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Ordinance No. 06-34

**A SPECIAL ORDINANCE ANNEXING PARCEL 2 OF LAND PARTITION 38-03
INTO 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 public hearing was held on October 23, 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 November 20, 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 Parcel 2 of Land Partition 38-03

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

Passed by the Council of the City of Klamath Falls, Oregon, the 4th day of December, 2006.

Presented to the Mayor, approved and signed this 5th day of December, 2006.

Mayor

ATTEST:

City 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 on the 4th day of December, 2006 and therefore approved and signed by the Mayor and attested by the City Recorder (Deputy Recorder).

City Recorder (Deputy Recorder)

Exhibit A
VICINITY MAP
NO SCALE

Figure 1 The annexed area is cross hatched.

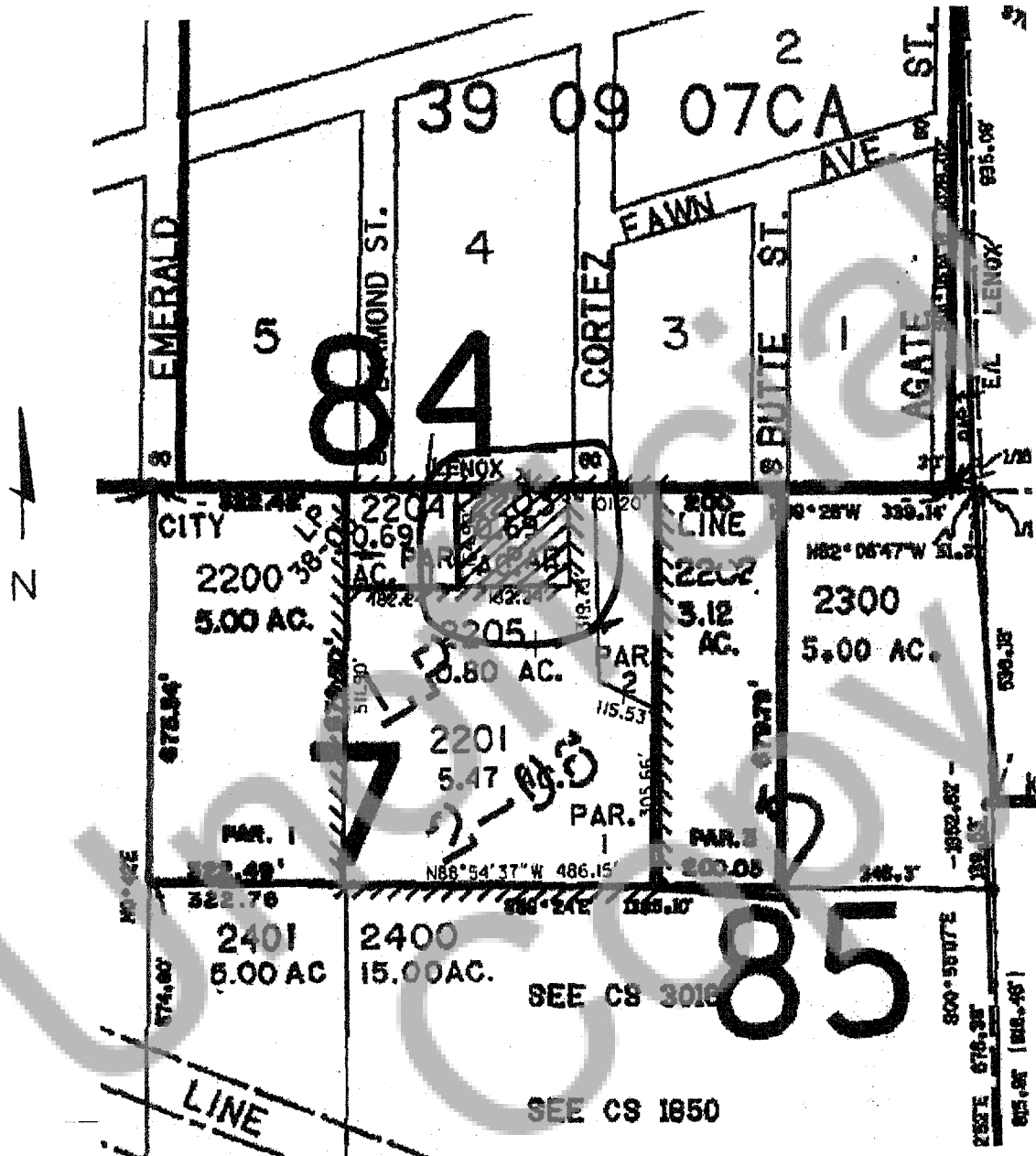


Exhibit B FINDINGS

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. This is an existing 0.69 acre residential lot and will remain residential if annexed. The property is surrounded by other City and County residential lots.

2) The annexation will not encroach upon forestland.

Response

This annexation will not encroach upon forestland. This is an existing 0.69 acre residential lot and will remain residential if annexed. The property is surrounded by other City and County residential lots.

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 most intense use for this property (not proposed) would be a subdivision into four single family lots. The creation of 4 residential lots and the associated infrastructure would not adversely affect the community's air, water, and land resources if there is capacity available for water.

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. The proposed single family residential site will not affect any natural disaster or hazard.

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

Response

This annexation will not enhance nor distract from citizen's recreation needs, therefore is not applicable.

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

Response

The annexation of this lot with help to facilitate the development of a single family structure and provide the City of Klamath Falls with a minimum of one additional residential tax lot.

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

Response

This annexation, if approved, will increase the City's tax base through an increase in real and personal property tax revenue in addition to generating funds through system development charges and income through ongoing water and sewer fees. The construction of a single family dwelling and/or the partition or subdivision will provide employment opportunity.

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

Response

The lot is adjacent to other land within the City limits and to City services, so it is logical to expand these services to the property. There are concerns regarding the infrastructure system of the Stewart Lennox area. Water is the most critical. A recent model of the Stewart Lennox area predicts that there are only 30 ERUs of water available without major infrastructure improvements. The improvements needed are storage, enhancement of the existing Debbie well, and maybe the development of a new well. The sewer system currently has approximately 400 ERUs available before it reaches capacity. The City has commissioned a comprehensive study of the sewer system to identify the needed improvements. The study is anticipated to be complete in December, 2006.

To the best of our knowledge, the natural resources are present to provide the water necessary for one residence. The infrastructure will need to be developed. Annexation provides the first step in the development of this property. The City is providing services on a first-come first-serve basis with priority given to properties within the city limits.

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

Response

The annexed property, if subdivided or partitioned, will be required to create additional city streets. If the property is developed with a single family residence then it will contribute a fair and proportionate share toward development of the City's sidewalks, curbs and gutters through a Local Improvement Contract.

11) The annexation will aid in conserving energy.

Response

This annexation will aid in conserving energy. Once developed, it will help create "in-fill" within the urban area and therefore use existing public facilities and services, provided they are available.

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

Response

The site in question is already urban in nature, therefore it is not applicable.

Finding

The proposed annexation conforms to the comprehensive plan. This criterion is met.