

*Record of Council
City of Klamath Falls.*

2014-012045

Klamath County, Oregon



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Fee: \$67.00

ORDINANCE NO. 14-08

A SPECIAL ORDINANCE ANNEXING PARCEL 2 OF LAND PARTITION 6-14, 19.89 ACRES OF LAND, LOCATED AT THE SOUTHERN TERMINI OF FLINT, EMERALD, AND GRANITE STREETS.

WHEREAS, Darrell and Jennifer Jacobs submitted to the City of Klamath Falls a written proposal for annexation of a certain parcel of real property that is hereinafter described; and

WHEREAS, hearing notices were duly given and a public hearing was held on August 11, 2014, at which time the Planning Commission considered all evidence and objection regarding the proposed annexation of the described parcels and recommended approval of the annexation to City Council; and

WHEREAS, hearing notices were duly given and the City Council held a public hearing on September 15, 2014, on the recommendation of and including the record of the Planning Commission concerning the proposed annexation; and

WHEREAS, pursuant to such record and hearing the City Council has determined the annexation of the parcel described herein 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, which are attached hereto as Exhibit B and incorporated by this reference; NOW, THEREFORE,

THE CITY OF KLAMATH FALLS ORDAINS AS FOLLOWS:


There is hereby annexed to the City of Klamath Falls, one parcel of land as shown in Exhibit A and legally described as follows:

Parcel 2 of Land Partition 6-14 situated in the SW 1/4 SW 1/4 of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The subject property is zoned Suburban Residential (RS) in the County and would become Single Family Residential (SF) in the City.


Passed by the Council of the City of Klamath Falls, Oregon, the 6th day of October, 2014.

Presented to the Mayor, approved and signed this 7th day of October, 2014.



Mayor

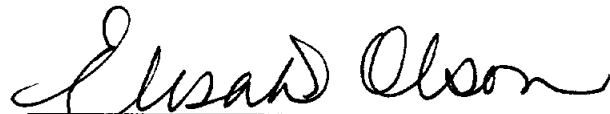
ATTEST:



City Recorder

STATE OF OREGON }
COUNTY OF KLAMATH } ss.
CITY OF KLAMATH FALLS }

I, **Elisa D. Olson**, 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 6th day of October, 2014 and therefore approved and signed by the Mayor and attested by the City Recorder.



City Recorder

Exhibit A

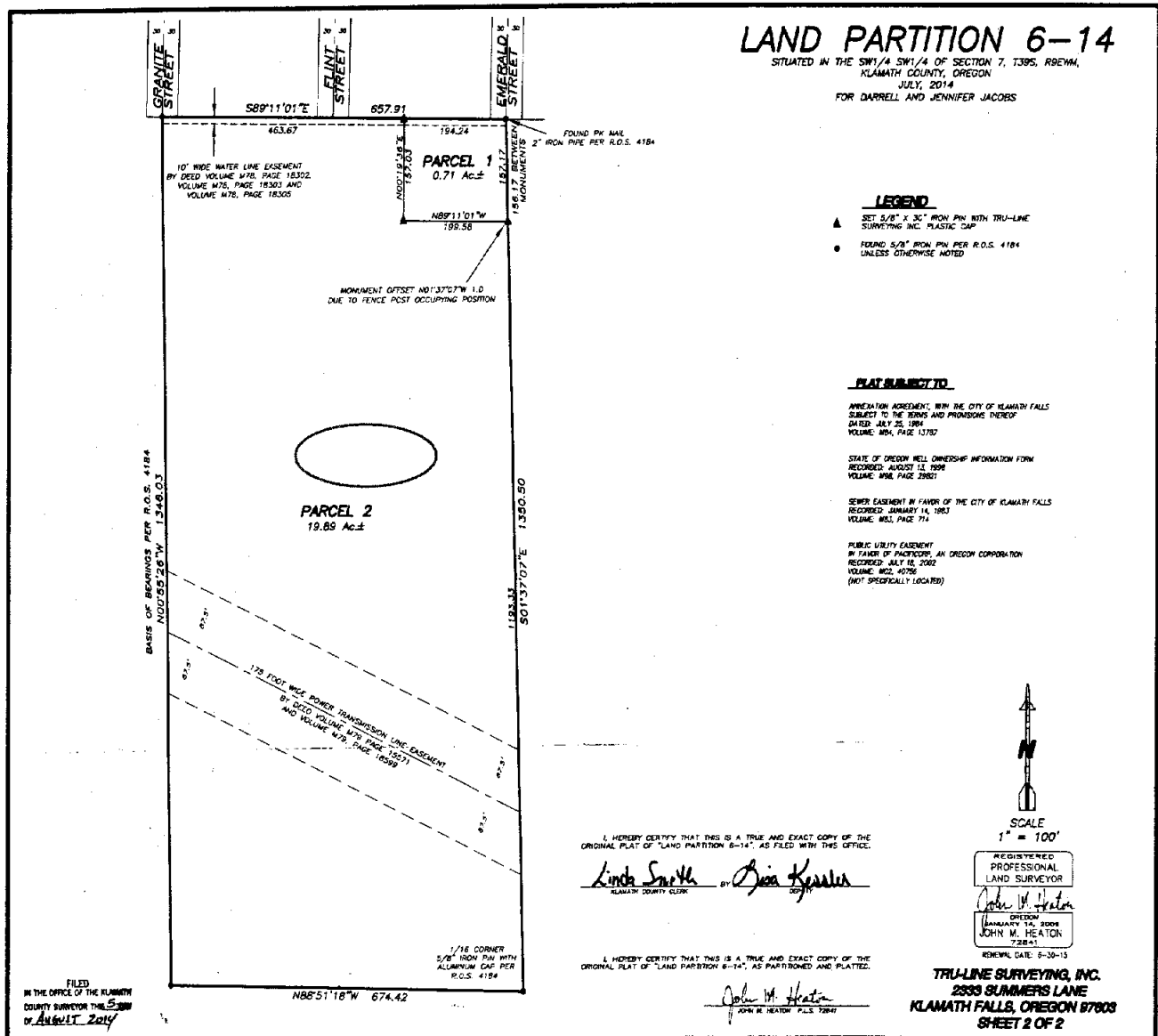


Exhibit B
FINDINGS

RELEVANT REVIEW CRITERIA AND PROPOSED 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.*

Staff Response

The proposed annexation involves property that's surrounded by developed residential land and land zoned for future residential and industrial development. Said land is not zoned Exclusive Farm Use (EFU), nor is it actively farmed.

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

Staff Response

The proposed annexation involves land that's zoned for residential development. The annexation will not encroach upon forestland and the said land is not zoned Forestry/Range (FR). The properties to the site's north are presently developed with homes and there are no forestlands in the vicinity.

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

Staff Response

Land within urban growth boundaries is considered available for urban development. The proposed annexation involves property that's surrounded by either developed residential land or land zoned for future residential and industrial development. Said land is not zoned for Open Space or Natural Resource Preservation.

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

Staff Response

The annexation is not expected to affect the quality of the community's air, water, and land resources.

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

Staff Response

The annexation alone is not expected to endanger life or property from natural disaster or hazard.

However, there are no existing fire hydrants south of Highway 66 in the subject property's vicinity. Chief Haugen, Fire District #4, indicated fires south of Highway 66 can only be suppressed through use of water trucks or extending hose across Highway 66 necessitating the road's closure. He and Chief Spradley, Fire District #1, recommend the installation of a minimum of one new fire hydrant to service the

subject property and existing adjacent homes south of Highway 66. There is one 6" line that could accommodate a fire hydrant with 800gpm. This line is located at the northwest corner of the property in question.

The installation of the fire hydrant should not fall solely on the applicant as others would benefit from the install.

Attachment C includes a Water Service Map.

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

Staff Response

Not applicable. This annexation will not affect the citizen's recreation needs; the property is zoned for residential use.

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

Staff Response

The annexation of the property will bring approximately 19.89 acres of vacant land, zoned for residential use into the city limits.

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

Staff Response

Not applicable. The annexation and potential construction of single family homes will have minimal economic impacts.

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

Staff Response

The proposed annexation involves land that is adjacent to the City's boundaries and already developed, and land outside of the UGB zoned for residential or industrial development. Annexation of said land will allow for the timely, orderly, and efficient arrangement of public facilities and services. City water and sewer are available off of both Flint and Emerald Street. However, if the property owner wishes service off of Emerald Street they will need an easement across Parcel 1. Access off of Flint Street will not require an easement. The City has capacity off of either street for a single family home but if the property owner wishes to expand the use of this property further, they may be required to upgrade the water line servicing the parcel as only 2" lines run down Flint and Emerald Streets. The property owner obtaining water service from the City's 2-inch main line will be required to fill out the City's UNDERSIZE WATER MAIN CUSTOMER ACCEPTANCE FORM at the time of service request.

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

Staff Response

The proposed annexation involves land that is adjacent to City Limits and within UGB boundaries. The surrounding land is either developed with residences or zoned for future residential and industrial development. The development of the property is compatible with the rational and logical extension of utilities and roads to the area.

11) The annexation will aid in conserving energy

Staff Response

Not applicable. The annexation and potential construction of a single family home will have negligible energy usage impacts.

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

Staff Response

The proposed annexation site is bordered to the north by residentially developed land within City limits. The adjacent land to the site's east and west is either developed with or zoned for residential use. The adjacent land to the site's south is undeveloped and zoned for industrial use.

The proposed annexation will promote an orderly and efficient transition from rural to urban land uses. Land within urban growth boundaries is considered available for urban development.

Finding

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