

**CITY OF KLAMATH FALLS
PLANNING COMMISSION**

**Staff Report
3-Z-11**

March 14th, 2011

I. TITLE

Request to amend the Basin View Planned Unit Development (PUD) Development Standards.

II. SUMMARY AND BACKGROUND

The applicant, the City of Klamath Falls, proposes to correct minor errors and clarify omissions with the Basin View Planned Unit Development (PUD) Development Standards. The properties within the Basin View PUD have multiple addresses and can be identified on Klamath County Assessor maps as: R-3809-00000-05100, 05101 & 05102; R-3809-02200-00800; R-3809-02700-00100; R-3809-03600-00200, 00300, 00400 & 00408; R-3809-03500-00100, 00200 & 00300; R-3809-036BB-00100, 00103 & 00200; R-3809-036CA-00100; R-3809-036DB-00100; R-3809-036DC-00100; R-3809-026DD-all tax lots; R-3809-035AA-all tax lots; R-3809-035AD-all tax lots; R-3809-036BC-all tax lots excluding 00100; R-3809-036BB-all tax lots excluding tax lots 00100, 00102 & 00300.

The Basin View PUD was created in April 1979. The development standards were amended in October 1990. The last amendment occurred in March of 1998 with the approval of a 1,330 acre planned community known as The Villages at Klamath. Proposed modifications to the Basin View PUD Development Standards will correct some existing errors and add a section that differentiates between permitted and conditionally permitted uses. Major modifications include the addition of several maps to clarify zoning and the deletion of the defunct architectural committee. Other additions to the standards include defining lot coverage for Golf Course/Recreation, increasing required recreation areas for multifamily housing for consistency with the Community Development Ordinance (CDO), modifying sign standards to correspond with CDO requirements, and modifying neighborhood commercial building use occupancy square footage.

This proposal does not include any changes or modifications to the subject properties, nor does it include a zone change or land use designation change. All properties will remain zoned Basin View Planned Unit Development (PUD).

Planned Unit Development: Generally each Planned Unit Development (PUD) has different development standards that define requirements such as setbacks, lot coverage, building height, and minimum required lot size. Uses allowed in the PUD include all uses/districts designated within the development standards and identified on the PUD diagrammatic plan. Within the Basin View PUD there are six existing district types. The six districts are: 1) single family residential; 2) multiple family residential; 3) school site; 4) drainage reserve/open space; 5) neighborhood commercial; and 5) golf course/recreation. All areas of the PUD allow for public facilities and telecommunication facilities with the approval of a conditional use permit.

Referring Agency Comments:

City Engineering:

“At this time there are no proposed changes to any existing City water or sewer services to the properties shown per this application request. A traffic analysis/study would not benefit the City at

this time since a defined development is not being proposed in this existing PUD area. As future development occurs, the City Engineering office will request water and sewer data connection reports for serviceability, along with traffic studies. From a public works position we have no concerns at this time.”

Klamath County Building Department:

“No comment.”

KCFD #1:

“Just a note: Basin View has already been over built. Oregon Fire Code (OFC) allows 30 homes to be built and one access. There are well over 30 homes in there at this time.”

USBR:

“In response to the City of Klamath Falls Planning Departments administrative review request for the subject applicant’s proposal to correct some errors and clarify omissions within the Development Standards for the Basin View PUD, the Bureau of Reclamation has no comments and/or concerns at this time. There are no Reclamation facilities adjacent or in the vicinity of the proposed construction site.”

Avista Utilities:	No comments were received.
Basin Transit:	No comments were received.
Charter Communications:	No comments were received.
Pacific Power:	No comments were received.
Qwest:	No comments were received.
DLCD:	No comments were received.
City Manager:	No comments were received.
City Attorney:	No comments were received.
Klamath County Surveyor:	No comments were received.
Opponents:	No comments were received.
Proponents:	No comments were received.

III. RELEVANT REVIEW CRITERIA

11.415 Required Findings. Prior to making a recommendation on the proposed change of zone, the Commission shall analyze the following criteria and incorporate such analysis in their decision:

A. Criterion The change of zone is in conformance with the Comprehensive Plan and all other provisions of Chapters 10 to 14 and any applicable street plans.

Staff Response: The following Comprehensive Plan Policy relates to the proposed development standards update:

Policy 259: Public and private actions will result in a net benefit for existing City residents and will contribute to the improvement of the local economy.

Modifications to the development standards make the standards easier to read and comprehend for existing property owners and prospective property owners within the Basin View PUD. The changes also make it easier for City staff to enforce the regulations effectively and consistently as the document has clearer objectives and policies that are in line with the Community Development Ordinance (CDO).

Modifications to the Development Standards are necessary per Community Development Ordinance Section 12.380, to correct some existing errors and add a section that differentiates between permitted and conditionally permitted uses. Major modifications include the addition of several maps and the deletion of the defunct architectural committee. Other additions to the standards include defining lot coverage for Golf Course/Recreation, increasing required recreation areas for multifamily housing, modifying sign standards to correspond with CDO requirements, and modifying neighborhood commercial building use occupancy square footage.

Proposed Finding: The change of zone is in conformance with the Comprehensive plan and all other provisions of Chapters 10 to 14 and any applicable street plans. **This criterion is met.**

B. Criterion The property affected by the change of zone is adequate in size and shape to facilitate those uses that are normally allowed in conjunction with such zoning.

Staff Response: The minimum size for a PUD is 5 acres. The Basin View PUD exceeds that minimum requirement by 2,195 acres.

Modifications to the Development Standards does not include the addition of minimum required lot size for land use designations as those are thoroughly covered in Community Development Ordinance Section 12.010 Site Standards by Zone. All of the properties currently regulated by the Basin View PUD Development Standards are adequate in size and shape.

Proposed Finding: The property affected by the change of zone is adequate in size and shape to facilitate the uses normally allowed in conjunction with the proposed zoning. **This criterion is met.**

C. Criterion The property affected by the proposed change of zone is properly related to streets to adequately serve the type of traffic generated by such uses that may be permitted therein.

Staff Response: Modifications to the Development Standards will not affect the relationship of existing property to existing streets. As the findings stated in the Basin View adoption from 1979; "The PUD review process will allow sufficient flexibility to incorporate these alternative (transportation) modes in a given phase as deemed desirable."

Proposed Finding: The properties affected by the proposed zone change appear to be properly related to streets that adequately serve the type of traffic generated by the uses permitted in the Planned Unit Development zone. **This criterion is met.**

D. Criterion The proposed change of zone will have no adverse effect on abutting property or the permitted uses thereof.

Staff Response: Staff has not received any written comments from neighboring property owners regarding the changes to the Development Standards. Any future use of the subject property or any structural modifications to the existing uses will require a review by City Planning. Future reviews will insure that the site is developed appropriately for the proposed use and any potential adverse effect on abutting properties will be diminished.

Proposed Finding: The proposed change of zone will have no adverse effect on abutting property or the permitted uses thereof. **This criterion is met.**

IV. REQUESTED MOTIONS/ACTIONS

- Hold a public hearing and take testimony
- Motion to Accept the Proposed Findings as stated in the Staff Report

- Motion to recommend approval of the zone change and modifications to the Development Standards to City Council based on the proposed findings

V. DOCUMENTS ATTACHED

- Exhibit A – Basin View PUD Diagrammatic Plan
- Exhibit B – Development Standards for Basin View PUD Mark-up
- Exhibit C – North Hills Map
- Exhibit D – Commercial Property Map

VI. PUBLIC NOTICE

Notice of this public hearing was mailed to 452 property owners in the Basin View Planned Unit Development and within 500' of the subject properties in question on January 19, 2011 and published in the Herald and News on February 20, 2011. No written comments were received.

Kelly O'Neill,
Planner

EXHIBIT "A"

BASIN VIEW PUD DIAGRAMMATIC PLAN

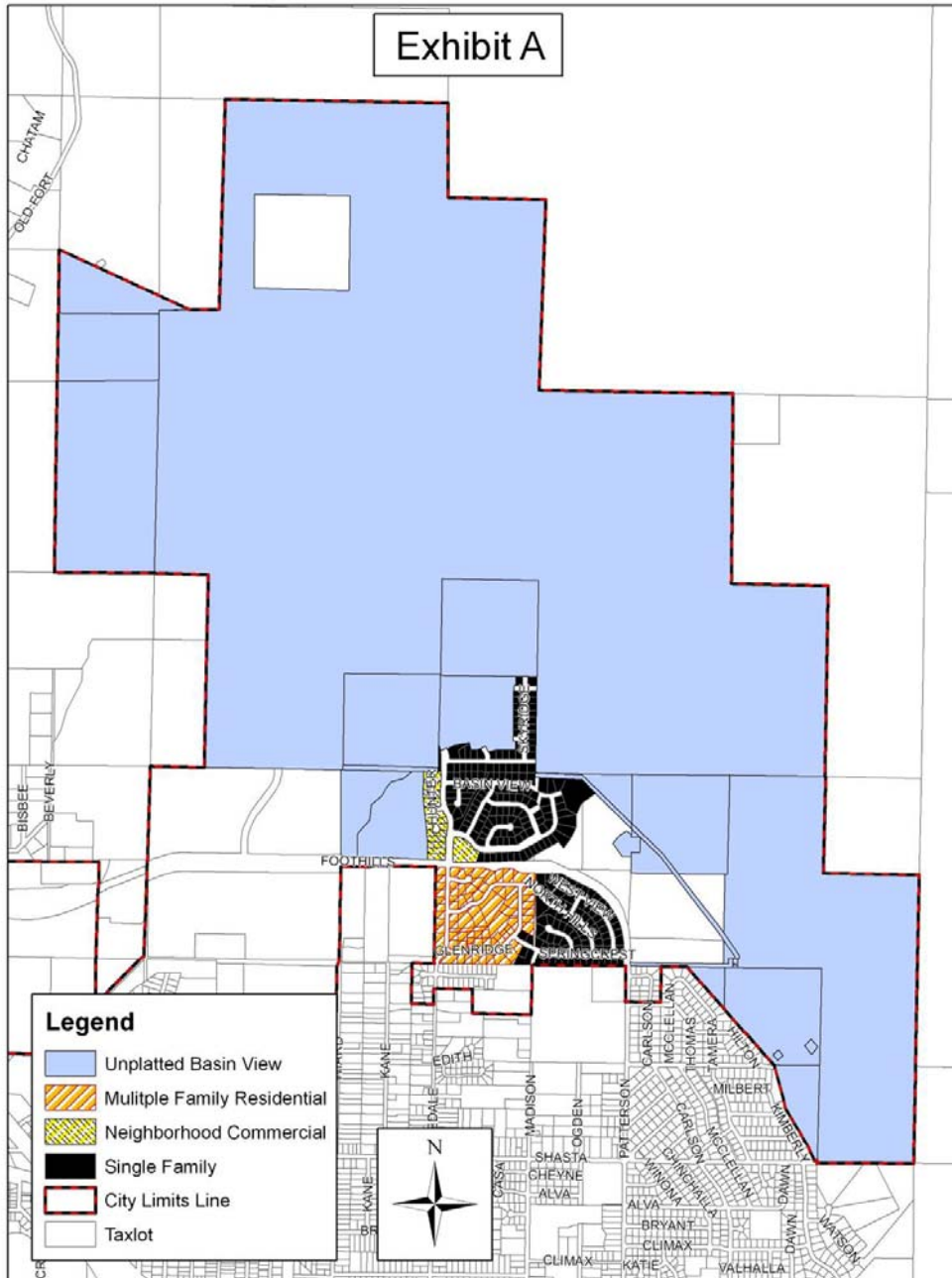


EXHIBIT "B"

DEVELOPMENT STANDARDS

BASIN VIEW PLANNED UNIT DEVELOPMENT

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1. **PURPOSE:** The purpose of the Basin View Planned Unit Development (PUD) is to provide the citizens of the community a residential development which allocates land for detached single family homes, multiple family dwellings, education, recreation, neighborhood commercial development, and the creative treatment of storm drainage. It is further intended that these standards will provide a framework for the review and approval of use permits, restrictive covenant, and future subdivisions.

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2. **LOCATION:** The Basin View PUD consists of approximately 2,143 acres, more specifically described on the attached diagrammatic plan "Exhibit A".

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3. **LAND USE DESIGNATIONS:** Land use designations within the Basin View PUD are outlined as follows and shall be located in conformance with the PUD diagrammatic plan marked as "Exhibit A." All uses shall be conducted in conformance with the applicable sections of the City of Klamath Falls Community Development Ordinance.

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- SINGLE FAMILY RESIDENTIAL
- MULTIPLE FAMILY RESIDENTIAL
- NEIGHBORHOOD COMMERCIAL
- SCHOOL SITE
- DRAINAGE RESERVE/OPEN SPACE
- GOLF COURSE/RECREATION

4. **PERMITTED and CONDITIONAL USES:** Uses with a "P" designation are permitted and subject to the Design Review provisions within the Community Development Ordinance; those with a "C" are subject to the Conditional Use provisions within the Community Development Ordinance (CDO).

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SINGLE FAMILY RESIDENTIAL

Single Family Dwelling	P
Public Utilities Including Geothermal Production and Distribution Facilities	P
Garage or Carport as an accessory structure to a single family dwelling	P
Non-Commercial Greenhouse as an accessory structure	P
Home Occupation shall meet the requirements of Section 12.020 of the CDO	P
Bike Paths and Pedestrian Trails	P
Storage Shed as an accessory structure to a single family dwelling	P
Non-Commercial Swimming Pool or Tennis Court as an accessory structure	P
Public Building such as Fire Station, Library or Museum	C

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MULTIPLE FAMILY RESIDENTIAL

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Duplex Dwelling	<u>P</u>
Three and Four-plex Dwelling	<u>P</u>
<u>Apartment Dwelling</u>	<u>C</u>
Public Utilities Including Geothermal Production and Distribution Facilities	<u>P</u>
Garage or Carport as an accessory structure to a dwelling unit	<u>P</u>
Non-Commercial Greenhouse as an accessory structure	<u>P</u>
SCHOOL SITE	
Elementary School	<u>P</u>
<u>Junior High/Middle School</u>	<u>P</u>
High School	<u>P</u>
Public Utilities Including Geothermal Production and Distribution Facilities	<u>P</u>
DRAINAGE RESERVE/OPEN SPACE	
Drainage Management Structures	<u>P</u>
Public Parks	<u>C</u>
Bike Paths and Pedestrian Trails	<u>P</u>
Wildlife Habitat Enhancement and Erosion Control	<u>P</u>
<u>Public Utilities Including</u> Geothermal Production and Distribution Facilities	<u>P</u>
NEIGHBORHOOD COMMERCIAL	
<u>Bakery or Confectionary</u>	<u>P</u>
Bank & Loan	<u>P</u>
Barber & Beauty Shop	<u>P</u>
Book Store	<u>P</u>
Clothing Store	<u>P</u>
Church	<u>C</u>
	<u>P</u>
Cocktail Lounge as part of a Restaurant	<u>P</u>
Delicatessen	<u>P</u>
Drug & Variety Store	<u>P</u>
Dry Cleaners	<u>P</u>
	<u>P</u>
Fast Food Service Stores	<u>C</u>
Floor Covering Store	<u>C</u>
	<u>P</u>
	<u>P</u>
Garden Supply Store	<u>C</u>
Grocery	<u>C</u>
Hardware Stores and Sporting Goods	<u>C</u>
Jewelry & Repair	<u>P</u>
Laundry (self service)	<u>P</u>
Locksmith	<u>P</u>

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Pet Shop	C	Formatted: Indent: Left: 12.6 pt
Printers & Publishers	C	Formatted: Indent: Left: 12.6 pt
Recreation, Private Athletic	P	Formatted: Indent: Left: 12.6 pt
Restaurant	P	Formatted: Indent: Left: 12.6 pt
Service Station	C	Formatted: Indent: Left: 12.6 pt
Stationery Supplies	P	Formatted: Indent: Left: 12.6 pt
Tailor	P	Formatted: Indent: Left: 12.6 pt
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GOLF COURSE/RECREATION		Formatted: Indent: Left: 9.4 pt, First line: 0 pt
Public Parks	C	Formatted: Indent: Left: 9.4 pt
Golf Course and Associated Facilities	C	Formatted: Indent: Left: 9.4 pt, First line: 0 pt
Wildlife Habitat Enhancement	P	Formatted: Indent: Left: 9.4 pt, First line: 0 pt
Public Utilities Including Geothermal Production and Distribution Facilities	P	Formatted: Indent: Left: 9.4 pt, First line: 0 pt
Bike Paths and Pedestrian Trails	P	Formatted: Indent: Left: 9.4 pt, First line: 0 pt

All uses shall be conducted in accordance with the applicable sections of the City of Klamath Falls Community Development Ordinance in effect at the time of the development. The Planning Commission may permit similar uses provided they are consistent with the intent of these development standards.

5. **BUILDING SIZE:** For properties located outside of Tract 1152 (North Hills), and the First and Second Additions to North Hills, specific building size requirements shall include the following:

a. **Single Family Residential:** No single family dwelling shall be less than 1,000 square feet for the main structure, exclusive of garages, porches, decks, carports and attached greenhouses.

b. **Multiple Family Residential:** Each dwelling unit shall have a minimum of 500 square feet of floor area. No more than 16 dwelling units shall be allowed in one single structure.

c. **Neighborhood Commercial:** No single use shall be allowed to occupy more than 18,000 square feet of building area, including storage and mechanical space. No building shall be greater than 18,000 square feet.

6. **BUILDING HEIGHT:** No building shall exceed a height of two stories or 28 feet. The following structures or structural parts are not subject to the provisions of this section:

- Church Spires
- Fire and Hose Towers, and

The Planning Commission may grant a variance to the building height provision following a public hearing. The Planning Commission shall analyze each of the conditions listed in the Required Findings for Major Variance within the CDO and incorporate such analysis in the decision.

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7. **LOT COVERAGE:** Buildings shall not occupy more than the following percentages of lot areas in the following use categories:

- a. Single Family Residential – 30%
- b. Multiple **Family** Residential – 50%
- c. Neighborhood Commercial – 50%
- d. School Site – 50%
- e. Golf Course/Recreation – 15%

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8. **BUILDING SETBACKS:** Building setbacks shall comply with the applicable section of the City of Klamath Falls Community Development Ordinance in effect at the time of application for a land use permit.

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9. **TEMPORARY STRUCTURES:** No structure of a temporary nature, tent, shack, garage, carport, barn or other outbuildings, shall be used on any lot at any time as a residence, either temporarily or permanently.

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10. **PARKING:** All uses shall provide off street parking in accordance with the City of Klamath Falls Community Development Ordinance or such requirements that may be in effect at the time of the application for a land use application, for the phase of development being considered. All off street parking areas shall be adequately lighted. Diagrammatic lighting plans shall be submitted with all permit applications.

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In the Neighborhood Commercial, Multiple Family Residential, School Site and Golf Course/Recreation land use areas, landscaping for parking lots will be required as follows:

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a. Where the provision of off street parking for five (5) or more vehicles on a given lot is required, the following shall apply:

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1. Parking lots shall have landscaped islands at the ends of parking rows to facilitate movement of traffic and to break large areas of parking surface.

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2. A minimum of five (5) percent of the space provided for vehicular circulation such as driveways, driveway easements, or open parking spaces shall be interrupted by a landscape break. The minimum dimensions of the landscape shall cover a surface area of at least forty (40) square feet and the landscaping shall be protected from vehicular damage by some form of wheel guard. There shall be at least one tree and two shrubs in each separate landscape area.

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b. Where the provision of off street parking for twenty (20) or more vehicles on a given lot is required, there shall be landscaped open space within the perimeter of the parking area or areas, in the minimum amount of twelve (12) square feet for each parking space, which shall be so located that no parking space is more than 120 feet from a portion of the landscaped open space. The landscaped open space need not be contiguous; the landscape area shall be distributed throughout the parking area to break up the parking surface. There shall be at least one tree and two shrubs in each separate landscape area. Each landscaped area shall also include irrigation.

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c. When parking areas project into the front yard, the remaining yard shall be landscaped to provide partial screening of the parking area. When parking areas project into exterior

side yards, the remaining yard and the setback area shall be landscaped to provide partial screening of the parking area. Landscaping shall include ground cover and berms not exceeding 30 inches in height. Tree limbs in said planting shall have a clearance of eight feet above grade. Landscaping in such yards shall include approved street trees placed not less than one tree for each fifty (50) feet of street frontage.

Diagrammatic landscaping and irrigation plans for parking areas shall be submitted with all Conditional Use Permit applications for the above noted land use areas.

11. PEDESTRIAN CIRCULATION: All uses shall provide adequate pedestrian walkways to provide convenient and safe pedestrian circulation. Sidewalks shall be constructed as required by the CDO and the City Public Works Engineering Design Standards.

12. SCREENING: Any exterior storage or refuse areas, exposed machinery, service areas, truck loading areas, utility buildings and structures and similar accessory structures, shall be screened by appropriate fences or walls, constructed with materials which are complimentary to adjacent buildings, to a height of not less than five (5) feet or more than six (6) feet, as measured from finished grade to the highest structural component of the fence or wall.

13. UTILITIES: All utility lines shall be constructed underground.

14. RECREATION AREAS: All four plex and multiple family residential dwellings shall provide a recreation area and suitable playground equipment on the same parcel as such dwelling units may be located. Such recreation areas shall contain a minimum of 200 square feet per dwelling unit. Playground equipment shall include at least one of the following for a minimum area site: climber, play structure, play wall, sand box, slide, balance beam, horizontal ladder, parallel bar or swings. The area around the playground equipment shall have appropriate cushioning material according to Consumer Product Safety Commission (CPSC) standards. Where multiple residential units are clustered recreation areas for common usage will be encouraged.

15. SIGNS: All signs within the Basin View PUD shall be constructed in accordance with the requirements of Chapter 14 of the City of Klamath Falls Community Development Ordinance (CDO).

16. EROSION CONTROL: All grading, excavation and fill shall be in accordance with the City of Klamath Falls Public Works Engineering Standards Section 3 and Section 11 – 300 Series Drawings, along with the requirements established on the project site’s Department of Environmental Quality 1200-C Permit

17. FENCES AND WALLS: No fence or wall used as a fence on any other portion of the property shall exceed a maximum height of six (6) feet at any point. All fencing shall comply with CDO requirements.

18. PUD AMENDMENTS: The PUD, including its diagrammatic plan and this text, may be amended in accordance with the City of Klamath Falls Community Development Ordinance or with the comparable provisions of any zoning ordinance in existence at the time of the amendment.

19. NORTH HILLS DEVELOPMENT STANDARDS: In addition to the above listed development standards, the following shall apply to those properties located within Tract

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- Deleted:** The size, location, design, lighting, and materials of all exterior signs and outdoor advertising structures shall not detract from proposed or existing buildings. Diagrammatic sign plans, shall be submitted with all permit applications. Specifically, the following requirements shall apply within the PUD:¶
 - a. No exterior sign board larger than 100 square feet shall be permitted for any single use or business.¶
 - b. Each single use or business shall be permitted a maximum of three exterior signs, only one of which may exceed 75 square feet in sign board size¶
 - c. No signs, whether exterior or interior, shall contain moving parts, or flashing lights, except for electronic time and temperature signs.¶
 - d. No exterior signs, or any typ(... [43]
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1152 (North hills subdivision), and the First and Second Additions to North Hills, more specifically described on the attached map "Exhibit C".

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A. BUILDING SIZE:

Specific building size requirements shall include the following:

- 1) Single Family Residential – No single family dwelling shall be less than 1,200 square feet for the main structure, exclusive of garages, porches, decks, carports and attached greenhouses. All single family dwellings shall have at least a two-car garage.

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B. DESIGN GUIDELINES:

- 1) The use of brown, tan, dark gray, blue gray and dark green tones on exterior walls is encouraged.

C. MODULAR AND PREFABRICATED HOME REVIEW STANDARDS:

- 1) Modular and prefabricated homes shall be permitted subject to the standards contained in the City of Klamath Falls Community Development Ordinance and applicable standards of the Basin View Planned Unit Development.

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- 2) In addition to the requirements of (C) (1), above, all modular and prefabricated homes shall be reviewed for design compatibility with other dwellings in a "review area" which is defined as the area within 300 feet of the subject lot or the nearest five dwellings. The criteria for determining acceptable compatibility shall be based upon the following design review elements:

- a) Roofing materials shall be similar in appearance to the most predominant type in the review area.
- b) Siding materials and trim shall be similar in appearance or complementary to other homes in the review area, including the type and horizontal or vertical placement of materials.
- c) A garage, two car minimum in size, shall be required of like materials and color of the dwelling, and shall be attached to the main structure.
- d) Placement of the manufactured home and garage upon the lot shall be consistent with other homes in the review area in terms of setback dimensions, angle to the street, location of garage or carport, and any other special feature of the neighborhood or lot.
- e) The location and design of porches, patios, driveways, walkways, and landscaping shall be reflective of and complementary to the features of homes in the review area.

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D. RECREATIONAL VEHICLES:

- 1) Recreational vehicles, including campers, boats, and trailers, shall be kept behind the front building lines of the main structure, on an improved surface (asphalt, concrete or

pavers). Recreational vehicles may be temporarily kept in front of the building line main structure on an improved surface for no more than 72 hours.

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- 2) Any area used for the storage of a recreational vehicle shall be screened by appropriate fences or walls, constructed with materials which are complementary to adjacent buildings, to a height of not less than five (5) feet or more than six (6) feet, as measured from finished grade to the highest structural component of the fence or wall. Landscaping which attains a mature height of not less than five (5) feet in height, and provides adequate screening characteristics, may be used as an alternative, or in combination, to fences or walls.

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E. INOPERABLE VEHICLES:

Vehicles not in working order shall be kept on those portions of the property located to the rear of the front building line of the main structure, on an improved surface (asphalt, concrete or pavers). In no event shall an inoperable vehicle be kept in front of the main structure, on an improved surface for more than 30 days.

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F. ACCESSORY STRUCTURES:

Accessory structures larger than 1,200 square feet shall be finished with materials which are similar to the adjacent residential building.

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20. COMMERCIAL PROPERTY SOUTH, OF BENCHWOOD AVENUE, WEST OF NORTH HOMEDALE ROAD, AND NORTH OF FOOTHILLS BOULEVARD: In addition to the above listed standards, the following shall apply to those properties zoned for commercial use and located south of Benchwood Avenue, west of North Homedale Road and North of Foothills Boulevard, more specifically described on the attached map "Exhibit D".

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A. PERMITTED USES – NEIGHBORHOOD COMMERCIAL:

- 1) Permitted Neighborhood Commercial uses shall be those defined in the City of Klamath Falls Community Development Ordinance. All proposed Neighborhood Commercial uses shall be subject to the design review procedures defined in the City of Klamath Falls Community Development Ordinance and applicable standards of the Basin View Planned Unit Development. Notice of any proposed Neighborhood Commercial use or structure shall be provided to all property owners located within Tract 1152 (North Hills), and the First and Second Additions to North Hills.

- 2) Neighborhood Commercial – No single commercial enterprise use shall be allowed to occupy more than 3,000 square feet of building area, including storage and mechanical space. No building shall exceed 18,000 square feet in gross area.

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B. SIGNS:

- 1) Free standing signs, with the exception of monument type signs less than six (6) feet in height, are prohibited.

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- 2) All signs other than monument type signs shall be attached to the façades of the structure.

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- 3) Sign lighting is restricted to the use of indirect white lighting.



Deleted: 22. Architectural Committee to approve all plans for size, heights, site location, color. This paragraph may supersede any other restrictions heretofore mentioned. Committee to consist of:

- . 1) Mel Stewart
- . 2) Bill Skillington
- . 3) Ervine Riher

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These Development Standards for the Basin View Planned Unit Development are to be recorded on and affect the following described real property:

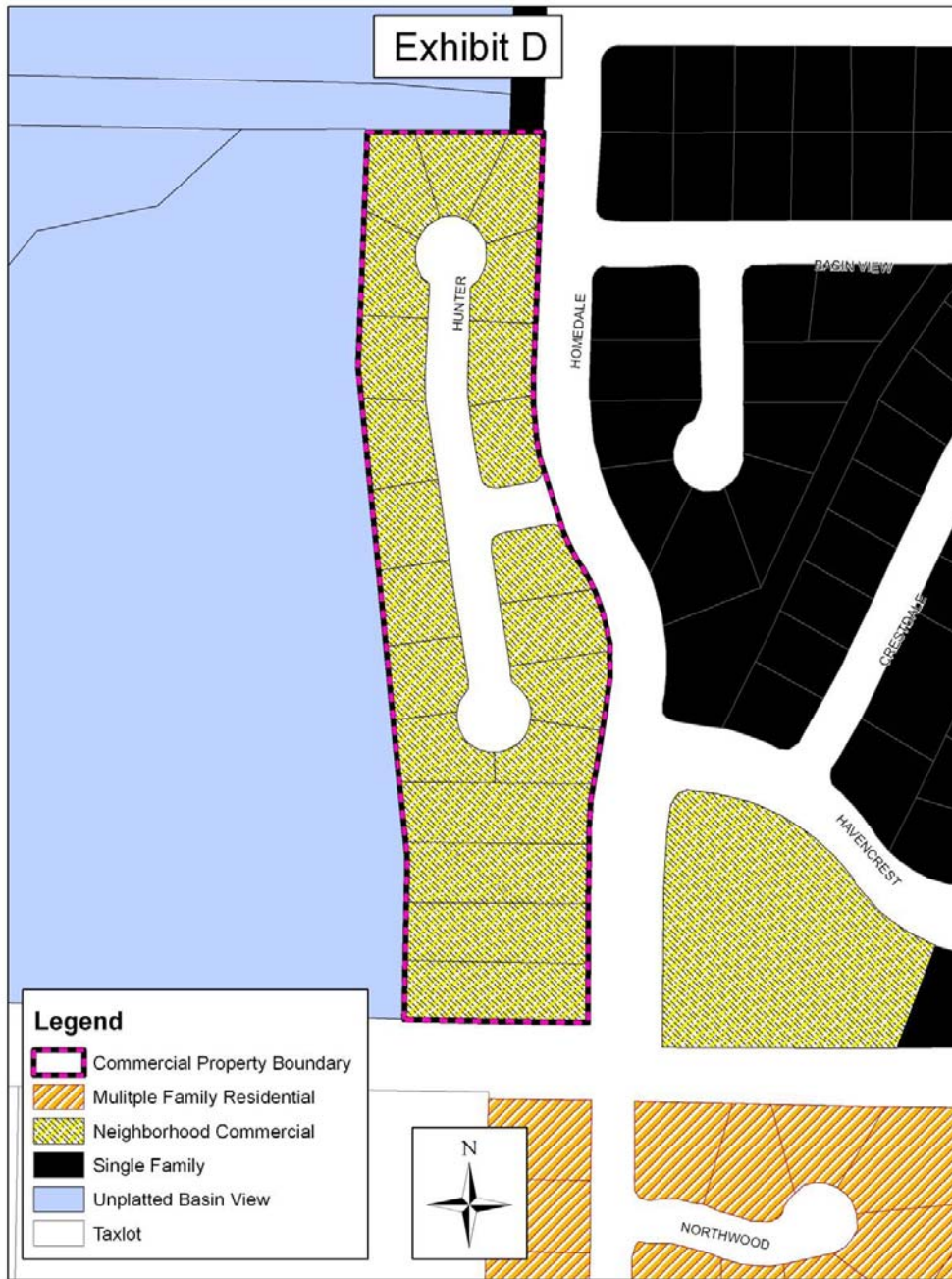
Lot 4 through 7, Block 9, and Lots 16 through 21, Block 6, all in TRACT 1262, THIRD ADDITION TO NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AND, Lots 8 through 12, Block 9, and Lots 9 through 16, Block 8, all in TRACT 1264, FOURTH ADDITION TO NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXHIBIT "C"
NORTH HILLS MAP



EXHIBIT "D"
COMMERCIAL PROPERTY MAP



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The size, location, design, lighting, and materials of all exterior signs and outdoor advertising structures shall not detract from proposed or existing buildings. Diagrammatic sign plans, shall be submitted with all permit applications. Specifically, the following requirements shall apply within the PUD:

- a. No exterior sign board larger than 100 square feet shall be permitted for any single use or business.
- b. Each single use or business shall be permitted a maximum of three exterior signs, only one of which may exceed 75 square feet in sign board size
- c. No signs, whether exterior or interior, shall contain moving parts, or flashing lights, except for electronic time and temperature signs.
- d. No exterior signs, or any type, shall be mounted on roof surfaces.
- e. No free standing exterior sign shall exceed 20 feet in height as measured from finished grade to the highest structural component of the sign.
- f. No signs of any type shall be erected on any property other than the parcel on which the advertised use is located.

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All areas exceeding 5% slope denuded of vegetation shall be mulched or landscaped with pervious material to the approval of the Public Works Department.

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No fences, or walls used as fences, shall be erected or maintained on any lot or property line within the front setback areas, except around outdoor storage areas or carports.

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18. MINOR PARTITION: When more than one lot is contiguous with other lots in the same common ownership or in the same block, that common ownership may treat the ownership boundaries as the lot lines as long as said act does not create any adjacent substandard lot, and as long as the owner complies with all other aspects of the property development standards.