. Encourage property owners of significant historical sites, areas, or structures to submit nominations to the National Register of Historical Places.
9. Support the Osage County Historical Society and Museum and the Osage Nation Museum in their efforts to preserve, protect and enhance historic, cultural and architecturally-significant artifacts.
10. Preserve the historic character and appearance of County facilities, such as the Courthouse, recognizing that historic character is a positive tool of economic development.
11. Utilize the PUD Concept in Development Sensitive and Conservation Areas to ensure that the natural environment is respected, properly addressed and incorporated into the development plan where feasible.
12. Implement the 2030 Plan to meet the land use and transportation needs of the County’s ranching and agricultural, residential, business and industrial uses and emphasize matters of compatibility of uses combined with the proper transition between intensities.

13. Encourage the use of the PUD Concept and the Neighborhood Concept to mitigate any negative impact between intensities and dissimilar uses and for mixed-use and infill development in particular.

OBJECTIVES FOR HIGH INTENSITY LAND USE

High Intensity areas are those areas of the greatest and most intense activity, which have the greatest impact on abutting and adjacent properties. These areas also require the highest level of accessibility and services, and separation from less-intense areas by screening, buffering and preservation of natural physical features where possible. As a general rule, High Intensity areas would be expected and acceptable only in the more urbanized and developed areas of the County, such as areas within or immediately adjacent to Municipal Centers such as Pawhuska, Hominy, Fairfax, Skiatook, Sand Springs, or Tulsa. Areas within McCord may also be appropriate for High Intensity uses depending on the particular use and the impact on the surrounding area. High Intensity uses would generally be included within the following zoning districts with gradients of intensity within each broad category:

- I-1 Restricted Industrial District
- I-2 Light Industrial District
- I-3 Medium Industrial District
- I-4 Heavy Industrial District
- C-4 Central Service District
- C-5 Highway Commercial District

OBJECTIVES FOR MEDIUM INTENSITY LAND USE

Medium Intensity areas are areas of moderate activity and physical impact, which do not require the level of services necessary for High Intensity development. Medium Intensity commercial uses may be planned at the intersection of major roads or highways and in Activity Centers as discussed later in this Chapter and can be used as transitional uses between High and Low Intensity areas. Medium Intensity uses would generally be included within the following Zoning Districts with gradients of intensity within each broad category:

- O Office District
- C-1 Local Shopping District
- C-2 Community Shopping District
- C-3 Central Commercial District

OBJECTIVES FOR LOW INTENSITY LAND USE

Low Intensity areas include areas intended as living areas for residential and related activities and uses. The Neighborhood is the basic residential building block of the County's Municipal Centers. Residential areas require safe and convenient access to governmental and financial services, schools, libraries, health care centers and similar public and quasi-public areas. Low Intensity land use would generally be included within the following Zoning Districts:

- RS-60 Single Family Low Density District
- RS-40 Single Family Low Medium Density District
- RS-25 Single Family Medium Density District
- RS-20 Single Family Medium Density District
- RS-10 Single Family High Medium Density District
- RS-6 Single Family High Density District
- RST-60 Single Family Mobile Home Low Density District
- RST-40 Single Family Mobile Home Low Medium Density District
- RST-25 Single Family Mobile Home Medium Density District
- RST-20 Single Family Mobile Home High Medium Density District
- RST-6 Single Family Mobile Home High Density District
- RM-6 Multi-Family Low Density District
- RM-4 Multi-Family Low Medium Density District
- RM-2.5 Multi-Family High Medium Density District
- RM-1.5 Multi-Family High Density District
- RT Mobile Home Park District
- AG Agriculture General District
- AI Agriculture Industrial District
- AR Agriculture Residential District
- AO Agriculture Open Space District
- RA Ranching and Agriculture

OBJECTIVES FOR INTENSITY OF DEVELOPMENT SENSITIVE AND CONSERVATION AREAS

Development Sensitive and Conservation Areas are natural or man-made environment areas, intended to be protected, preserved and incorporated into development plans where feasible and appropriate. The Development Sensitive and Conservation Area designation is an **Overlay** and may be applied to any underlying zoning category; if this Overlay is applied, density or intensity of development, if allowed, should be reduced unless a detailed development plan is presented to show how any negative impacts on the natural or man-made environment will be mitigated. The review process should also determine that the public safety (such as from flooding) and public benefit is maintained prior to allowing development. The following general areas qualify for designation as Development Sensitive and Conservation Areas:

1. Areas subject to frequent flooding as defined and determined by the Federal Insurance Administration and the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM); or
2. Slopes in excess of 15 percent and/or areas with erodible soils as determined from US Geological Society topographic maps, data from the US Department of Agriculture and Natural Resources Conservation Service; or
3. Unique environmental qualities of the grazing areas, natural or man-made lakes or reservoirs, wild-life habitat, wetlands, forested areas or areas with other special aesthetic or natural qualities; or
4. Areas where development involves special considerations of public safety such as airport approach zones, strip pits, abandoned smelter sites, areas of past oil or gas drilling or production, abandoned landfills and sewage lagoons; or
5. Land where development or redevelopment involves special consideration of preserving significant historic, architectural and archaeological areas or structures; or
6. Areas of heavy past or present oil or gas production.
7. Discourage urban scale development in Development Sensitive and Conservation Areas; urban sprawl development is one of the major types of development that threatens the rural and agricultural character of the County.

Development, if permitted in Development Sensitive and Conservation Areas, only should occur and be conditioned upon detailed review processes, such as the PUD concept, and starting with the basic concept that intensities should be reduced until or unless it has been shown in the development proposal that any negative impact on these areas has been sufficiently mitigated to allow the proposed development.

Development Sensitive and Conservation Area Overlay

The Development Sensitive and Conservation Area Overlay, as shown on the 2030 Plan Map – Map 38, is most commonly based upon the areas designated on the adopted FEMA FIRM maps as being included within a “Special Flood Hazard Area Subject to Inundation by the 1% Annual Chance Flood,” sometimes referred to as the 100-year floodplain. All Zoning Districts may be subject to this Overlay, but in particular would be the F1 Flood Channel District, F2 Floodplain District.

The elevation of a flood-control pool of a large lake would be a useful basis for designation of a Development Sensitive and Conservation Area. According to the Corps the elevation of the flood control pool for Skiatook Lake is 729’ – an elevation which could be useful as a reference in designating areas that would have development sensitive characteristics.

<http://www.swt-wc.usace.army.mil/SKIA.lakepage.html>

OBJECTIVES FOR NEIGHBORHOODS AND THE NEIGHBORHOOD CONCEPT

Neighborhood is a term typically associated with the more suburban and urban areas that would be included in the County’s incorporated Municipal Centers; however, the term and concept does have some relevance in the County’s planning process as well. A traditional Neighborhood is characterized as a predominantly residential living area as would be found in the County’s cities and towns and the immediately surrounding fringe areas that may be developed but that may or may not ever be incorporated. The “Neighborhood Unit” is the basic residential planning unit and generally includes Low Density residential land use located outside of Activity Centers, Central Business Districts and Special Districts. The boundaries of Neighborhoods are often formed by major County roads and highways or a natural physical feature such as a creek or stream. For purposes of the 2030 Plan only the “Concept” of the Neighborhood Unit will be used and referred to as the “Neighborhood Concept.” Therefore, Residential Neighborhoods in the County would be expected to be developed or already exist along the periphery of Municipal Centers; gradients of declining density and intensity should be expected in transitioning from the Town Center to the more remote and unincorporated surrounding areas of the County, particularly in ranching and agricultural areas. Depending on the existing land use and land use planned for the adjacent areas, the Neighborhood Concept would include the following Residential Zoning Districts:

- RS60 Single-Family Low Density District
- RS40 Single-Family Low Medium District
- RS25 Single-Family Medium Density District
- RS20 Single-Family Medium Density District
- RS10 Single-Family High Medium Density District
- RS6 Single-Family High Density District

- RST60 Single-Family Mobile Home Low Density District
- RST40 Single-Family Mobile Home Low Medium Density District
- RST25 Single-Family Mobile Home Medium Density District
- RST20 Single-Family Mobile Home High Medium Density District
- RST6 Single-Family Mobile Home High Density District

OBJECTIVES FOR ACTIVITY CENTERS

In some cases, Activity Centers have been designated on the 2030 Plan Map – Map 38 for the location of Medium Intensity land use at the intersection of major roads or highways, which are shown on the 2030 Plan’s Major Street and Highway Plan (MSHP). As will be shown later in this Chapter, the MSHP is based on the adopted Rural Functional Classification (RFC) for the County. However, not every such major road intersection qualifies for designation as an Activity Center for Medium Intensity land use and zoning. Therefore, it is appropriate to consider undesignated intersections for approval as an Activity Center on a case-by-case basis as development applications are presented; premature approval of an Activity Center should be avoided to prevent sprawl and speculative requests for rezoning of the abutting and adjacent areas. Additional Activity Centers may be designated throughout the Planning Period upon presentation of the necessary supportive data and information and should be approved as amendments to the 2030 Plan. Activity Centers are characterized as follows:

1. Development around various types of major street intersections, based on the type and capacity of related roadways, the capacity of soils and other physical features to support such development, and the existing or planned availability of public facilities and utilities;
2. A **Type 1 Activity Center** would include **neighborhood service activity areas** located at the intersection of a Major Collector-Highway and a Major Collector County road with five acres of Medium Intensity uses allocated to each intersection corner;
3. A **Type 2 Activity Center** would include **convenience service activities supporting large areas** and should be located at the intersection of two Major Collector-Highways or the intersection of a Minor Arterial and Major Arterial-Highway with 10 acres of Medium Intensity uses allocated to each intersection corner;
4. A **Type 3 Activity Center** would include **community shopping and service activities** and should be located at the intersection of two Principal Arterials or the intersection of a Principal Arterial and Minor Arterial with 15 acres of Medium Intensity uses allocated to each intersection corner;

5. Development of Activity Centers should be designed to be compatible with existing or planned adjacent Neighborhoods and areas. A transition or buffer area should be required between Medium Intensity uses in Activity Centers and any adjacent Low Intensity Residential Neighborhoods; and
6. Each Activity Center should provide its own limiting buffer and boundary of intensity to avoid sprawl development of Medium Intensity uses onto abutting land.

Not all major intersections should be designated as Activity Centers, and one or all of the following considerations at an arterial intersection may make such a designation inappropriate:

1. Limiting soil capacities;
2. Constraining physical features such as topography or floodplains;
3. Existing residential development;
4. Lack of utilities or unplanned availability of public services; or
5. The agricultural or overall undeveloped land use of the surrounding area.

A detailed development plan should be required to demonstrate the proper transition in intensity around the perimeter of an Activity Center with any abutting lower intensity development. If one or more of the quadrants of the intersection has been developed for Low Intensity development, Activity Center designation of the remaining intersection quadrants may not be appropriate.

OBJECTIVES FOR SPECIAL DISTRICTS

In general, Special Districts are areas that are often planned for Medium or High Intensity uses, such as industrial parks, and which may have major impacts (noise, traffic, hours of operation, etc.) on adjacent areas. Special Districts may also be areas planned for mixed-use development where land use intensity transitions are made within the Special District and along the perimeters with other areas of differing intensities and uses. According to the 2030 Plan, any internal or external negative impacts caused by the uses included within the Special District must be mitigated by screening, setbacks, or the presence of natural features. Generally, each Special District will have its own development standards and criteria based on detailed public or private studies. An example of a Special District area would be the areas immediately surrounding an airport or a large campus-type development that could include a mix of office, institutional and service uses, and even commercial uses. In the 2030 Plan, Special Districts have also been designated for those unincorporated areas included within the annexation fenceline of a Municipal Center. The designated Special Districts discussed below are shown on the 2030 Plan Map - Map 38. However,

additional such districts may be designated throughout the Planning Period upon presentation of the necessary supportive data and information to the Planning Commission. Such future designations should be approved as amendments to the 2030 Plan. It is also important that Low Intensity uses not be allowed to encroach into the areas immediately surrounding a Medium or High Intensity Special District for reasons of compatibility. **It is sometimes forgotten that areas of High and Medium Intensity development also deserve protection from encroachment of Low Intensity development as well as vice versa.** The following Special Districts have been designated by the 2030 Plan and are shown on the 2030 Plan map:

Osage Nation Special District Areas

There are two different kinds of lands owned by the Osage Nation or tribal members, which are recognized as a Special District and outside the jurisdiction of the County and 2030 Plan. One type of land is trust land, which is owned by the federal government, and the US Bureau of Indian Affairs but the beneficial interest remains with the individual Indian or tribe. The other type of land is restricted land, where the tribe or individual member of the tribe holds the legal title, but with legal restrictions against sale or encumbrances. Restricted land owned by the tribe or an individual requires the US Bureau of Indian Affairs to act as intermediary for the sale or encumbrance of the property. There are many tribal members in Osage County who own restricted property.

In the case of the Osage Nation Special District Areas, these Special District Areas are based on classification under the heading of the Osage Nation and do not have one central location. Therefore, the Osage Nation Special District Areas are described in the text of the 2030 Plan but are not numbered on the 2030 Plan Map – Map 38.

The Osage Nation Campus. The Osage Nation Campus is the largest of the Osage Nation's contiguous properties and is located on a large campus-type development north of the downtown area of Pawhuska. However, the Osage Nation has programs and facilities scattered throughout Pawhuska. Pawhuska is usually referred to as the "capital" of the Osage Nation. Land held in trust by the Osage Nation is considered to be included within the Osage Nation Special District Area; the various facilities owned/operated by the Osage Nation are scattered throughout the County and some are located on land that is not tribal or trust land. The first Focus Group meeting and luncheon for the 2030 Plan was hosted by the Osage Nation in the Senior Services Title VI Building in Pawhuska.

Osage Nation Indian Villages. There are three Reservation (trust land) communities known as "Districts" of the Osage Nation; one is located in Pawhuska, one in Hominy and one is Gray Horse. Each District originally was made up of different clans of the Osage Nation as they settled in the County. These communities serve as the focal point of tribal social and cultural life. The Districts are governed by Tribal jurisdiction and are independent from the communities where they are located. Housing and lots

for housing development are available to tribal members. Each District has a community center, which is used year round for cultural and spiritual events. Each District has an outdoor arbor where the traditional Il-lon-schka dances take place in June. The Il-lon-schka dances have been taking place for 100-plus years.

Tulsa Airpark, LLC (Airpark). Recently, the area previously referred to as the Downtown Air Park was purchased by the Osage Nation and conveyed to the Osage Nation, LLC. The Airpark consists of 99 acres and several buildings, the largest being a former technology center training facility (approximately 88,655 square feet). Office space in the Airpark is currently leased to the Million Dollar Elm Casino Executive Offices, and the additional storage and hangar building area in the Airpark totals 26,320 square feet. The Tulsa Police Department currently houses the helicopter program inside one of the hangars. The Osage Nation Special Supplemental Nutrition Program for Women, Infants and Children (WIC) program occupies 1,600 square feet on the north end of the property. There is currently 16,000 square feet of storage space available along with additional hangars. This property is positioned well for additional economic development in manufacturing and energy industries.

(Source: Osage LLC 2009 Annual Report.)

Osage Nation Industrial Park. The Osage Nation has a 160-acre industrial park, which is trust land, located north of Hominy. Currently the park houses the Osage Nation Education Department, Osage Nation Food Distribution Services, a welding business and the Hominy Osage Million Dollar Elm Casino.

Other Osage Nation Major Facilities. One of the major Osage Nation facilities not included on the Campus is the **Wah Zha Zhi Cultural Center**, which is located on US-60 west of Pawhuska and is available to the public for meetings and events. Other major facilities of the Osage Nation are located throughout the County.

Detailed information about the Osage Nation and Osage Nation facilities is available at http://www.osagetribe.com/uploads/Pawhuska_ON-Facilities_map.pdf

Designation of Special Districts 1 to 5

The 2030 Plan has designated the unincorporated areas included with a city or town annexation fenceline as a Special District. As shown on the 2030 Plan map, the following five Special Districts have been designated:

Special District 1 - Pawhuska	1.039 square miles
Special District 2 - Skiatook	153.069 square miles
Special District 3 - Sand Springs	78.440 square miles
Special District 4 - Tulsa	12.524 square miles
Special District 5 - Sperry	12.675 square miles

A total of 11.19% (257.747 square miles) of the County's unincorporated land area is included within the annexation fencelines of the above five Special Districts.

The Pawhuska Special District – Special District 1. The City of Pawhuska is the County seat of government. The boundaries of Special District 1 are shown on the 2030 Plan Map – Map 38; this area is included in part within the 2025 Pawhuska Comprehensive Land Use Plan (2025 Pawhuska Plan) that was officially adopted by Pawhuska on September 30, 1999. Special District 1 includes those unincorporated lands within the Pawhuska annexation fenceline that are generally located northeast of the incorporated area of Pawhuska. By approving the 2030 Plan, the County adopts the land use element of the 2025 Pawhuska Plan as an official element of the 2030 Plan. Within Special District 1:

1. Where rezoning or development is applied for in the County, a referral of the request will be given to Pawhuska prior to public hearings being held before the Planning Commission;
2. The County will give full consideration to any information received as a part of the referral process;
3. Pawhuska may consider annexation of the remaining unincorporated territory in Special District 1 as provided by Oklahoma law. Consultation with the affected landowners is encouraged as annexation of some or all of this area is considered;
4. The requested rezoning will be considered by the County in light of the zoning district or development regulations in the County that most closely approximates those of Pawhuska; and
5. Considering that the Special District 1 area remains unincorporated and subject to the final jurisdiction of the County, final approval of any such request will be the sole prerogative of the County until or unless the subject area is annexed.

The Skiatook Special District – Special District 2. The boundaries of the Skiatook Special District 2 are shown on the 2030 Plan Map – Map 38. The Skiatook Special District includes those unincorporated lands within the Town of Skiatook annexation fenceline that are located west of the Skiatook downtown area, north and south of SH-20 and extending west of Skiatook Lake. The land use plan adopted by the Town of Skiatook at the time of preparation of the 2030 Plan was considered in the preparation of the Special District 2 land use plan. The land use plan for Special District 2 was prepared in coordination with the Town Staff and was not officially adopted by the Town Board of Trustees at the time of publication of the 2030 Plan. As shown on the 2030 Plan Map – Map 38, extensive areas of this Special District are designated Development Sensitive and Conservation Areas due to being included within Special Flood Hazard Areas (100-year floodplains) or due to their proximity to Skiatook Lake

and being under state and federal ownership and control. According to the Corps, the elevation of the Skiatook Lake flood control pool is 729' – a number which would also be useful in considering development proposals in close proximity to Skiatook Lake.

(Source: <http://www.swt-wc.usace.army.mil/SKIA.lakepage.html>)

As stated earlier, development in Development Sensitive and Conservation Areas is not prohibited; however, such development plans should demonstrate how such proposals would mitigate any negative impact on such areas. Presently, the existing development in Development Sensitive and Conservation Areas within Special District 2 is lake front or lake view residential properties, which includes some of the most beautiful and desirable areas in which to live in this part of the County. The most recent and ongoing mixed-use development of the CrossTimbers residential area and marina is a prime example of how such development can proceed while incorporating the existing natural features and including planned open space and trails. Within Special District 2:

1. Where rezoning or development is applied for in the County, a referral of the request will be given to the Town of Skiatook prior to public hearings being held before the Planning Commission;
2. The County will give full consideration to any information received as a part of the referral process;
3. Skiatook may consider annexation of the remaining unincorporated territory in Special District 2 as provided by Oklahoma law. Consultation with the affected landowners is encouraged as annexation of some or all of this area is considered;
4. The requested rezoning will be considered by the County in light of the zoning district or development regulations in the County that most closely approximates similar regulations of the Town;
5. Considering that Special District 2 remains unincorporated and subject to the final jurisdiction of the County, final approval of any such request will be the sole prerogative of the County until or unless the subject area is annexed by Skiatook; and
6. The Special District 2 Plan, as adopted by the County, should be presented to Skiatook for information and endorsement during the short term of the Planning Period.

The Sand Springs Special District – Special District 3. Special District 3 has been designated for those areas included within the unincorporated annexation fenceline and growth boundary area of the City of Sand Springs (Sand Springs) in the County. The boundaries of Special District 3 are shown on the 2030 Plan Map – Map 38. Sand Springs has prepared and adopted the Sand Springs, Oklahoma Comprehensive Plan

1999 – 2004 (Sand Springs Plan) for proposed land use development within the annexation fenceline. The Sand Springs Plan is hereby adopted by the County as an element of the 2030 Plan; the land use designations shown on the 2030 Plan for Special District 3 remain unchanged from that land use adopted by Sand Springs. Within Special District 3:

1. Where rezoning or development is applied for in the County, a referral of the request will be given to Sand Springs prior to public hearings being held before the Planning Commission;
2. The County will give full consideration to any information received as a part of the referral process;
3. Sand Springs may consider annexation of the remaining unincorporated territory in Special District 3 as provided by Oklahoma law. Consultation with the affected landowners is encouraged as annexation of some or all of this area is considered;
4. The requested rezoning will be considered by the County in light of the zoning district or development regulations in the County that most closely approximates those of the Sand Springs Plan; and
5. Considering that the Special District 3 area remains unincorporated and subject to the final jurisdiction of the County, final approval of any such request will be the sole prerogative of the County until or unless the subject area is annexed by Sand Springs.

The Tulsa Special District – Special District 4. Special District 4 has been designated for those areas included within the unincorporated annexation fenceline and growth boundary area of the City of Tulsa (Tulsa) in the County. The boundaries of Special District 4 are shown on the 2030 Plan Map – Map 38. The land use information shown on the Special District 4 Map is a combination of the Osage County Assessor information adding Commercial for the Osage Million Dollar Elm Casino and the Airpark and also including Commercial as shown on PlaniTulsa. Within Special District 4:

1. Where rezoning or development is applied for in the County, a referral of the request will be given to the Tulsa Metropolitan Area Planning Commission prior to public hearings being held before the Planning Commission;
2. The County will give full consideration to any information received as a part of the referral process;
3. Tulsa may consider annexation of the remaining unincorporated territory in Special District 4 as provided by Oklahoma law. Consultation with the affected landowners is encouraged as annexation of some or all of this area is considered;

4. The requested rezoning or development will be considered by the County in light of the zoning district or development regulations in the County that most closely approximates those of Tulsa; and
5. Considering that Special District 4 remains unincorporated and subject to the final jurisdiction of the County, final approval of any such request will be the sole prerogative of the County until or unless the subject area is annexed by Tulsa.
6. The Special District 4 Plan, as adopted by the County, should be presented to the Tulsa Metropolitan Area Planning Commission and City of Tulsa for information and endorsement during the short term of the Planning Period.

The Sperry Special District – Special District 5. Presently, the Town of Sperry (Sperry) does not have a land use plan for the incorporated areas nor for the areas included within the annexation fenceline. The boundaries of Special District 5 are shown on the 2030 Plan Map – Map 38. Special District 5 includes those unincorporated lands within the Sperry annexation fenceline that are generally located west of the incorporated area. Within Special District 5:

1. Where rezoning or development is applied for in the County, a referral of the request will be given to Sperry prior to public hearings being held before the Planning Commission;
2. The County will give full consideration to any information received as a part of the referral process;
3. Sperry may consider annexation of the remaining unincorporated territory in Special District 5 as provided by Oklahoma law. Consultation with the affected landowners is encouraged as annexation of some or all of this area is considered;
4. The requested rezoning or development will be considered by the County in light of the zoning district or development regulations in the County that most closely approximates those of Sperry;
5. Considering that the Special District 5 area remains unincorporated and subject to the final jurisdiction of the County, final approval of any such request will be the sole prerogative of the County until or unless the subject area is annexed; and
6. The Special District 5 Plan, as adopted by the County, should be presented to Sperry for information and endorsement during the short term of the Planning Period.

OBJECTIVES FOR CORRIDOR DEVELOPMENT

Corridors are areas designated in the 2030 Plan and on the 2030 Plan Map – Map 38 that are located along major highways, such as US-60, SH-99 and SH-20. Corridors may contain major employment and region-serving businesses and industries or concentrations and clustering of such uses. The Corridor area designated as the US-60 Osage Nation Heritage Trail Scenic Byway should be protected from more intense uses in accordance with a Corridor Management Plan. The “C” in Corridor does not specifically mean only Commercial or Medium or High Intensity non-residential uses. It is not in accordance with the 2030 Plan to strip out or spot zone the areas along Corridors for commercial uses. The following objectives have been adopted for development in Corridors:

1. Designated Corridors should serve as major employment and business areas along selected segments of major County highways;
2. Avoid strip and spot commercial zoning along major County highways, which is not in accordance with the 2030 Plan and devalues abutting and adjacent property; and
3. The US-60 Osage Nation Heritage Trail Scenic Byway should be protected from spot zoning or unplanned commercial or other similar development and be subject to a Corridor Management Plan.

Implementation of Corridor Objectives

The following strategies are adopted for implementation of the objectives for development in Corridors:

1. Utilize the planning principal of limiting Medium Intensity zoning and development to designated Activity Centers at the intersections of major County highways and avoid strip or spot commercial zoning throughout the Planning Period by the Planning Commission and develop guidelines on a case-by-case basis in cooperation with the land owner;
2. Support the designation of the US-60 Osage Nation Heritage Trail Scenic Byway by exercising proper land use controls as related to land use and signage throughout the Planning Period by the County Commissioners, Planning Commission, Osage Nation, and land owners included within the Scenic Byway; and
3. Support implementation of the US-60 Osage Nation Heritage Trail Scenic Byway Corridor Plan in the short term of the Planning Period by the Osage Nation in cooperation with other public and private partnerships.

OBJECTIVES FOR MUNICIPAL CENTERS

“Municipal Centers” is a designation that is given to incorporated cities, towns and places located within the County – the location/designation and name of these Municipal Centers is shown on the 2030 Plan map. For planning purposes, Municipal Centers are described as follows:

Municipal Centers are the suburban and more urbanized areas of the County where further urbanization is appropriate, based on the presence of the necessary services and infrastructure to support the residential, office, commercial, industrial and institutional land uses that are required to maintain and sustain a concentration of population as would not be expected within the unincorporated ranching and agricultural environs of the County. It is within Municipal Centers that such further urban development and orderly urban expansion is encouraged during the Planning Period. It is discouraged that such urban development, sprawl or spot zoning take place in an unplanned manner across the County’s Ranching and Agricultural Areas.

The primary objective of Municipal Centers is for such areas to be the focus of the more intense residential development while also focusing as centers of business and commerce.

According to the US Census, the County’s six (6) largest Municipal Centers include the following:

- Pawhuska – 3,584 persons in 2010 and the County Seat
- Hominy – 3,564 persons in 2010
- Skiatook Town – 5,267 total population in 2010
- McCord – 1,711 persons and no change in population from 1980 to 2000
- Fairfax – 1,380 persons in 2010
- Barnsdall – 1,234 persons in 2010

For complete population information on the County’s cities, towns and places, refer to Table 1 in Chapter III, Appendix B and the section on History.

IMPLEMENTATION OF THE OBJECTIVES OF LAND USE INTENSITY

Implementation of the objectives of Land Use Intensity will be a function of the application of the principles of the 2030 Plan throughout the Planning Period. It is particularly important to comprehensively apply the principles of Sustainability combined with Low Impact Development and Green Building, to preserve the assets of the natural development in the face of expected growth and development. The following are the tools of implementation of the objectives of Land Use Intensity:

1. Comprehensive review of development proposals based upon a land use matrix (as presented in a later section of this Chapter) to support the Land Use and Land Use Intensity objectives of the 2030 Plan; this would be a function and responsibility of the Planning Commission and subject to final approval by the County Commissioners;
2. Review and updating of existing development regulations to include the latest approaches and criteria to ensure quality development, initially by the Planning Commission with input from the OCIA as appropriate with review and hearings by the Planning Commission and final approval by the County Commissioners;
3. To apply the principles of the Matrix, Low Impact Development and Green Building to mitigate any negative impact of development on the land and make development more efficient and cost effective as related to the provision of public and private infrastructure; and
4. Implementation of the objectives of Land Use Intensity will also include implementation of the objectives of Land Use Planning, Land Use Planning Growth and Development and Land Use Planning and the Environment.

OBJECTIVES FOR PUBLIC AND QUASI-PUBLIC AREAS AND FACILITIES

Public and quasi-public areas and facilities form the basic support elements for surrounding ranching and agricultural, residential, business, and industrial areas and contribute in a significant way to the health, safety, welfare and quality of life of all residents. These areas are identified in the 2030 Plan as the location of the Courthouse and related buildings, the shop and equipment yards for each County Commissioner's District, law enforcement and fire stations, emergency medical facilities, libraries, community centers, senior centers, public health facilities, museums, educational and school facilities, post offices and public utility facilities. The following Public and Quasi-Public Areas and Facility objectives are discussed in this section:

- General Objectives for Public and Quasi-Public Areas and Facilities
- Osage County Courthouse
- Public Safety: Law Enforcement, Fire and Emergency Medical Services and Multi-Hazard Mitigation
- Education and Schools
- Social Services-Health Care

GENERAL OBJECTIVES FOR PUBLIC AND QUASI-PUBLIC AREAS AND FACILITIES

The following general objectives and implementation strategies have been adopted for Public and Quasi-Public Areas and Facilities:

1. Develop and maintain a comprehensive County CIP as an element of the 2030 Plan to address in a timely and cost-effective manner the capital needs for public facilities, infrastructure and equipment throughout the Planning Period – Implement by initiating formulation of a County CIP by the County Commissioners by the middle of the short term of the Planning Period. Assistance in preparation of a County CIP could be sought from INCOG.
2. Plan, as needed, for the updating and improvement of major County Facilities, such as the Courthouse and the shops and yards that serve the three (3) County Commissioners' Districts – Implementation under the direction of the County Commissioners with the support of all County departments to start formulating a CIP in the short term of the Planning Period.
3. Promote the development and attraction of local, regional, and national events at the Osage County Fairgrounds and Clarence L. Brantley Indoor Arena – Begin implementation and promotion upon completion of the improvement plan and completion of the construction of the facilities to include the buildings and parking areas as directed by the County Commissioners by the middle of the short term of the Planning Period.
4. Prepare a long-range development plan for the Osage County Fairgrounds and the Clarence L. Brantley Indoor Arena – County Commissioners to complete the long-range development plan by the middle of the short term of the Planning Period.
5. Conveniently locate public and quasi-public uses to be accessible to all County residents, businesses and visitors to ensure excellent response time from emergency services, provide high visibility, and ensure the most economical expenditure of public and private funds – Implementation by the County Commissioners in cooperation with and support from the various public and quasi-public agencies listed at the beginning of this Chapter.
6. Acquire public lands sufficiently in advance of development as is feasible and appropriate, to reduce the cost of purchase and preserve optimum locations – Implementation by the County Commissioners in accordance with a County CIP to be developed and adopted during the Planning Period.
7. Continue to network with the OCIA, the Osage Nation, school districts, and other public and private agencies in support of economic growth, tourism and industrial

development by supporting the continued planning and development of necessary public and quasi-public facilities and services – Implementation takes place throughout the Planning Period by the noted agencies.

8. Support the Tallgrass Prairie Preserve, Woolaroc Museum, State Parks and Recreation Areas and lake areas with good roads and access, and trails where feasible and appropriate – Implementation by the County Commissioners in cooperation and coordination with the agencies and organizations noted at the beginning of this Chapter, and in particular the Osage Nation based on the adopted road improvement programs.
9. Seek opportunities to cluster the location of private and public facilities for the convenience of all residents, tourists, business and industry – Implementation by coordination of public and quasi-public agencies throughout the Planning Period.
10. Locate quasi-public lands and facilities, where appropriate, at intersections of major County roads and highways, as well as in Activity Centers - Implementation by coordination of public and quasi-public agencies throughout the Planning Period with input from the Planning Commission.
11. Locate County facilities in coordination with the Osage Nation, school districts, and other public and private agencies for the convenience of those served and the most cost-effective expenditure of public and quasi-public funds.
12. Protect the public health, safety and welfare by locating public and quasi-public uses to be accessible to all residents, visitors, businesses and industry to ensure an excellent response time from emergency services, provide high visibility, and ensure the most economical expenditure of public funds – Implement by initiating programs of cooperation and coordination with public health, safety and welfare between the County and in particular the Osage Nation by publicizing and sharing of information (using web-based programs and links in particular).
13. Preserve and protect significant local artifacts and information as a basis of local history, arts, and culture by supporting the Osage County Historical Museum and the Osage Nation Museum – Implementation by the County Commissioners and Osage County Historical Society with the support of the Osage Nation and incorporating such measures into the development review process as overseen by the Planning Commission throughout the Planning Period.

OSAGE COUNTY COURTHOUSE OBJECTIVES

1. Complete the Osage Courthouse Renovation Feasibility Study (Renovation Feasibility Study) and catalog any present and future needs of the various County agencies and departments housed within the Osage County Courthouse (Courthouse).

2. Develop a needs-based improvement plan for the Courthouse as determined by the Renovation Feasibility Study during the short term of the Planning Period.

Implementation of the objectives for the Courthouse will be based upon the completion of the Renovation Feasibility Study in process by the County Commissioners with the formulation of alternatives and funding strategies and programs as determined by the County Commissioners.

OBJECTIVES FOR PUBLIC SAFETY: LAW ENFORCEMENT, FIRE AND EMERGENCY MEDICAL SERVICES AND MULTI-HAZARD MITIGATION

The following objectives have been developed for Public Safety and Law Enforcement, Fire and Emergency Medical Services and Multi-Hazard Mitigation:

1. Support the area public and quasi-public agencies that function to protect the public health, safety, and welfare of the County to ensure continued high quality services and states of readiness by providing effective, highly trained and motivated law enforcement personnel, fire fighting and fire prevention and emergency medical services personnel and equipment.
2. Incorporate the adopted Multi-Hazard Mitigation Plan into the 2030 Plan and Land Use Planning Program – Implementation by the County Commissioners in coordination with the County Sheriff's Department, the Osage County Emergency Management Program, Municipal and Rural Fire Departments and the Planning Commission initiated and completed as necessary during the short term of the Planning Period.
3. Maintain and improve law enforcement facilities and equipment with improvements as needed throughout the Planning Period to meet the needs of existing residents and future growth – Implementation by the County Sheriff working in coordination and cooperation with the Osage Nation and other local law enforcement departments.
4. Support improvement of the facilities, equipment, and services of the various emergency medical services as needed to reflect the latest in emergency medical services care based on the available level of local funding – Implementation by the various local emergency medical services providers in cooperation with related local and County agencies proactively seeking supplemental funding from all public and private sources throughout the Planning Period.
5. Proactively seek additional public and private funding from private and public programs to supplement scarce local dollars for public safety throughout the Planning Period.

6. Encourage and support public safety with programs of public education, awareness and prevention for area residents and businesses – Implementation by continuation and/or initiation of such educational, awareness and prevention programs by County and local public safety agencies (police and fire) throughout the Planning Period with local businesses, schools, and civic organizations.

OBJECTIVES FOR EDUCATION AND SCHOOLS

Numerous school districts serve the students and patrons from across the County and the Planning Area. Although these districts operate independently of County government, a strong working relationship is important for the success of each entity. School district boundaries are shown on Maps 26 and 27, which are included at the end of Chapter III. The following objectives have been adopted for Education and Schools:

1. Actively participate with local school officials in planning for and protecting the best possible locations for school facilities to ensure that the necessary public facilities and infrastructure, streets and roadways for access in particular, are planned for and developed to serve school sites and patrons.
2. Promote shared public use of school facilities (playfields, grounds, buildings, etc.) where feasible and possible, in the best interests of school patrons and County residents.
3. Support partnerships with the four Technology Centers that serve the County (TriCounty Technology Center – Bartlesville, Pioneer Technology Center - Ponca City, Central Technology Center – Drumright and Tulsa Technology Center - Tulsa) in the formulation and implementation of training programs that will support higher education, economic development, and increased employment opportunities within the County for local residents.
4. Encourage and collaborate with higher education and technology centers to bring local classes and training opportunities throughout the County.
5. Incorporate the location of future educational facilities into the 2030 Plan.

Implementation of the Objectives of Education and Schools

Implementation of the objectives of Education and Schools will take place throughout the Planning Period as follows:

1. The County would operate in roles of support, cooperation and coordination with the various educational agencies encouraging the expansion of existing facilities and the creation of such new facilities as the needs and opportunities are presented.
2. The OCIA would also operate in roles of support, cooperation and coordination with the educational institutions to expand and develop educational programs for County residents in related to existing and new commercial and industrial businesses.

OBJECTIVES FOR SOCIAL SERVICES-HEALTH CARE

The following objectives have been adopted for Social Services-Health Care with the County Commissioners operating in a support and cooperation mode with the Osage County Health Department:

1. Coordinate and network with local and regional health care agencies and systems to provide services for the elderly, persons with disabilities, and low-income households in particular.
2. Support the expansion and development of health care facilities conveniently accessible to all County residents.
3. Support the Osage County Health Department programs and activities in achieving their mission of protecting and promoting health, preventing disease and injury, and in assuring that conditions are present by which the elderly, persons with disabilities, and low-income households, in particular, can be healthy.
4. Proactively support public and quasi-public agencies that contribute to and are responsible for public and private social services-health care programs, and which contribute positively to housing, education, medical, employment, justice, welfare, and social services-health care needs of all residents.
5. Provide an opportunity for full participation, adequate and equal public facilities and services, equal opportunities for housing, education, medical, employment, justice, welfare, and social services to develop a sense of common purposes in matters of general community interest among the citizenry as stakeholders in all County affairs.

Implementation of the Objectives of Social Service-Health Care Programs

Implementation of the above objectives of Social Service-Health Care Programs will take place throughout the Planning Period with the County operating in a support and cooperation mode with the Osage County Health Department, Osage Nation, Osage Nutrition Program and local social service-health care agencies. Additional options in support of social service-health care are as follows:

1. Advocate for 5310-funded vehicles by local entities, greater utilization of SoonerCare by Medicaid eligible individuals, and partnering with Cimarron Transportation, which provides limited transportation in the County.
2. Encourage utilization of senior transportation vans and coordination of the scheduling of appointments with the Osage County Health Department and other centrally-located social service providers.

OBJECTIVES FOR PUBLIC UTILITIES

Although the County is not a utility provider in the truest sense, County infrastructure and programs are the framework and foundation upon which all County residents and public utility services depend. The location of major utility systems and facilities is shown on the respective maps of public utility service areas included in Chapter III. Strategies for implementation of the objectives of Public Utilities are included at the conclusion of this section. The objectives of the following Public utilities are discussed in this section:

- General Objectives for Public Utilities
- Water
- Wastewater
- Electric Utilities
- Wind Energy Control Systems
- Floodplain Stormwater Drainage and Management
- Solid Waste

GENERAL OBJECTIVES FOR PUBLIC UTILITIES

The following general objectives have been adopted for Public Utilities:

1. Serve County residents, businesses and visitors with the best possible network of public services and utilities.
2. Develop a comprehensive County CIP to be used as the policy guide for the development of County infrastructure and facilities in support of public utility networks.

OBJECTIVES FOR WATER SYSTEMS

Osage County does not own or operate any water systems. Water systems serving multiple customers that are located across the County are typically owned by a city or town, or by a public or private water district (see Map 19). The Braden District (RWSSWMD #3) serves the Town of Burbank and areas west to the County line, and has been given the authority to provide water, wastewater and solid waste management services, but presently only provides water service to its customers. The quality of the groundwater and surface water, and protection of the aquifers found in the County is a matter of public interest from the standpoint of the municipal users and individual customers served by private water wells and in addition to the wells and ponds that serve livestock in the ranching and agricultural areas. The first-line responsibility for the protection of the quality of groundwater is a matter given to state and federal agencies; however, cooperation and support at the County level is a key to the success of the administration of such programs.

The following objectives for Water Systems have been adopted in the 2030 Plan:

1. Meet the needs of residents and businesses for a high quality and reliable potable water system for domestic services as well as for emergency services that complies with all local, state and federal requirements.
2. Support public and private water districts as they plan for the extension of water service into the growth areas of the County or retrofit such services into developed areas.
3. Coordinate activities of the County, as appropriate, in support of the ODEQ and the OWRB in preventing pollution of the Vamoosa-Ada Aquifer as shown on Map 16 at the end of Chapter III and other groundwater formations found in aquifers across the County.

OBJECTIVE FOR WASTEWATER SYSTEMS

The majority of the unincorporated County is served by individual on-site septic or aerobic wastewater disposal systems. The County does not operate any “public” Wastewater Systems and such systems located across the County are typically owned by a city or town. In a few cases, the wastewater disposal system for a subdivision is owned and operated by a property owners association. The objective of Wastewater Systems is as follows:

Support the ODEQ in the administration of state and federal rules and regulations as they apply to the public and private wastewater systems, and the drilling and production of oil and gas to protect and preserve the quality of the land, lakes, streams, and aquifers.

OBJECTIVES FOR ELECTRICAL SYSTEMS

The County does not own or operate any Electrical Systems; however, many such systems are owned and operated by the cities and towns or by electric cooperatives. The objectives of Electrical Systems are as follows:

1. Cooperate and support municipal electrical service providers and electric cooperatives in providing dependable electrical service.
2. Facilitate the installation of electrical lines and facilities to areas of growth or the retrofitting of such services by acquiring road rights-of-way of sufficient width.
3. Support the work of the Oklahoma Corporation Commission in the administration of state rules and regulations in providing high-quality and dependable electrical service to residents, businesses and industry.

OBJECTIVES FOR GAS SYSTEMS

The County does not own or operate any gas systems. In some cases, such as Avant and Fairfax, the gas utility is owned and operated by the municipality. In the more densely-populated areas of the County, gas service is likely to be provided by an energy company; however, and in the more sparsely-populated areas, propane is provided to the individual customer by truck and is a more typical source for gas service in such areas. The following objectives have been adopted for Gas Services:

1. Cooperate and coordinate with the applicable regulatory agencies during the course of their routine and emergency operations.
2. Keep Zoning Ordinance current and administer such regulations to ensure the proper and safe location of gas supply lines and storage facilities.

OBJECTIVES FOR WIND ENERGY CONTROL SYSTEMS

Wind Energy Control Systems and sources of renewable energy will become more common-place during the Planning Period and policies should be developed by the County in coordination with the various industries to properly protect the public interest while encouraging the development of such activities. The following objective for Wind Energy Control Systems has been adopted:

Support public policies in the throughout the Planning Period for the location of Wind Energy Control Systems that mitigate negative impacts upon the subject land and surrounding properties preserving the natural beauty of the landscape, and protecting indigenous wildlife, while encouraging the development and use of renewable energy technology.

OBJECTIVES FOR FLOODPLAIN STORMWATER MANAGEMENT AND DRAINAGE

In some jurisdictions Floodplain Stormwater Management and Drainage has been classified as a public utility with monthly fees charged to pay for the local costs of federal and state-mandated regulations and requirements; however, this is not presently the case in the County. Such “utility costs” are common in urbanized areas (as determined by the Environmental Protection Agency – EPA) or where stormwater management programs may be mandated even in fringe unincorporated areas (Phase II Stormwater Management Program of EPA program – administered by the OWRB). The following objectives have been adopted in the 2030 Plan for Floodplain Stormwater Management and Drainage:

1. Protect the public health, safety and welfare by the proper administration of the County’s floodplain regulations as required by the OWRB and EPA.
2. Reduce flooding along area creeks caused by heavy rains by clearing of trees and other obstructions where public access and funding is available.
3. Support cities and towns, where possible, in their programs of floodplain management and cleaning of creeks to reduce flooding.
4. Protect the public health, safety and welfare by discouraging the provision of public utilities for new development in areas subject to flooding, unless it is determined to be in the best public interest and such development meets all of the requirements of the County’s floodplain regulations.
5. Support the County’s floodplain and stormwater management planning, design and construction program by supplementing local dollars with available state and/or federal funds.
6. Adopt the Multi-Hazard Mitigation Plan as an element of the 2030 Plan as a policy guide for land use and development decisions.
7. Incorporate the floodplain management program into the County parks, recreation, trails and open space programs.
8. Implement measures of Low Impact Development in conjunction with the floodplain management program to preserve and protect the natural environment and to incorporate the natural environment into the man-made and built environment where feasible and appropriate.

OBJECTIVES FOR SOLID WASTE

Solid Waste service is provided by private companies or cities and towns in the County. The major function of the County in this arena is to ensure the proper location of disposal and landfill facilities by administration of the Zoning Ordinance in accordance with the 2030 Plan and to coordinate/cooperate with state authorities if local landfills appear to be operating outside the parameters of County zoning approvals and required permits.

The following objectives have been adopted for Solid Waste:

1. Mitigate the negative impacts of landfills on adjacent land by implementing the policies, guidelines, and locational considerations in the 2030 Plan and Zoning Ordinance in accordance with conditions of approval of any required County permits.
2. Support local, state and federal agencies in the administration of solid waste management and disposal programs.

IMPLEMENTATION OF THE OBJECTIVES OF PUBLIC UTILITIES

Implementation of the objectives of public utilities will take place throughout the Planning Period and the County will generally operate in a support and coordination capacity as it is not a “utility provider” in a practical sense. However, the County and Planning Commission do function and provide the setting in which the utilities are provided/located within road right-of-way and utility easements by administration of the Zoning Ordinance, Subdivision Regulations and Floodplain Regulations. It is during the development process that the County and Planning Commission will determine the location and conditions under which such uses (such as solid waste disposal sites) may be allowed. Special mention is due the County Floodplain Management Program, which does function directly under the auspices of the County Commissioners in cooperation with OWRB and FEMA.

OBJECTIVES FOR TRANSPORTATION

The Transportation element of the 2030 Plan includes objectives for the following major transportation categories:

- Trafficways
- Pedestrian Pathways and Multi-use Trails
- Public and Rural Transit
- Air Transportation
- Rail Transportation
- Water Transportation – The Tulsa Port of Catoosa

The County's Rural Functional Classification (RFC) for roads is shown on Map 21 included at the end of Chapter III. The RFC shown on Map 21 has been adopted as the Major Street and Highway Plan element of the 2030 Plan and is shown on the 2030 Plan Map – Map 38. The OCTP is also a part of the transportation and related land use planning program of INCOG; the 2032 LRTP is the transportation planning framework for the INCOG Region and the Transportation Management Area in the County. The TMA boundary is shown on Maps 21 and 22 included at the end of Chapter III.

OBJECTIVES FOR TRAFFICWAYS

The following objectives have been adopted for Trafficways:

1. Move people and goods in a safe and cost-effective manner throughout all parts of the Planning Area on a County-wide multi-modal, integrated and efficient transportation system throughout the Planning Period.
2. Build the necessary public infrastructure, streets and roads in particular, to support the current and future needs of all users providing sidewalks, pedestrian pathways, multi-use trails, and public and rural transit as appropriate in conjunction with the development of the roadway system throughout the Planning Period.
3. Supplement road funding by proactively seeking local, state, federal, and other assistance in cooperation with the Osage Nation, to maintain and construct new and replacement roadway facilities and to maintain and improve local trafficways in support of economic development, tourism, agritourism, ecotourism, and recreation.
4. Serve the roadway transportation needs of ranching and agriculture, residential, commercial and business, schools, emergency services, industry and tourism by focusing all available resources on the maintenance and improvement of roads and bridges.
5. Maintain and update the 5-year OCTP on a regular basis to reflect changes in local development patterns and similar changes in adjacent jurisdictions.
6. Better serve local development and reflect changes in technology, design and construction practices of streets and roadways by reviewing and updating the County Subdivision Regulations and Engineering Design Criteria Standards and Specifications on a regular basis – Complete the review of existing regulations by the middle of the short term of the Planning Period and any necessary revisions by the end of the short term.

7. Prevent strip and spot commercial development and the proliferation of curb cuts to preserve and maintain carrying capacities of County roads and the safety of motorists.
8. Encourage and support the acceleration of funding for completion of the Gilcrease Expressway (now scheduled for 2052 without increased funding) by the County Commissioners and OCIA from the L.L. Tisdale Parkway to the Sand Springs Expressway to occur within the long term of the Planning Period in cooperation with other jurisdictions and accelerate completion of roadway projects that connect to the planned Gilcrease Expressway in anticipation of completion of construction of the expressway.
9. In coordination with the Osage Nation, support the implementation of the priorities as listed in the OCTP, the Osage Nation Transportation [Road] Construction Plan (a 5-year plan), and include the following projects from the INCOG Regional Major Street and Highway Plan and the 2032 LRTP:
 - a. Expansion of W. 41st Street N./N. 52nd W. Avenue from Apache to SH-20;
 - b. Extension of W. 43rd Street N. from N. 41st W. Avenue to the proposed/new alignment of SH-97; and
 - c. Extension of the Pogue Airport Access Road west from the Airport approximately two (2) miles.
10. Support the Osage Nation in the implementation of a Corridor Management Plan for the Osage Nation Heritage Trail and Scenic Byway along US-60 in the short term of the Planning Period by enforcing limitations on signs and prohibiting billboards throughout the Planning Period.

Implementation of Specific Objectives of Trafficways

1. **Complete the Gilcrease Expressway funding feasibility study by the Oklahoma Turnpike Authority (OTA).** This feasibility study, started in November 2010, is scheduled to be complete in the fall of 2011 to determine the actual feasibility of constructing the remaining link of the Gilcrease Expressway as a turnpike and to possibly advance the construction date from the present 2052. Subsequently, if the feasibility study shows that a turnpike is feasible, construct the roadway at the earliest possible time during the Planning Period.

2. **Implement the OCTP.** The current OCTP was adopted July 12, 2010 by the County Commissioners and is subject to changes as necessary by the County Commissioners. The adopted OCTP is shown in Appendix E. The total planned expenditures by fiscal year (FY) are as follows:

FY 2010	\$15,011,964
FY 2011	\$7,965,000
FY 2012	\$900,000
FY 2013	\$100,000
FY 2014	\$1,870,620
FY 2015	\$736,000
OTHER 20__	\$400,000

3. **Implement the Osage Nation Five Year [Road] Construction Plan.** Although this Plan is subject to changes as necessary by the Osage Nation, the Plan adopted at the publication of the 2030 Plan is summarized below. It includes projects and funding descriptions for FY 2010 to 2014 and is shown in Appendix F. The total allocation for projects and planning on the Osage Nation Five Year [Road] Construction Plan by FY is as follows:

FY 2010	\$4,513,891
FY 2011	\$5,215,000
FY 2012	\$5,320,000
FY 2013	\$5,422,000
FY 2014	\$5,625,000

- 4. Continue and expand the programs of cooperation, planning and construction with the Osage Nation in the best public interests of all County residents.
- 5. Continue active participation in the INCOG Regional Transportation Planning Program.

OBJECTIVES FOR PEDESTRAIN PATHWAYS AND MULTI-USE TRAILS

The following objectives have been adopted for Pedestrian Pathways and Multi-Use Trails:

- 1. In the short term of the Planning Period, plan for an extension of the Osage Prairie Trail from Skiatook to Barnsdall to Pawhuska with a connection to the INCOG Regional Trails System.
- 2. Support the Osage Nation in the development of the Osage Nation Heritage Trail and Scenic Byway along the US-60 corridor from Bartlesville to Ponca City by the mid-term of the Planning Period.

3. By the end of the mid-term of the Planning Period, develop a Master Trails Plan for the County connecting to the INCOG Regional Trails System to include the extension of the Osage Prairie Trail from Skiatook to Barnsdall to Pawhuska, including an on-road trail along SH-123 to the Woolaroc Museum and on- and off-street multi-use trails while respecting the rights of land owners with implementation by the County Commissioners, OCIA and Planning Commission.
4. Establish a County system of pedestrian pathways and multi-use trails and routes in the more densely settled environs that connects areas of High and Low Intensity, residential areas, working areas, public facilities, and schools and parks to ensure accessibility to all County residents and, in particular, by elderly and disabled persons.
5. Include within the County's floodplain and stormwater management programs consideration and integration of pedestrian pathways and multi-use trails in the more developed and platted areas.
6. Improve the quality of life by encouraging the construction and provision of sidewalks, pedestrian pathways and multi-use trails in the more densely-developed and platted residential areas that will be maintained by private property owners associations.

Implementation of the Objectives of Pedestrian Pathways and Multi-Use Trails

The implementation of the objectives of Pedestrian Pathways and Multi-use Trails will be by the County Commissioners working in conjunction with the Planning Commission, the Osage Nation and INCOG within specified timeframes of the Planning Period.

OBJECTIVES FOR PUBLIC AND RURAL TRANSIT

The following objectives had been adopted for Public and Rural Transit:

1. Support Public and Rural Transit systems that provide safe and economical access to local and regional employment centers, businesses, cultural, educational and medical facilities via a multi-modal local and regional transit and transportation system that serves the needs of the elderly, persons with disabilities, and low-income households.
2. Supplement local plans and programs for Public and Rural Transit, where the need is present or anticipated within the Planning Period, linking the local service to the existing and planned regional transit and transportation system.
3. Supplement local transit and transportation plans and programs by proactively seeking funding from local, state and federal agencies, and private sources.

4. Promote the implementation of an effective marketing program for an expanded Public Rural Transit option for County residents during the short term of the Planning Period.
5. Implement plans and programs to address the special transportation needs of the elderly, persons with disabilities, low-income households, tourism, agritourism, ecotourism, and recreation via a public/private partnership and by supporting the Transit-Human Service Transportation Coordinated Program and the Regional Council on Coordinated Transportation for the Tulsa TMA.

Implementation of the Objectives of Public and Rural Transit

The implementation of the objectives of Public Transit and Public Rural Transit will be led by the County Commissioners and Osage Nation with the support of the present public and private providers with promotion of the availability of the services by a County web page and other marketing strategies, including those in the Social Service-Health Care sectors within the terms of the Planning Period as specified above. Funding should be actively sought from the various public and private sources and assistance from INCOG would be appropriate.

OBJECTIVES FOR AIR TRANSPORTATION

The following objectives have been adopted for Air Transportation:

1. Prevent development in airport approach and landing zones and prevent the development of incompatible uses in close proximity to local airports that would present a hazard and compromise the safety of air traffic, and otherwise compromise the safety and quality of life of persons on the ground.
2. Coordinate with the applicable state and federal agencies to ensure that any existing or new airport is maintained, constructed and operated only in conformance with state and federal safety design and safety regulations.
3. Maintain and build local roads and highways to provide local residents and businesses with safe and cost-effective access to the TIA, as well as to other local and area airports such as the Hominy Municipal Airport and Industrial Park, Pawhuska Municipal Airport, Bartlesville Municipal Airport, and the Pogue Airport in Sand Springs.

Implementation of these objectives throughout the Planning Period would be supported by the County through the Planning Commission and by assuring that land use and development approvals take place within the guidelines of safety and compatibility of the 2030 Plan and in accordance with federal and state aviation regulations.

OBJECTIVES FOR RAIL TRANSPORTATION

The following objectives have been adopted for Rail Transportation:

1. To support, as appropriate, demonstrated rail needs of existing and new industrial development and special districts in the south and southeast portions of the Planning Area in support of economic development by the County through the OCIA throughout the Planning Period.
2. Coordinate with and encourage the Osage Nation to preserve abandoned railway rights-of-way for trails and pedestrian pathways.

OBJECTIVES FOR WATER TRANSPORTATION: THE TULSA PORT OF CATOOSA

The Tulsa Port of Catoosa (Port) is located in an Enterprise Zone in Rogers County approximately 60 miles east of Pawhuska at the head of the McClellan-Kerr Arkansas River Navigation System. The Port handles shipping loads through its waterway access to the Arkansas River via the Verdigris River. The Port offers barge service with river flow levels controlled by the Corps. The Port facility is located in a 2,000-acre industrial park and more than 4,000 people are employed there; the Port receives and ships manufactured goods and agricultural products from Oklahoma and surrounding states to the rest of the world. The Port is the largest port of its kind in Oklahoma, and handles international cargo entering from the Gulf of Mexico traveling north along the Mississippi River, to the Arkansas River, connecting to the McClellan-Kerr Arkansas River Navigation System. **One eight-barge tow on the navigation channel, with each barge holding an average of 1,400 to 1,500 tons, is the equivalent of 480 semi-trailer trucks.**

Implementation of the Objectives for Water Transportation

1. Incorporate information about the facilities at the Port into the County's marketing and economic development program and make local business and industry aware of the availability and advantages of using these facilities during the short term of the Planning Period by the OCIA.
2. Incorporate information about the facilities at the Port into the County's CEDS (Appendix D), and the OCIA marketing and economic development program to make local business and industry aware of the available service throughout the Planning Period by the OCIA.
3. Include information about the Port on an OCIA webpage to be developed by the middle of the short term of the Planning Period by the OCIA.

OBJECTIVES FOR HOUSING

The housing element of the 2030 Plan sets forth housing strategies for the County and reaffirms the guidelines presented in the residential land use element, while including more specific guidelines for the provision of a variety of affordable, safe and standard housing. The housing stock of the County is considered to be in a standard condition; however, a field analysis has not been performed. A comprehensive housing evaluation includes consideration not only of the evaluation of the housing structures and condition of the private residential property and living environment, but also evaluation of the condition of the public and quasi-public supporting infrastructure. The County building permit and inspection program ensures that residential construction is done in accordance with adopted local building codes. Many of the objectives stated in this section are directly related to the social-health care and welfare, educational, recreational, and cultural and quality of life programs that also contribute in a major way to the setting of the community into which housing is placed.

The following Housing objectives should be implemented throughout the Planning Period:

1. Provide a variety of living styles and housing types for County residents for sale as well as for rent by the private sector in conjunction with the housing market.
2. Maintain the existing housing stock in a standard and safe condition, rehabilitating substandard housing and demolishing derelict units to preserve an overall safe and standard living environment and to protect the value of adjacent properties in conjunction with a code enforcement program administered by the Planning Commission.
3. Incorporate and otherwise encourage the utilization of the principles of Low Impact Development and Green Building in the construction and remodeling of new and existing housing by the Planning Commission during the development review and approval process.
4. Support the Housing Authority of Osage County (HAOC) in rehabilitating and conserving the existing housing and housing areas by supplementing local funds with public, state and federal funding.
5. Protect the value of the existing housing stock and quality of life in residential areas by prohibiting any program or plan, which would promote the development of unsafe housing or contribute to the deterioration in value of existing or new housing.
6. Support the continued stability and viability of the existing housing stock and surrounding areas by proactively administering code enforcement programs by

adding staff to the Planning Commission as funding is available by the beginning of the mid-term of the Planning Period.

7. Continue to implement and practice the principles of the Federal Fair Housing Act by prohibiting any public or publicly-supported project or program, which produces housing that is restricted from sale to anyone based on race, color, sex, or national origin.
8. Continue to administer and update building codes to ensure that residential construction meets adopted minimum public standards for construction and habitability by the Planning Commission throughout the Planning Period with a review of existing regulations completed by the middle of the short term of the Planning Period.
9. Continue to support Affordable Housing Programs by minimizing the concentration of low- and moderate-income housing, thus expanding and improving the housing opportunities for low- and moderate-income persons and better meeting the needs of all residents, and in particular, the housing needs of the disabled and senior citizens, especially in consideration of the aging population of the County.
10. Promote infill development and redevelopment in existing residential neighborhoods as strategies for revitalization and ways of arresting any decline that would otherwise occur as development and redevelopment takes place.
11. Aggressively seek private and public local, state and federal funding for the rehabilitation and conservation of existing housing, and housing areas.

Implementation of Housing Objectives

The following strategies are adopted to meet the objectives for Housing and, in particular, the housing needs of low- and moderate-income persons and seniors:

1. Support the Housing Authority of Osage County (HAOC): The HAOC operates under the auspices of the County Commissioners and provides housing throughout the County to low- and moderate-income persons. The HAOC operates the Cedar Ridge complex in Pawhuska, which serves seniors and disabled persons. The HAOC also has several smaller apartment developments located in other towns and cities in the County.
2. Support the Osage Nation Housing Department (ONHD): The ONHD operates under the direction of the Osage Nation and provides several federal-housing assistance programs to low-income Native Americans, such as weatherization, homeowner rehabilitation, and new construction. The ONHD operates the Senior Housing Rental Complex located in Pawhuska.

3. Support the Osage Housing Authority (OHA): The OHA provides housing to Native and non-Native American low- and moderate-income persons. The OHA operates the Stone Ridge Apartments in Pawhuska and has single family housing units scattered throughout cities and towns in the County.
4. Support the continued stability and viability of the existing housing stock and surrounding areas by proactively administering code enforcement programs and maintaining the supporting County infrastructure – Implementation by adding Staff to the Planning Commission as funding is available by the beginning of the mid-term of the Planning Period.

OBJECTIVES FOR ECONOMIC DEVELOPMENT

Successful economic development requires a coordinated effort between the public and private sector and takes place throughout the Planning Period. The OCIA is the County’s lead agency for industrial and economic development. Major forces of the existing economy and future economic development are the oil and gas and related industries and manufacturing sectors of the economy. Presently, the County has the following industrial parks:

- Osage County Industrial Park owned and operated by the Osage County Industrial Authority
- Pawhuska Industrial Park owned and operated by the City of Pawhuska
- Hominy Industrial Park owned and operated by the City of Hominy
- Osage Nation Industrial Park owned and operated by the Osage Nation
- Tulsa Airpark, LLC owned and operated by the Osage LLC

A recent edition of the Oklahoma Community Developer included an article entitled “Manufacturing – Gazelles Growing, Dinosaurs Dying” by Jack Schultz, author of Boomtown USA: The 7½ Keys to Big Success in Small Towns, in which the author gave this analogy as it applied to economic development that would also apply to such development in the County:

Every day in Africa a gazelle wakes up,
It knows it must run faster than the fastest lion or it will be killed.

Every morning a lion wakes up,
It knows it must run faster than the slowest gazelle or it will starve to death.

It doesn’t matter whether you are a gazelle or a lion.
When the sun comes up, you better be running.
Abe Gubegna, Ehtiopia, circa 1974

The Osage County Five-Year Economic Development Plan: 2008-2013 (Appendix C) and the CEDS (Appendix D) have been adopted by the OCIA and are major economic development platforms to be implemented during the Planning Period. The Osage County Five Year Economic Development Plan: 2008-2013 (Appendix C) and the CEDS (Appendix D) have also been adopted as major economic development platforms of the 2030 Plan. The growing sectors of tourism, agri-tourism and agri-tainment are direct results of the activities and programs of the Tourism Committee and positively impact the County's economic development.

It is critical that existing business and industry be proactively supported and well served by a high quality transportation network, public facilities, and utilities, in combination with developing plans and programs to attract new business and industry. Therefore, the following objectives have been adopted for Economic Development:

1. Continue to support the OCIA in its plans and programs for the economic development and, in particular, adopt the Osage County Five-Year Economic Development Plan: 2008-2013 (Appendix C) and the CEDS (Appendix D) as elements of the 2030 Plan.
2. Support the Osage Nation in the implementation of the 25-year Strategic Plan, the future development of the Osage Million Dollar Elm Casino-Tulsa and the surrounding area.
3. Support completion of the redevelopment of Airpark now owned and operated by Osage, LLC.
4. Support the Tourism Committee in the development of tourism, agri-tainment and agri-tourism as basic elements of economic growth and development of the County.
5. More fully develop telecommunications services and options, broadband and fiber optics that will support existing business and industry as well as mobile commuting that will assist the OCIA in competing for new business and industrial prospects.
6. Create a positive climate for business and industrial retention and expansion by proactively supporting a public-private partnership with the OCIA, the Osage Nation, local and area businesses, local chambers of commerce and cities and towns that will stimulate and energize local and County economic development initiatives.
7. Promote economic growth by planning for the retention and expansion of existing commercial and industrial development.
8. Continue to support the existing and future economic development of the oil and gas sectors and related industries, as well as the manufacturing sectors of the economy.

9. Support economic development by planning for and putting in place the public infrastructure, roads in particular, to support the continuation and future development and expansion of the ranching and agriculture, tourism, commercial and industrial sectors of the County's economy.
10. Support local business and industry by aggressively seeking public and private funds, along with funds from the state and federal government, in conjunction with the Osage Nation, for custom-tailored academic and Career Tech programs for existing and prospective employees.
11. Expand the marketing of existing and new attractions and resources in the areas of tourism, agri-tourism and agri-tainment in the local and regional economy by supporting the Tourism Committee.
12. Complete and implement a long term improvement plan and program for the Osage County Fairgrounds and the Clarence L. Brantley Indoor Arena in the short term of the Planning Period.
13. Preserve and publicize the rich cultural and historical heritage of the County in cooperation with the Osage Nation and the Tourism Committee as basic economic development activities.
14. Facilitate and support coordination and communication between the business and industrial sectors with Career Tech, academic and higher educational institutions in order to provide custom-tailored programs designed to improve the skills and employability of area residents and better meet the staffing needs of area business.
15. Support the development of "targeted industries" as per the CEDS and as follows:
 - Education and Knowledge Creation
 - Health Care and Bioscience
 - Aerospace, Transportation and Logistics
 - Information Technology and Telecommunications
 - Finance and Business Services
 - Advance Manufacturing and Services
 - Hospitality, Tourism and Entertainment

Implementation of the Objectives for Economic Development in the Short term of the Planning Period

1. Prepare an Economic Development Marketing Brochure, which includes information about the Port and incentives offered to companies locating in the County – Implementation by the OCIA.

2. Develop a County webpage to publicize all aspects and services and information about the County with links to the OCIA, Osage County Health Department, Housing Authority of Osage County and other County boards and agencies in the short term of the Planning Period with oversight and direction from the County Commissioners.
3. Develop an OCIA webpage to publicize the incentives for business and industry to locate in the County with links to the County webpage and County boards and agencies by the OCIA, promoting the Pawhuska Business Development Center Incubator facilities.
4. Update the Osage County Five-Year Economic Development Plan: 2008-2013 (Appendix C) and the CEDS (Appendix D) as needed – Implementation by the OCIA and County Commissioners.
5. Update all County land development regulations to support and encourage development in accordance with the 2030 Plan and support Low Impact Development and Green Building initiatives – Implementation by the Planning Commission by the end of the short term of the Planning Period.
6. Continue to investigate potential sites and industries to anchor an industrial park in the south and southeast part of the County – Implementation by the OCIA throughout the Planning Period.
7. Support implementation of the Master Streetscape Plan for downtown Pawhuska (the County seat of government) as a tool to attract tourists and business, as well as to enhance the visitor's experience of the Osage Nation Heritage Trail Scenic Byway – Implementation by City of Pawhuska and the Osage Nation.
8. Encourage the development of an arts program across the County as a tool for economic development and utilize vacant downtown buildings as art studios with one storefront being a cooperative gallery.
9. Facilitate and support coordination and communication between the business and industrial sectors with Career Tech, academic and higher-educational institutions in order to provide custom-tailored programs designed to improve the skills and employability of area residents and better meet the staffing needs of area business in the short term of the Planning Period by the OCIA.

OBJECTIVES FOR IMAGE AND APPEARANCE

The goals, policies and objectives for Image and Appearance are an extension of the goals, policies and objectives of each of the elements of the 2030 Plan. During the first session of the Focus Group, the following suggestions were identified as major parameters for Image and Appearance to be incorporated into the 2030 Plan:

1. Maintain the present-day economic base and life style of the County as ranching and agriculture and oil and gas production in combination with an excellent quality of life and preservation of the natural environment.
2. The County should seek to become home to major national commercial and industrial facilities in appropriate locations.
3. Be a place where people can live, work and play and have access to affordable housing.
4. Offer a superior educational system, including higher education and Career Tech facilities.
5. Provide an economy that supports the development of jobs in the County – a County that is no longer just a “bedroom County” for the metropolitan area.
6. Be developed in a Sustainable manner.
7. Have in place a premier business/economic/incubator.
8. Branding for identity as a diverse land of opportunity.
9. Offer premier elder social services-health care facilities.
10. Include plans for an Osage Prairie Trail from Tulsa to Skiatook to Barnsdall to Pawhuska, connecting to the Woolaroc Museum along SH-123.
11. Encourage the development of expanded hotel and motel rooms, and bed and breakfasts to support tourism.
12. Become a nationwide example of how the culture of Osage County and the local communities is supported and maintained.
13. Provide cafes, picnic areas, restrooms and other amenities, such as campsites and outdoor amphitheaters along local trails.

In conjunction with the **2008 Tulsa Regional Transportation Survey (Survey)** (www.incog.org/transportation/document/publicsurveychart.pdf) conducted by INCOG survey respondents were given a list of 15 items and asked to identify the importance of each when selecting a place to live. The five top items in order of **extremely/very important** were as follows:

- Appearance of the neighborhood – 78%
- Access to medical care – 75%
- Cost of housing – 73%
- Quality of public schools/property tax rates/access to major highways - 67%
- Employment opportunities – 65%

The following objectives have been adopted for Image and Appearance:

1. Preserve the positive identity and image unique to the County that is based on its unique flora and fauna, geological character, history and diverse cultures with a vision of the future that is in harmony with the natural and man-made physical environment - embracing the past while planning and building for the future.
2. Attain the highest possible quality of life for all County residents in which to live, work and play.
3. Promote the image of the County as an attractive place to live, work and play while maintaining the proper balance between the sometimes competing interests of ranching and agriculture, rural and suburban uses, rural and industrial, and ranching and oil and gas production.
4. Maintain, improve and market the image of the County to residents, visitors and tourists.
5. Improve, as needed, the appearance and condition of business and residential areas by maintaining an active program of code enforcement aimed at ridding the County and its developed areas and roadways of weeds, junk, and trash.
6. Complete the plans and improvement of the Osage County Fairgrounds and Clarence L. Brantley Indoor Arena in the short term of the Planning Period and promote the attraction of local, regional and national events.
7. Support the state parks and recreation areas by providing good access from major County roads.
8. Plan for and provide Public Transit and Public Rural Transit targeting any unmet needs for access by the elderly, persons with disabilities and low- and moderate-income households.

9. Protect ranching and agriculture on land in the north, northwest and west areas from any incompatible urban spread or sprawl development by planning for the more intense urbanization and residential development to take place in the Municipal Centers and the cities and towns in the south and southeast areas of the County.
10. Expand and develop industry (avoiding “smoke stack” industries) in the south, southeast and McCord area only where the necessary public services are available or planned.
11. Maintain and improve the public health, safety and welfare by encouraging Green Building, Low Impact Development and utilizing the PUD Concept and the Neighborhood Concept, where feasible and appropriate, to preserve the natural environment and protect the overall image and appearance of the County.
12. Administer local regulations and support the administration of state and federal regulations to protect soil and water quality of agricultural and ranching areas from erosion, as well as controlling runoff and preventing erosion and pollution sometimes associated with poor agricultural practices, improper oil or gas drilling and production practices, or improper development practices.
13. Maintain the appearance and condition of the existing housing stock and residential areas, business, and commercial and industrial areas in a high-quality manner.
14. Protect the appearance, condition and character of historic areas as important local and unique cultural as well as economic resources and assets.
15. Protect the image and appearance of the areas along the County’s roads and highways, the safety of the traveling public and the value of adjacent land by discouraging scattered, strip and/or spot commercial development.
16. Offer development incentives to gain amenities in landscaping, common recreation areas, open space, trails and construction of improvements by encouraging the use of the PUD Concept, Low Impact Development and Green Building.
17. Regulate the location of landfills and salvage yards in accordance with the 2030 Plan and Zoning Ordinance to mitigate negative impacts on adjacent uses by the use of setbacks, screening and buffering.
18. Where appropriate, encourage mixed-use and infill development and redevelopment to stabilize and increase the value of the subject and adjacent property.
19. Support the Osage Nation in the implementation of the Corridor Management Plan for the Osage Nation Heritage Trail and Scenic Byway.

20. Publicize the importance of the condition and proper maintenance of residential and business areas and the positive impact that appearance has on the value of land and improvements and in promoting a positive perception of the County by its residents, as well as its visitors and tourists.
21. Prevent the spread of blight by the proactive use of code enforcement, housing rehabilitation programs and other regulatory and voluntary programs, while proactively seeking funds for housing improvements for low- and moderate-income persons.

Implementation of the Objectives of Image and Appearance

Implementation of the objectives of Image and Appearance of the County will include active participation and formulation of programs by the following County, local, state and federal agencies working together in voluntary and regulatory partnerships for the betterment of all County residents throughout the Planning Period:

An Educated and Involved Public
Osage County Board of County Commissioners – County Commissioners
Pawhuska-Osage County Planning Commission and Planning Staff – Planning Commission
Osage County Emergency Management Department
Osage County Industrial Authority - OCIA
Osage County Tourism Oversight Committee – Tourism Committee
Osage County Sheriff
Osage Nation
Osage Nation Law Enforcement
All County Area Cities and Towns and Chambers of Commerce
National Resource and Conservation Service - NRCS
The Nature Conservancy: Oklahoma Tallgrass Prairie Preserve
US Fish and Wildlife Service - USFWS
US Department of Agriculture - USDA
Osage County Cattlemen’s Association
Osage County Independent Oil Producers Association
Area Lake Associations
Service Clubs

OBJECTIVES FOR QUALITY OF LIFE

The objectives for Quality of Life are an extension of the goals and policies for each of the elements of the 2030 Plan and an extension of the objectives of the major functional elements of the 2030 Plan as discussed above. The input from the Focus Group was especially pointed as to the need for a high quality of life for the Planning

Area and courses of action that should be incorporated into the 2030 Plan. The “courses of action” are expressed above in this Chapter in terms of goals and policies and by the following objectives for Quality of Life:

1. Maintain the pristine and unspoiled environment of the County by protecting the quality of the land, water, and air by advocating measures in accordance with the principles of Sustainability, Low Impact Development and Green Building in support of environmentally-friendly programs and practices.
2. Build a livable County with a positive image based on the adopted physical development policies, plans, and programs of the 2030 Plan, offering a variety of living styles, prices and housing types, while maintaining the rural and agricultural character of the County.
3. Encourage a further sense of community based on the County being a safe place to live, work, and play.
4. Support a high level and quality of law enforcement, fire protection and emergency medical services, and social services-health care programs to protect the public health, safety and welfare.
5. Support proactive code enforcement programs to maintain the appearance and livability of residential and business areas by addressing problems with weeds and trash along the roadways, removing derelict vehicles, policing illegal dumping along County roads, and preventing commercial and other non-residential activities from operating in residential areas.
6. Encourage transparency in governmental affairs by the involvement and participation of area residents in the formulation and implementation of public plans and programs in order to build a strong sense of community, communication, and understanding.
7. Preserve the large ranches in the north, northwest and western areas of the County, protecting these unique natural areas from the encroachment of incompatible development.
8. Support the Tourism Committee in promoting agri-tourism and agri-tainment as elements of the economic development of the County.
9. Expand and diversify the variety of retail uses and sites that are conveniently accessible to ranching and agriculture, residential areas, business areas, the workforce and major transportation facilities.

10. Expand local employment opportunities for County residents by supporting the expansion of local business and industry, by attracting new business and industry and by increasing local educational opportunities for County residents.
11. Maintain and upgrade public facilities and infrastructure (roads, bridges and highways in particular) as funds are available, in support of a high quality of life for residents, business, industry, and tourism.
12. Where feasible and appropriate, incorporate the concept of “complete streets” (roads, drainage, sidewalks, pedestrian pathways, multi-use trails, and public/rural transit) into the development of the County.
13. Coordinate land use planning with the various school districts to identify new school sites and/or allow for the expansion of existing sites to serve local residents and patrons.
14. Support existing medical, health, and nutrition services and seek new facilities, as needed, for a growing as well as an aging population.
15. Develop a long range plan for the continued improvement and development of the Osage County Fairgrounds and the Clarence L. Brantley Indoor Arena in anticipation of the growth in existing activities and to better accommodate new attractions.

Implementation of the Objectives of Quality of Life

Implementation of the objectives of Quality of Life will include active participation and programs by the following County, local, state, and federal agencies working together in voluntary and regulatory partnerships for the betterment of all County residents throughout the Planning Period:

An Educated and Involved Public
Osage County Board of County Commissioners – County Commissioners
Pawhuska-Osage County Planning Commission and Planning Staff – Planning Commission
Osage County Industrial Authority - OCIA
Osage County Tourism Oversight Committee – Tourism Committee
Osage County Sheriff
Osage Nation
Osage Nation Law Enforcement
All County Area Cities and Towns and Chambers of Commerce
National Resource and Conservation Service - NRCS
The Nature Conservancy: Oklahoma Tallgrass Prairie Preserve
US Fish and Wildlife Service - USFWS
US Department of Agriculture - USDA
Osage County Cattlemen’s Association
Osage County Independent Oil Producers Association
Area Lake Associations
Service Clubs

EXECUTIVE SUMMARY OF THE 2030 OSAGE COUNTY COMPREHENSIVE PLAN

The 2030 Plan Text and Map - Map 38 is the product of a process that was originally initiated by the OCIA as an Industrial Land Use Plan, which then evolved into a comprehensive land use plan upon action by the County Commissioners. The public input framework for the Planning Process was built upon a Focus Group (as recognized on the Acknowledgements Page) that held meetings open to the public as a forum upon which to offer ideas and opinions as to **what the Vision and Mission of the 2030 Plan should be**, how the County should develop and grow, and equally important **where the County should develop and grow throughout the Planning Period**.

The public input process was supplemented by creation of a webpage by INCOG (<http://www.incog.org/transportation/OsageCo/home.htm>) on which the draft elements were posted for public information and where public comments and suggestions could also be registered. Meetings were also held with the Planning Commission to review in detail the draft elements of the 2030 Plan as they were completed.

The intent of the 2030 Plan is expressed in the goals, policies and objectives generated during the Planning Process and the inventory of the natural and man-made features of the County. The continuing partnership of the public and private sectors will be the key to implementing the 2030 Plan during the Planning Period under the leadership of the County Commissioners, the Planning Commission and the OCIA, all working in coordination and cooperation with the Osage Nation and the agencies, associations, boards and authorities listed in previous sections of this Chapter.

The 2030 Plan is now summarized in the following sections:

- Remembering the Mission
- Remembering the Vision
- The Matrix of the Relationship of Land Use and Land Use Intensities to Zoning Districts – Matrix
- The 2030 Plan Map – Map 38
- Selected Objectives of the 2030 Plan

REMEMBERING THE MISSION

“If you build castles in the air, your work need not be lost. That is where they should be. Now put the foundations under them.” Henry David Thoreau

The Mission Statement of the 2030 Plan is as follows:

Practicing good stewardship of the diverse character of Osage County by preserving, protecting, and enhancing the unique, unspoiled, and pristine quality of the land, air, water, and life;

Properly planning for our people and the public and private services that are required for present and future residents;

Collaborating and coordinating land use planning processes and programs with all private and public entities, the region, and the Osage Nation in particular; and

Harmoniously incorporate development, where appropriate, into the unique natural, physical, and environmental character of Osage County, which makes it great and sets it apart from all other such areas.

REMEMBERING THE VISION

“Vision is the art of seeing the invisible.” Jonathan Swift

The Vision Statement of the 2030 Plan is as follows:

In 2030, Osage County will retain its unique and diverse geographic characteristics of vast bluestem prairie plains supporting large cattle ranches, scenic wooded areas with rolling hills, colorful historical rural towns built during the oil boom that offer unique tourist experiences and sophisticated fringe urban developments that provide the conveniences of city living;

In 2030, Osage County will maintain its rich historical identity of cattle, horses, and oil and provide an excellent quality of life by establishing working partnerships within the public and private sectors and the Osage Nation as follows:

Providing affordable housing and local employment opportunities for all Osage County residents;

Offering superior educational opportunities at all levels in cooperation with local business and industry;

Home to a premier business/economic/incubator that also provides training in partnership with the local career technical schools and with facilities located in the major cities and towns to support economic development;

Properly located office, commercial, business and industrial parks that will be home to regional, national and international companies offering quality jobs and benefits to workers on a local basis;

Offering state-of-the-art elder social services-health care facilities;

Sustainable and green infrastructure preserving and protecting the environment, creating low-cost energy sources, farmers markets for healthy food sources and recycling centers for waste management;

Offering hotel, motel, and bed and breakfast accommodations for tourists, conventions, and annual events that will attract national and international visitors; and

An Osage Prairie Multi-Use Trail from Skiatook to Barnsdall to the Woolaroc Museum and to Pawhuska that offers amenities such as camping areas, cafes, and open air amphitheatres for special events large and small.

THE MATRIX OF THE RELATIONSHIP OF LAND USE AND LAND USE INTENSITIES TO ZONING DISTRICTS – MATRIX

A key tool in the implementation of the 2030 Plan will be the Matrix. The Matrix is intended to be a guide for the Planning Commission in making recommendations and decision making when development and rezoning applications are presented. In addition to the Matrix, the Planning Commission should also consider the features of the natural and built environment (sometimes referred to as “existing physical features”) that are already present. The Matrix of the Relationship of Land Use and Land Use Intensities to Zoning Districts (Matrix) is shown in Appendix A following the list of Zoning Districts.

The Matrix is a guide and is not intended to be a statement engraved in stone, but is intended to be a major tool to assist the Planning Commission and County Commissioners in providing consistency in making land use and rezoning decisions in accordance with the 2030 Plan.

The Matrix is based on “findings” made from comparing the specific Zoning District as listed along the top of the Matrix table shown in Appendix A. Land Use is listed along the left margin of the table and also shown in the legend and on the face of the 2030 Plan Map – Map 38.

The Matrix is based on three possible “findings”:

- X** – The Zoning District, Land Use and Land Use Intensity **are in accordance** with the 2030 Plan. In this case, the zoning request would be in accordance with the intent of the planned Land Use and Land Use Intensities of the 2030 Plan and no amendment to the 2030 Plan would be necessary to approve the request. For example, all requests for AG, AI, AR and AO zoning are in accordance with the 2030 Plan for Ranching and Agriculture. However, a request for C-3 Commercial rezoning would not be in accordance with the 2030 Plan; prior to approving such a request, an amendment to the 2030 Plan should be considered in the same public hearing format as required for the rezoning request.
- 0** – The Zoning District, Land Use and Land Use Intensity **may be found in accordance** with the 2030 Plan. In such cases the zoning request could be found in accordance with the intent of the Land Use and Land Use Intensities of the 2030 Plan if the existing land use and development (“physical facts”) were determined to be compatible with the request; in such cases no amendment to the 2030 Plan would be necessary to approve the request. For example, all requests for RS or RST Residential zoning may be found in accordance the 2030 Plan for Ranching and Agriculture.

- -- The Zoning District, Land Use and Land Use Intensity are **not in accordance** with the 2030 Plan. In such cases the zoning request would not be found in accordance with the intent of the Land Use and Land Use Intensities of the 2030 Plan. Approval of any such rezoning request should first consider an amendment to the 2030 Plan in the same public hearing format as required for the rezoning request. For example, all requests for Medium Intensity C-3 Commercial zoning in the areas planned for the Low Intensity Residential category would not be in accordance with the 2030 Plan.

THE 2030 PLAN MAP – MAP 38

The 2030 Plan Map - Map 38 is an illustration of the officially adopted Land Use and Land Use Intensity policies of the County. **Map 38 is a three-page map:**

- The overall County Planning Area is shown on the **first page** with an inset of the southeast and most developed portions of the Planning Area.
- The **second page** of Map 38 shows Special Districts 1 through 5 at a larger scale.
- The **third page** of Map 38 shows the location of the existing and planned trails.

The **first sheet of the 2030 Plan - Map 38** identifies the following **major elements** of the 2030 Plan:

Corporate/Geography: Delineation of the Planning Area; Incorporated Boundaries and US Census Designated Place Locations; Municipal Center Locations; the location of the Indian Villages; Osage County Commissioners' Shop locations for each of the three County Commissioners' Districts; and Natural Features (Rivers, Ponds, Lakes and Streams).

Special Districts 1 through 5:

- **Special District 1 – Pawhuska:** The land use shown reflects the adopted Pawhuska Comprehensive Plan.
- **Special District 2 – Skiatook:** The land use shown is the land use planned by the County in coordination with Skiatook and has not been officially adopted by Skiatook at the publication of the 2030 Plan.
- **Special District 3 – Sand Springs:** The land use shown reflects the adopted City of Sand Springs Comprehensive Plan.
- **Special District 4 – Tulsa:** The land use shown is the land use planned by the County and has not been officially adopted by Tulsa at the publication of the 2030 Plan.
- **Special District 5 – Sperry:** The land use shown is the land use planned by the County and has not been officially adopted by Sperry at the publication of the 2030 Plan.

Osage Nation Special District Areas – The Areas in the Osage Nation Special District are not shown as defined areas in the sense of boundaries on Map 38, but are described in terms of map symbology/color and types of facilities as follows:

- **Osage Nation Campus:** The Osage Nation Campus is the largest of the Osage Nation's contiguous properties and is located on a large campus-type development north of the downtown area of Pawhuska. However, the Osage Nation has programs and facilities scattered throughout Pawhuska.
- **Osage Nation Indian Villages:** There are three Reservation communities known as "Districts" of the Osage Nation: one is located in Pawhuska, one in Hominy and Gray Horse located east of Fairfax. Each District was originally made up of different clans of the Osage Nation as they settled in the County. These communities serve as the focal point of tribal social and cultural life. The Districts are governed by Tribal jurisdiction and are independent from the communities where they are located. Housing and lots for housing development are available to Tribal members. Each District has a community center, which is used year round for cultural and spiritual events. Each District has an outdoor arbor where the traditional Il-lon-schka dances take place in June. The Il-lon-schka dances have been taking place for 100 plus years since the Osages moved from Kansas to the County.
- **Osage Nation Industrial Park:** The Osage Nation has a 160-acre industrial park, located north of Hominy. Currently, the park houses the Osage Nation Education Department, Osage Nation Food Distribution Services, a welding business and the Hominy Osage Million Dollar Elm Casino.
- **Airpark:** Recently, the area previously referred to as the Downtown Air Park was purchased by the Osage Nation and conveyed to the Osage Nation, LLC. The Airpark consists of 99 acres and several buildings, the largest being a former technology center training facility (approximately 88,655 square feet), which currently leases office space for the Million Dollar Elm Casino Executive Offices. A total of 26,320 square feet of storage and hangar building area is available. The Tulsa Police Department currently houses the helicopter program inside one of the hangars. The Osage Nation Special Supplemental Nutrition Program for Women, Infants and Children (WIC) program occupies 1,600 square feet on the north end of the property. There is currently 16,000 square feet of storage space available along with additional hangars.
- **Other Osage Nation Major Facilities:** One of the major Osage Nation facilities not included on the Campus is the **Wah Zha Zhi Cultural Center (Center)**, which is located on US-60 west of Pawhuska. The Center is available to the public for meetings and events. Other major facilities of the Osage Nation are located across the County.

Land Use and Land Use Intensities: Refer also to the Matrix in Appendix A

The following Land Use and Land Use Intensities are shown on the 2030 Plan Map – Map 38:

- Ranching and Agriculture
- Residential
- Office and Commercial
- Industrial
- Public and Quasi-Public
- Federal and Tribal Government

Roads – Rural Functional Classification of Roads and the 2030 Major Street and Highway Plan

The County's Rural Functional Classification (RFC) of roads has been adopted as the official 2030 Major Street and Highway Plan of the County. The classification of roads in the RFC and the adopted 2030 Major Street and Highway Plan are as follows:

- Principal Arterial
- Minor Arterial
- Major Collector-Highway
- Major Collector- County
- Minor Collector
- US Highway – US-60 and US-412
- State Highway – SH-11, SH-18, SH-20, SH-35, SH-97, SH-99 and SH-123
- Scenic Byway – Osage Nation Heritage Trail and Scenic Byway along US-60
- Other County Roads

The **second sheet of the 2030 Plan - Map 38** presents the Land Use Plan for the following **Special Districts** at a larger scale:

- Special District 1 - Pawhuska
- Special District 2 - Skiatook
- Special District 3 - Sand Springs
- Special District 4 - Tulsa
- Special District 5 – Sperry

The **third sheet of the 2030 Plan - Map 38** presents the **Trails Element** of the 2030 Plan. The classification of Trails in the 2030 Plan and as shown on sheet 3 of the 2030 Plan Map – Map 38 is as follows:

- Existing Multi-Use Trail – Osage Prairie Trail from Tulsa to Skiatook

- Planned Multi-Use Trail – The Osage Prairie Trail planned from Skiatook to Avant to Barnsdall to Pawhuska
- Planned Bikeway – The planned bikeway is an on-road trail along SH-123 from SH-11 to the Woolaroc Museum

SELECTED OBJECTIVES OF THE 2030 PLAN

This section of the 2030 Plan presents selected objectives from the 2030 Plan for consideration of implementation by the County Commissioners, the OCIA, the Planning Commission and any related agencies. The selected objectives are broken down by the short term, mid-term and the long term/throughout the Planning Period of the 2030 Plan and are not listed below in any order of priority.

Selected Short Term Objectives: 2011 to 2016

County Commissioners: The following short term objectives are selected due to their importance in implementing the 2030 Plan for the County Commissioners:

1. Develop and maintain a comprehensive County CIP as an element of the 2030 Plan to address in a timely and cost-effective manner the capital needs for public facilities, infrastructure and equipment throughout the Planning Period – Initiate formulation of a County CIP by the County Commissioners by the middle of the short term of the Planning Period. Assistance in preparing a County CIP could be sought from INCOG.
2. Develop a long-range plan for the County Fairgrounds and the Clarence L. Brantley Indoor Arena to better serve existing and future events.
3. Promote the development and attraction of local, regional and national events at the Osage County Fairgrounds and Clarence L. Brantley Indoor Arena – Begin implementation and promotion upon completion of the construction of the Arena to include the buildings and parking areas as directed by the County Commissioners by the middle of the short term of the Planning Period.
4. Preserve the historic character of the Osage County Courthouse while improving its functionality in the short term of the Planning Period upon completion of the Renovation Feasibility Study by the County Commissioners with strategies for implementation and funding of recommendations.
5. Develop a County webpage to publicize all aspects and services and information about the County with links to the OCIA, Osage County Health Department, Housing Authority of Osage County and other County boards and agencies in the short term of the Planning Period with oversight and direction by the County Commissioners.

Osage County Industrial Authority: The following short term objectives are selected due to their importance in implementing the 2030 Plan for the OCIA:

1. Develop an OCIA webpage to publicize the incentives for business and industry to locate in the County with links to the County webpage and County boards and agencies by the OCIA, promoting the Pawhuska Business Development Center Incubator facilities.
2. Prepare an Economic Development Marketing Brochure, which includes information about the Port of Catoosa and incentives offered to companies locating in the County.
3. Facilitate and support coordination and communication between the business and industrial sectors with Career Tech, academic and higher educational institutions in order to provide custom-tailored programs designed to improve the skills and employability of area residents and better meet the staffing needs of area business in the short term.
4. Prepare for new industry by conducting public and/or private detailed planning studies in the short term of the Planning Period for the development of designated Special Industrial Districts, Site-Ready Industrial Areas and in the south and southeast parts of the Planning Area.
5. Support community development programs throughout the County.
6. Encourage economic development of hospitality services (hotels/motels, campgrounds, bed and breakfasts) in the County.
7. More fully develop telecommunications services and options, broadband and fiber optics that will support existing business and industry as well as mobile commuting that will assist the OCIA in competing for new business and industrial prospects.

Osage County Planning Commission: The following short term objectives are selected due to their importance in implementing the 2030 Plan for the Planning Commission:

1. The Planning Commission and Planning Staff should review the present Zoning Regulations, Subdivision Regulations and Engineering Design Criteria to determine the need for any revisions, additions and changes with changes to take place early in the mid-term of the Planning Period.
2. The Planning Commission and Staff should begin to build a Zoning Base Map of the rezoned areas of the County by Section, Township and Range tracking all new cases as they are presented and approved and building a record starting with the present back to the first cases approved after the Zoning Regulations were adopted

in 1989. This project could be a cooperative project of the Planning Staff with the County Assessor with rezoning cases tracked in a field created on Assessor's Parcel Records – presently the Assessor's Land Use Classification System must be relied upon absent actual zoning mapping and no differentiation is made between Commercial and Industrial land use. Assistance could be sought from INCOG in the preparation of such a GIS based map.

3. Incorporate environmental review procedures into the development process that will ensure that the natural environment is respected and that the pre- and post-development conditions protect the public safety and welfare.
4. Utilize the PUD Concept and preservation of ranching and agricultural areas by zoning and land use controls applied by the County, while recognizing and respecting the rights of the land owners. Develop general guidelines and criteria by the end of the short term as development proposals are presented and on a case-by-case basis.
5. Minimum structural improvement of natural features using Low Impact Development (LID) and clustering. Incorporate such general strategies into the development guidelines and strategies as applied by the Planning Staff and Planning Commission to begin by the middle of the short term of the Planning Period.
6. Identify unique areas of the natural and/or man-made environment and to incorporate such areas into development plans where possible to maintain and improve the quality of life and livability of developed areas. Begin by the middle of the short term with the support of the USFWS, USDA and NRCS.
7. Mitigate negative impacts of development in Development Sensitive and Conservation Areas by recommending reduced intensities or densities in accordance with the use of the PUD Concept – develop general strategies and guidelines as development proposals are presented and in cooperation with the developers.
8. Continue to administer and update building codes to ensure that residential construction meets adopted minimum public standards for construction and habitability throughout the Planning Period with a review of existing regulations to be completed by the end of the short term of the Planning Period.
9. Update all County land development regulations to support and encourage development in accordance with the 2030 Plan and support Low Impact Development and Green Building initiatives by the end of the short term of the Planning Period.

10. The Special District 2 Plan, as adopted by the County, should be presented to the Town of Skiatook for official approval and adoption.
11. The Special District 4 Plan, as adopted by the County, should be presented to the Tulsa Metropolitan Area Planning Commission and City of Tulsa for official approval and adoption.
12. The Special District 5 plan, as adopted by the County, should be presented to the Town of Sperry for official approval and adoption.

Selected Mid-Term Objectives: 2017 to 2022

The following mid-term objectives are selected due to their importance in implementing the 2030 Plan:

1. Implement revisions, additions and changes as needed to the Zoning Regulations, Subdivision Regulations and Engineering Design Criteria by the Planning Commission and County Commissioners.
2. Implement the objectives for the Courthouse based upon the completion of the Courthouse Renovation Feasibility Study and selection of the preferred alternative by the County Commissioners.
3. By the end of the mid-term of the Planning Period, develop a Master Trails Plan for the County connecting to the INCOG Regional Trails System to include the extension of the Osage Prairie Trail from Skiatook to Barnsdall to Pawhuska, including an on-road trail along SH-123 to the Woolaroc Museum as well as the development of a system of on- and off-road multi-use trails while respecting the rights of land owners with implementation by the County Commissioners, OCIA and Planning Commission.
4. Support the continued stability and viability of the existing housing stock and surrounding areas by proactively administering code enforcement programs and maintaining County infrastructure by adding Staff to the Planning Commission as funding is available by the beginning of the mid-term of the Planning Period.
5. Promote the implementation of an effective marketing program for an expanded Public Rural Transit option for County residents by the County Commissioners, Osage County Housing Authority, and Rural Transit Authorities.

Selected Long Term Objectives and Objectives for Implementation
Throughout the Planning Period: 2023 to 2030 and 2011 to 2030, Respectively

The following objectives are classified as long term objective and will also require implementation throughout the Planning Period; these objectives will be accomplished by the County Commissioners, OCIA and Planning Commission:

1. Preserve and protect the areas in the north, northwest and west areas of the County, for ranching and agriculture with flexible land use policies and direct the more intense urban development to the existing cities and towns and their immediately surrounding areas (Municipal Centers), and in particular to the south and southeast areas of the County.
2. Prepare for new industry by conducting public and/or private detailed planning studies for the development of designated Special Industrial Districts and Site-Ready Industrial Areas.
3. The primary responsibility for implementation of the 2030 Plan rests with the Planning Commission as it implements current and long range planning activities throughout the Planning Period.
4. The primary responsibility for update and maintenance of the 2030 Plan rests with the Planning Commission with a view toward major updates in each of the short term, mid-term and long term of the Planning Period.
5. Successful economic development requires a coordinated effort between the public and private sector and takes place throughout the Planning period. The OCIA is the County's lead agency for industrial and economic development. Major forces of the existing economy and future economic development are the oil and gas and related industries and manufacturing sectors of the economy.
6. Improve the opportunities for homeownership for low- and moderate-income persons by implementing Fair Housing and Affordable Housing Initiatives and not allow any public or publicly-supported project, which produces housing that is restricted from sale to anyone based on age, race, color, sex, religion, physical/mental abilities, or national origin.
7. Encourage and support the acceleration of funding for completion of the Gilcrease Expressway (now scheduled for 2052 without increased funding and construction as a turnpike) by the County Commissioners and OCIA from the L.L. Tisdale Parkway to the Sand Springs Expressway to occur throughout the Planning Period in cooperation with other jurisdictions and accelerate completion of roadway projects that connect to the planned Gilcrease Expressway in anticipation of completion of construction of the expressway. A turnpike feasibility study is scheduled to be completed in the fall of 2011.

8. Support implementation of the US-60 Osage Nation Heritage Trail Scenic Byway Corridor Management Plan by the Osage Nation in cooperation with other public and private partnerships and enforce limitations on signs and prohibit billboards throughout the Planning Period with implementation by the Osage Nation, County, Planning Commission, and OCIA.
9. Incorporate the adopted Multi-Hazard Mitigation Plan into the 2030 Plan and Land Use Planning Program – Implementation by the County Commissioners in coordination with the County Sheriff’s Department, the Osage County Emergency Management Program, Municipal and Rural Fire Departments and the Planning Commission.
10. Support the continued stability and viability of the existing housing stock and surrounding areas by proactively administering code enforcement programs and maintaining the supporting County infrastructure with implementation by County, Osage Housing Authority, and Code Enforcement by the Planning Commission.
11. Support limited public acquisition or donation by land owners of Development Sensitive and Conservation Areas based on detailed strategies and identification of prospective areas determined in cooperation with land owners with implementation by the County Commissioners and Planning Commission.
12. Support implementation of the Master Streetscape Plan for downtown Pawhuska (the County seat of government) as a tool to attract tourists and business, as well as to enhance the visitor’s experience of the Osage Nation Heritage Trail Scenic Byway with implementation by the City of Pawhuska and Osage Nation.
13. Encourage the development of an arts program across the County as a tool for economic development and utilize vacant downtown buildings as art studios with one storefront being a cooperative gallery.
14. Implement the OCTP, in partnership with the Osage Nation and the Osage Nation Transportation Plan and INCOG, to move people and goods in a safe and cost-effective manner throughout all parts of the Planning Area on a County-wide multi-modal, integrated and efficient transportation system with implementation by the County Commissioners, the Osage Nation and with INCOG within the TMA.
15. Promote local economic growth and increased job opportunities for residents within the County with implementation by the OCIA in cooperation and coordination with related public and private agencies.
16. Update the Osage County Five Year Economic Development Plan: 2008-2013 (Appendix C) and the CED (Appendix D) as needed with implementation by the OCIA and County Commissioners.

17. Preserve and publicize the rich cultural and historical heritage of the County in cooperation with the Osage Nation and the Tourism Committee as basic economic development activities with implementation by the County Commissioners and OCIA.
18. Create a positive climate for business and industrial retention, recruitment and expansion by proactively supporting a public-private partnership with the OCIA, the Osage Nation, local and area businesses, local chambers of commerce and cities and towns that will stimulate and energize local and County economic development initiatives.
19. Maintain the present day economic base and life style of the County associated with ranching, agriculture, and oil and gas production in combination with an excellent quality of life and preservation of the natural environment with implementation by the County Commissioners, Planning Commission and the OCIA.
20. Preserve the positive identity and image unique to the County that is based on its unique flora and fauna, geological character, history and diverse cultures with a vision of the future that is in harmony with the natural and man-made physical environment - embracing the past while planning and building for the future with implementation by the County Commissioners, Planning Commission and OCIA.
21. Maintain the pristine and unspoiled environment of the County by protecting the quality of the land, water, and air by advocating measures in accordance with the principles of Sustainability, Low Impact Development and Green Building in support of environmentally-friendly programs and practices with implementation by the County Commissioners and Planning Commission.
22. Support economic development and the development of “targeted industries” by the OCIA as per the CEDS as follows:
 - Education and Knowledge Creation
 - Health Care and Bioscience
 - Aerospace, Transportation and Logistics
 - Information Technology and Telecommunications
 - Finance and Business Services
 - Advance Manufacturing and Services
 - Hospitality, Tourism and Entertainment
23. Discourage urban scale development in Development Sensitive and Conservation Areas; urban sprawl development is one of the major types of development that threatens the rural and agricultural character of the County.

24. Support the implementation of the Special Districts as designated by the 2030 Plan in accordance with the adopted land use planning criteria.
25. Advocate for 5310 funded vehicles by local entities, greater utilization of SoonerCare by Medicaid eligible individuals, and partnering with Cimarron Transportation, which provides limited transportation in the County.
26. Encourage utilization of senior transportation vans and coordination of the scheduling of appointments with the Osage County Health Department and other centrally located social service providers.
27. Support the area public and quasi-public agencies that function to protect the public health, safety, and welfare of the County to ensure continued high quality services and states of readiness by providing effective, highly trained and motivated law enforcement personnel, fire fighting and fire prevention and emergency medical services personnel and equipment.
28. Incorporate the adopted Multi-Hazard Mitigation Plan into the 2030 Plan and Land Use Planning Program with implementation by the County Commissioners in coordination with the County Sheriff's Department, the Osage County Emergency Management Program, Municipal and Rural Fire Departments and the Planning Commission initiated and completed as necessary throughout the Planning Period.
29. Support the Housing Authority of Osage County (HAOC): The HAOC operates under the auspices of the County Commissioners and provides housing throughout the County to low- and moderate-income persons. The HAOC operates the Cedar Ridge complex in Pawhuska, which serves seniors and disabled persons. The HAOC also has several smaller apartment developments located in other towns and cities in the County.
30. Support the Osage Nation Housing Department (ONHD): The ONHD operates under the direction of the Osage Nation and provides several federal-housing assistance programs to low-income Native Americans, such as weatherization, home rehabilitation, and new construction. The ONHD operates the Senior Housing Rental Complex located in Pawhuska.
31. Support the Osage Housing Authority (OHA): The OHA provides housing to Native and non-Native American low- and moderate-income persons. The OHA operates the Stone Ridge Apartments in Pawhuska and has single family housing units scattered throughout cities and towns in the County.