

2006-017546

Klamath County, Oregon



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08/31/2006 09:34:27 AM

Fee: \$41.00

Ordinance No. 06-15

**A SPECIAL ORDINANCE ANNEXING 16.68 ACRES OF LAND 200 FEET SOUTH  
OF THE INTERSECTION OF HOME DALE ROAD AND GLENRIDGE WAY**

**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 public hearing was held on April 25, 2006 pursuant to applicable laws, at which time all evidence and objection with reference to said proposed annexation were considered by the Planning Commission; and

**WHEREAS**, the City Council, hearing notices having been duly given, did hold a public hearing on June 5, 2006, on the recommendation of and including the record of the Planning Commission concerning the annexation; 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; and

**WHEREAS**, the City Council adopted the findings of the Planning Commission attached hereto and incorporated by this reference as Exhibit B;

**NOW THEREFORE**

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

There are hereby annexed to the City of Klamath Falls, parcels of land as shown on the map attached hereto as Exhibit A, and described as:

Lot 74 of Fair Acres Subdivision No 1 according to the official plat thereof on file in the Office on the County Clerk of Klamath County, Oregon excepting therefrom 5 feet conveyed to Klamath County by instrument dated November 29, 1963, recorded December 5, 1963 in book 349 at page 511 records of Klamath County, Oregon.

Also a portion of said lot 73 of Fair Acres Subdivision No1, in the Office of the County Clerk of Klamath County, Oregon, particularly described as follows:

Beginning at the ½" iron pipe marking the southeasterly corner of said tract 73 of Fair Acres Subdivision No. 1; thence north 329 feet to the northeast corner of said tract 73, thence west along the north boundary of said tract to a point which is 500 feet east of the northwest corner of tract 73; thence running south at right angles to the north line of said tract, a distance of 329 feet, more or less to the south boundary of tract 73; thence east along the southerly boundary to the point of beginning.

The zoning designation of the property will be Single Family Residential.


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Passed by the Council of the City of Klamath Falls, Oregon, the 19<sup>th</sup> day of June, 2006.

Presented to the Mayor, approved and signed this 20th day of June , 2006.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Recorder

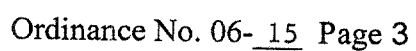
STATE OF OREGON                    }  
COUNTY OF KLAMATH            }  
CITY OF KLAMATH FALLS         }       SS

I, Shirley Kappas, 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 on the 19th day of June, 2006 and therefore approved and signed by the Mayor and attested by the City Recorder.

  
\_\_\_\_\_  
Deputy Recorder

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**Figure 1 The annexed area is cross hatched.**



## Exhibit B FINDINGS

*This proposal is being reviewed according to the provisions of the Klamath Falls Community Development Ordinance (Chapters 10-14), specifically Sections 13.105 to 13.140, regarding Annexations.*

Criterion      *The annexation conforms to the Comprehensive Plan.*

1) *The annexation will not encroach upon agricultural ground.*

Response: This annexation will not encroach on agricultural lands. The closest property zoned for agricultural use is approximately 4.5 miles away to the South. The adjacent property to the north is zoned Basin View PUD, and is developed with multi-family housing

2) *The annexation will not encroach upon forestland.*

Response: This annexation will not encroach upon forestland. This property is within the Urban Growth Boundary. No forestry operations take place in the area.

3) *The annexation will help conserve open space and protect natural resources.*

Response: This annexation will help conserve open space. This annexation will make it possible to develop existing residential lots within the Urban Growth Boundary. This "in fill" will preserve lands dedicated to open space.

4) *The annexation will not adversely affect the quality of the community's air, water, and land resources.*

Response: The mere act of annexation will not adversely affect the quality of the community's air, water and land resource. The proposed project is within planned road networks.

5) *The annexation will not endanger life or property from natural disasters or hazards.*

Response: This annexation will not endanger life or property from natural disaster or hazards. Nor will the proposed single family residential development.

6) *The annexation will help satisfy the citizen's recreation needs.*

Response: Not applicable, this annexation will not enhance nor distract from citizen's recreation needs.

7) *The annexation will help satisfy the community's housing need.*

Response: The annexation of these lots will facilitate the development of the subdivision providing the City with additional residential lots.

8) *The annexation will diversify and improve the community economy.*

Response: This annexation will provide the community with available housing and jobs for individuals gaining employment opportunities through construction and ongoing real estate sales. The annexation will increase the City's tax base annually in real and personal property tax revenue.

9) *The annexation will create a timely, orderly, and efficient arrangement of public facilities and services.*

Response: The land is adjacent to other land and City services within the City limits. It is logical to expand these services.

10) *The annexation will help provide a safe, convenient and economic transportation system.*

Response: This annexation will help provide a safe, convenient and economic transportation system. Homedale Road already exists, which will serve this development. As proposed this development will construct a section of Madison Street, which once built will provide another access to Shasta Way.

11) *The annexation will aid in conserving energy.*

Response: This annexation will aid in conserving energy. The proposed subdivision is located within an area already developed with infrastructure. The development of this property will use these existing services, and therefore conserve energy.

12) *The annexation will promote an orderly and efficient transition from rural to urban land uses.*

Response: The property in question is not close to any rural land uses therefore this is not criteria is not applicable.

Finding: The annexation conforms to the Comprehensive Plan. This criterion is met.

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