

**A SPECIAL ORDINANCE ANNEXING A 0.84 ACRE PARCEL LOCATED ON CROSBY AVENUE, WEST OF WASHBURN WAY AND EAST OF MAYWOOD DRIVE TO THE CITY OF KLAMATH FALLS**

**WHEREAS**, there has been submitted to the City of Klamath Falls a written proposal for annexation of certain real property by the Klamath Falls City Council thereof, which property is hereinafter described; and

**WHEREAS**, a hearing was held on February 26, 2001, pursuant to applicable laws at which time all objections or remonstrances with reference to said proposed annexation were considered by the Planning Commission; and

**WHEREAS**, the City Council hearing notice having been duly given, did hold a public hearing on March 19, 2001 on the annexation; and

**WHEREAS**, the Council has adopted the findings of the Planning Commission, attached hereto and incorporated by this reference as Exhibit C, determining the annexation to be in compliance with the Comprehensive Plan and Community Development Ordinance; and

**WHEREAS**, the Council did determine annexation of said property to be in the best interest of the City and the continuous territory; and

**WHEREAS**, the City of Klamath Falls adopted a Comprehensive Plan for the City on April 20, 1981, by virtue of Ordinance No. 6336; and

**WHEREAS**, pursuant to such record and hearing, the City Council has determined the annexation to be in compliance with the Community development Ordinance and the Comprehensive Plan;


**NOW THEREFORE,**

**THE CITY OF KLAMATH FALLS ORDAINS AS FOLLOWS:**

There is hereby annexed to the City of Klamath Falls, approximately 0.84 acres, zoned General Commercial, as shown on the maps attached hereto as Exhibit A, and further described in the legal description in Exhibit B.

Passed by the Council of the City of Klamath Falls, Oregon, the 2nd day of April, 2001.

Presented to the Mayor (~~Mayor Pro-tem~~), approved and signed this 3rd day of April, 2001.

  
\_\_\_\_\_  
Mayor

ATTEST:

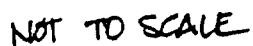
  
\_\_\_\_\_  
City Recorder (Deputy Recorder)

STATE OF OREGON                    }  
COUNTY OF KLAMATH            }  
CITY OF KLAMATH FALLS        }    SS

I, Shirley Kappas, Recorder (Deputy Recorder) for the City of Klamath Falls, Oregon, do hereby certify that the foregoing is a true and correct copy of an Ordinance duly adopted by the Council of the City of Klamath Falls, Oregon, at the meeting held on the 2nd day of April, 2001 and thereafter approved and signed by the Mayor and attested by the City Recorder (Deputy Recorder).

  
\_\_\_\_\_  
City Recorder (Deputy Recorder)

## 17478



## EXHIBIT B

SCOTT WALLACE  
BOUNDARY DESCRIPTION FOR ANNEXED PARCEL

## LEGAL DESCRIPTION:

Situated in the NE1/4 SE1/4 SECTION 4, TOWNSHIP 39 SOUTH, RANGE 9 EAST,  
WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON

THE WESTERLY 210 FEET OF THE SOUTHERLY 175 FEET OF LOT 1, BLOCK  
2 OF TRACT NO. 1080, WASHBURN PARK, ACCORDING TO THE OFFICIAL  
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON.

3909-004DA-400

531259

## COMPREHENSIVE PLAN FINDINGS

The annexation conforms to the Comprehensive Plan according to the following facts:

1. There are no viable agricultural lands on the properties.
2. There are no forestlands on the properties.
3. The annexation will provide additional commercial land for development that can be served by a full array of urban services in an area that is already designated for concentrated commercial development and activities, thereby assisting in the preservation of open space and natural resource areas.
4. The annexation will permit the applicant to connect to the City's water system, providing a source of potable water for the business operation and eliminating the need to extract ground water on site.
5. The property in question is not located in a natural disaster or hazard zone.
6. The annexation will allow development of a new medical facility that will contribute to the health and well being of its clients, improving their ability to recreate. The annexed property will also contribute to future improvements and development of the City sidewalk system.
7. The annexation will increase the City's tax base through an increase in real and personal property tax revenue in addition to generating funds through water system development charges and income through ongoing water fees.
8. The use of the annexed land will be strictly non-residential but the annexation of land within the UGB further supports the need for smart growth instead of developing land outside the UGB for housing.
9. The land is adjacent to other land within the City limits and to City services, so it is logical to expand these services to the property.
10. The annexed property will contribute a fair and proportionate share toward development of the City transportation system at the time that a Local Improvement District is formed to construct Crosby Avenue to City urban standards.
11. The annexation will add more commercial land that is adjacent to existing commercial lands, thereby increasing available commercial land and uses in close proximity to each other, which can serve to reduce the travel distance from one commercial activity to another and conserve vehicular fuels and emissions.
12. The land is essentially surrounded by City land that has been developed for commercial and office uses and is therefore appropriate for similar urban uses.

State of Oregon, County of Klamath  
Recorded 04/20/01, at 2:49 p. m.  
In Vol. M01 Page 17477  
*Linda Smith,*  
County Clerk Fee\$ 36<sup>00</sup>