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ORDINANCE NO. 22-07

06/09/2022 02:48:32 PM

Fee: \$107.00

**A SPECIAL ORDINANCE ANNEXING A 0.98 ACRE PARCEL  
LOCATED AT 3240 MAYWOOD DRIVE AND ASSIGNING  
A LIGHT INDUSTRIAL ZONING DESIGNATION**

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

**WHEREAS**, a public hearing was held on February 28, 2022 pursuant to applicable laws, at which time all evidence with reference to said proposed annexation was considered by the Planning Commission;

**WHEREAS**, the City Council hearing notices having been duly given, a public hearing held on April 18, 2022, on the recommendation of and including the record of the Planning Commission concerning the annexation;

**WHEREAS**, pursuant to such record and hearing the City Council has determined the annexation will be in compliance with the Klamath Falls Urban Area Comprehensive Plan and the City of Klamath Falls and Klamath County Revised Urban Growth Management Agreement (UGMA); and

**WHEREAS**, the City Council accepted the findings of the Planning Commission attached hereto and incorporated by reference as Ordinance Exhibit A; NOW THEREFORE,

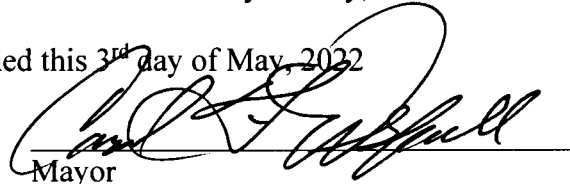
**THE CITY OF KLAMATH FALLS HEREBY ORDAINS AS FOLLOWS:**

The 0.98 acre parcel located at 3240 Maywood Drive and legally described as Lot 1 of Block 2 of Tract 1249 "Re-Subdivision of Lot 4, Block 1, Washburn Park, Tract 1080," is hereby annexed into the Klamath Falls City limits. The annexed property is depicted in the attached Ordinance Exhibit B. The zoning designation of the annexed property will be Light Industrial.

This Ordinance shall become effective 30 days from enactment.

Passed by the Council of the City of Klamath Falls this 2<sup>nd</sup> day of May, 2022

Presented to the Mayor, approved and signed this 3<sup>rd</sup> day of May, 2022

  
Mayor

ATTEST:

  
City Recorder

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

I, \_\_\_\_\_, City Recorder for the City of Klamath Falls, Oregon do hereby verify 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 2<sup>nd</sup> day of May, 2022 and therefore approved and signed by the Mayor and attested by the City Recorder.

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

**Ordinance Exhibit “A”**  
**Accepted Findings**

**RELEVANT REVIEW CRITERIA AND FINDING:**

Because the proposal is for an annexation into City limits, the annexation approval criteria contained within the ‘City of Klamath Falls and Klamath County Revised Urban Growth Management Agreement’ (UGMA) apply. Criteria appear below in italics. Findings will subsequently appear in Roman Type preceded by the heading “Findings” in bold.

**City of Klamath Falls and Klamath County Revised Urban Growth Management Agreement (UGMA)**

*The City may annex land after having received a request for annexation when affirmative findings are made in relation to the following:*

- 1. Land is contiguous with the City limits and within the Urban Growth Boundary*
- 2. The development of the property is compatible with the rational and logical extension of utilities and roads to the surrounding areas.*
- 3. The City is capable of providing and maintaining its full range of urban services to the property without negatively impacting the City’s ability to adequately serve all areas within the existing City limits.*
- 4. The proposal is in compliance with the comprehensive plans of the City and the County.*

**Findings**

1. The property is within the Urban Growth Boundary (UGB) and is contiguous to the north to a lot within City limits.
2. The property has already been approved for development by Klamath County Planning and is served by Maywood Drive, which also serves other properties within City limits. Water has already been extended to and through the site.
3. Agency review did not indicate that provision of urban services to the property would negatively impact the City’s ability to adequately serve all areas within existing City limits.
4. The proposal complies with the Comprehensive Plan. See additional Comprehensive Plan Findings below.

The Comprehensive Plan does not supply specific requirements for annexation. Therefore, staff’s findings with regard to the Comprehensive Plan will address the Goals outlined within. Because the land to be annexed is within the Urban Growth Boundary, there is no change to the intended zoning, and current zoning has previously been approved by the state and both local bodies, it can reasonably be assumed that, unless otherwise revealed through staff research or contradictory evidence, the requirements of the Comprehensive Plan have already been met.

**Comprehensive Plan Findings**

- 1. Agricultural Lands*

The annexation will not encroach upon agricultural lands.

*2. Forest Lands*

The annexation will not encroach upon forest lands.

*3. Urban Open Space and Cultural Resources*

The annexation is of a developing property currently zoned IL – Light Industrial by Klamath County. The Comprehensive Plan recognizes that the property is not a candidate for open space conservation and will automatically receive the zoning designation LI – Light Industrial upon annexation. Additionally, the property contains neither natural resources in need of protection nor scenic resources.

*4. Air, Water, and Land Resources Quality.*

Because the existing property is already developed, air and water quality impacts will remain the same regardless of annexation. No significant land resources exist within the site.

*5. Natural Hazards*

The annexation will pose no threat to life nor property from natural disasters or hazards.

*6. Urban Recreation Needs and Opportunities*

The annexation will neither positively nor negatively affect the recreational needs of the City as parks and recreational facilities are not allowed permitted the LI zone.

*7. Economic Development*

The annexation will bring a developing lot into City limits, allowing the provision of water to the site. This will help ensure that economic activity on the site remains more stable than it otherwise would without access to the City's water system.

*8. Housing*

The annexation will neither positively nor negatively affect the City's housing needs as housing is not permitted within the LI zone.

*9. Public Facilities and Services*

The annexation will not impact the timeliness, orderliness, or efficiency of the arrangement of public facilities and services as facilities and services already run to and through the property proposed for annexation.

*10. Transportation*

The annexation will not impact the provision of a safe, convenient, and economic transportation system as the existing parcel is already part of said transportation system and no changes will be made as a result of the annexation.

*11. Energy Conservation*

The annexation will have no impact on the conservation of energy as the property has already been approved for development by Klamath County.

*12. Growth Management and Urbanization*

The annexation will have no impact on the orderliness or efficiency of transition from rural to urban land use as the property is already adjacent to urban services and is bordered by urban uses.

**Annexation Map - Lot 1 of Block 2 of Tract 1249 "Re-Subdivision of Lot 4, Block 1, Washburn Park, Tract 1080"**

