

Nickole Barrington

2023-008673

Klamath County, Oregon



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Fee: \$112.00

ORDINANCE NO. 23-08

**A SPECIAL ORDINANCE ANNEXING AN 11.52-ACRE PROPERTY
IDENTIFIED AS PARCEL 1 OF LAND PARTITION 60-21 AND
ASSIGNING A GENERAL COMMERCIAL ZONING DESIGNATION**

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

WHEREAS, a public hearing was held on July 10, 2023 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, held a public hearing on August 21, 2023, 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);

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

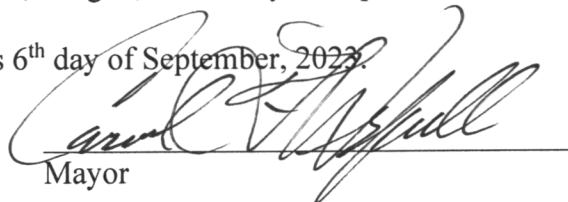
THE CITY OF KLAMATH FALLS ORDAINS AS FOLLOWS:

The 11.52-acre property identified as Parcel 1 of Land Partition 60-21 and further identified as Map/Tax Lot R-3909-01600-01100 is hereby annexed into the Klamath Falls City limits. The annexed property is depicted in Ordinance Exhibit B. The zoning designation of the annexed property will be Industrial and Light Industrial.

This Ordinance shall become effective 30 days from enactment.

Passed by the Council of the City of Klamath Falls, Oregon, the 5th day of September, 2023.

Presented to the Mayor, approved and signed this 6th day of September, 2023.


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 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 5th day of September, 2023 and therefore approved and signed by the Mayor and attested by the City Recorder.

City Recorder

Unofficial
Copy

Ordinance Exhibit “A”
Accepted Findings

RELEVANT REVIEW CRITERIA AND FINDINGS:

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 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.*

UGMA Findings

1. The property is located within the Urban Growth Boundary (UGB) and is immediately contiguous to City limits to the east and south.
2. Portions of the property have been previously developed and are actively utilized. The property is located along and takes access from Washburn Way, an improved roadway. Sidewalks are constructed along the majority of the property’s Washburn Way frontage which is Klamath County right-of-way (ROW) in this location. The property fronts a City water mainline while sewer service may be secured through a private sewer line before connecting into the City’s sewer (wastewater) infrastructure.
3. Agency review did not indicate that the provision of urban services to the property would negatively impact the City’s ability to adequately serve all areas within existing City limits.
4. See CDO Chapter 13 - Article 4. Annexations and the Comprehensive Plan findings below.

Comprehensive Plan Findings

1. Citizen Involvement

The Planning Commission and City Council held public hearings providing the opportunity for citizen involvement. Notice of the Planning Commission and City Council hearings was sent to surrounding property owners and published within the Herald and News.

2. Agricultural Lands

The annexation will not encroach upon agricultural lands. The property is surrounded by industrial lands and located near the airport.

3. Forest Lands

The annexation will not encroach upon forest lands. The property is surrounded by industrial lands and located near the airport.

4. Urban Open Space and Cultural Resources

The land to be annexed is already classified by the Comprehensive Plan as industrial and will receive City industrial designations upon annexation and is thus not a candidate for open space conservation. Additionally, the property contains no known natural, scenic, or cultural resources.

5. Air, Water, Land Resources Quality

No changes to air, water, or land resource quality are expected as a result of the annexation. The site has been previously partially developed with mini storage and other industrial uses and the remainder of the property has already been approved by Klamath County for additional mini storage use.

6. Natural Hazards

The annexation will pose no threat to life or property from natural disasters or hazards. The property is generally without slope and is not located within a designated wetland, floodplain, or other potentially environmentally sensitive area.

7. Urban Recreation Needs and Opportunities

The annexation will have no impact on the City's urban recreation needs or opportunities. The property has and will continue to be zoned for industrial use. The property is not included for recreation use within the Klamath Falls Parks Master Plan.

8. Economic Development

The property is currently developed with mini storage and other industrial uses with additional mini storage approved for the remainder of the site. Staff has seen a continued need for mini storage space in the community based on submitted land use applications and testimony regarding limited mini storage availability.

9. Housing

The annexation will have no impact on the City's housing needs as housing is not permitted within the City's Industrial zones with limited exceptions such as for caretaker residences.

10. Public Facilities and Services

The annexation will not impact the timeliness, orderliness, or efficiency of the arrangement of public facilities.

11. Transportation

The annexation will not impact the provision of a safe, convenient, economic transportation system as the existing parcel is already part of said transportation system and the intensity of the zone will not change once annexed.

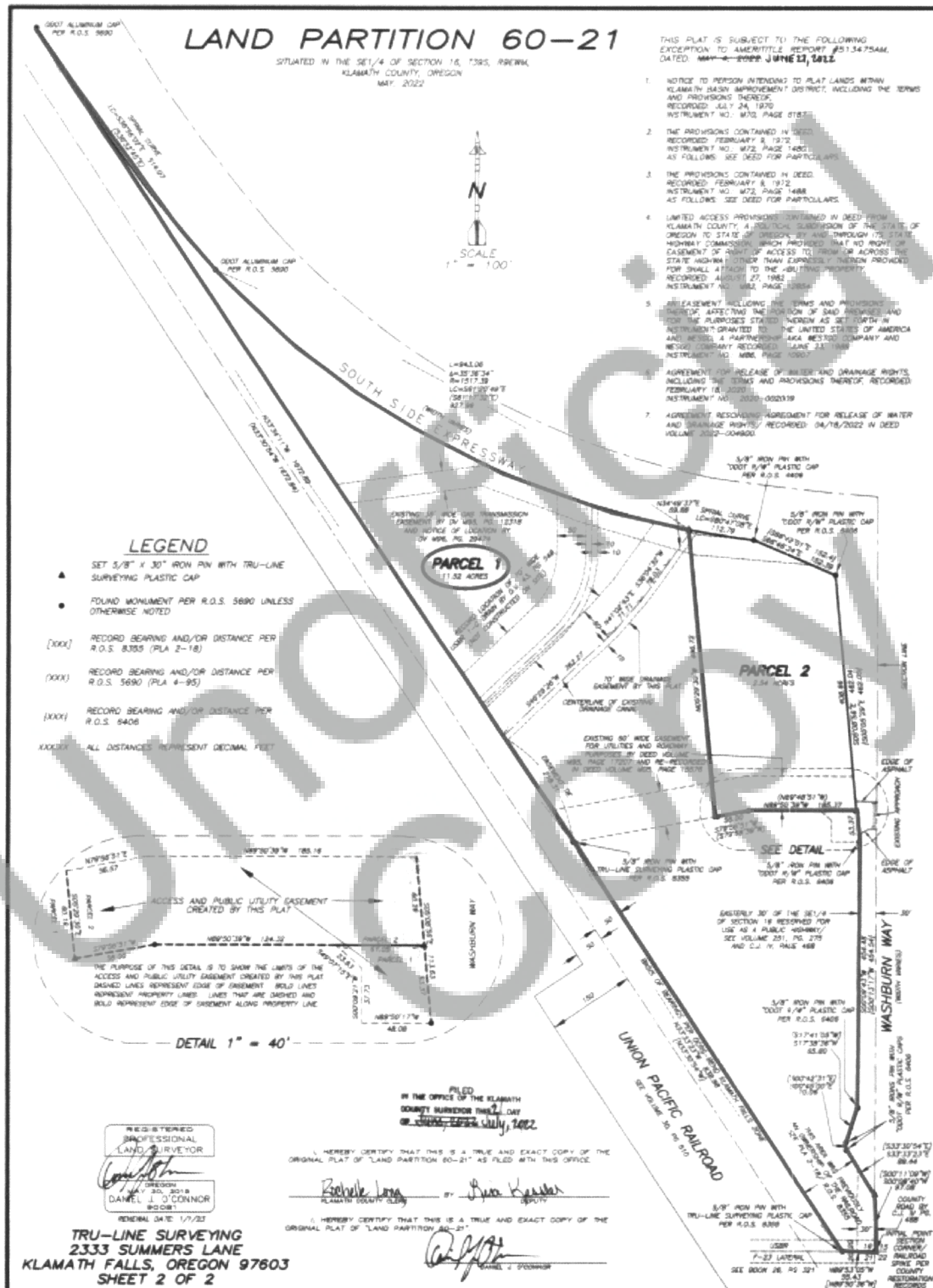
12. Energy Conservation

The annexation will have no impact on the conservation of energy as existing uses and use types on the property will not change.

13. Growth Management and Urbanization

The annexation will have no impact on the orderliness or efficiency of the transition from rural to urban land uses as a portion of the property has previously been developed with urban uses and is located within the UGB. The property is largely surrounded by already developed properties with industrial uses.

Ordinance Exhibit B **Annexation Map 1 - Parcel 1 of Land Partition 60-21**



Ordinance Exhibit B cont'd

Annexation Map 2 – Area Vicinity & Zoning Map

Showing City Industrial (I) and Light Industrial (LI) zoning after annexation

