

**CITY OF KLAMATH FALLS  
PLANNING COMMISSION**

**Staff Report  
6-A-09**

**September 28, 2009**

**I. TITLE**

Request to annex 25.66 acres of property within the Urban Growth Boundary adjacent to Highway 140 and to the north of Butte, Cortez, Diamond, and Emerald Streets.

**II. SUMMARY AND BACKGROUND**

The applicant, Adkins Consulting Engineers, proposes to annex approximately 25.66 acres of property within the Urban Growth Boundary into the City of Klamath Falls. The property owner, Jay Eastwood, signed the applicant and land owner agreement authorizing Adkins to act on his behalf. Per CDO 13.140, if the proposed annexation is adopted the property would be assigned a similar zoning classification. All of the property is zoned RS (Suburban Residential) in the County and would become SF (Single Family Residential) in the City. The proposed area is directly west of Highway 140, north of Cortez, Diamond, and Emerald Streets, and approximately 1,800 feet northwest of the Highway 66 and Highway 140 intersection.

The property is currently undeveloped. The developer is proposing a 79 lot single family home six phase subdivision with 4 new streets and the extension of Diamond Street. The subdivision is proposed to connect to Cortez, Diamond, and Emerald Streets, with a future extension to Sue Drive. In addition, City staff recommends an access point from Butte Street. The property does not have a situs (physical) address assigned, but can be found on Assessor's Map R-3909-00700, tax lot 00301.

**Referring Agency Comments:**

Engineering Division:

1. An annexation boundary description shall be submitted to the Community Development Department for review and approval. The description shall be written in accordance with the Oregon Department of Revenue standards and Oregon Revised Statute 308.225.
2. At the time of proposed development the applicant will need to provide the City with a Traffic Analysis Letter, which was noted at the pre-application meeting. There is a Transportation System Development Charge (Balsam Drive/Orindale Road) in the Stewart & Lenox Area currently in place, in the amount of \$2,290.00, per single family dwelling.
3. Water and Sewer serviceability, along with other public improvements, will be determined at the time of the next land use application pertaining to this property.

Airport Operations Manager:

“No apparent impact to Airport.”

Basin Transit:

“No comments were received.”

Klamath County Building Division:

“The County Building Division has no issues or concerns with this proposal at this time.”

Klamath County Public Works Department:

“No Comment”

Avista:	No comments were received.
PP & L:	No comments were received.
Qwest:	No comments were received.
Charter:	No comments were received.
ODOT:	No comments were received.
Co. Surveyor:	No comments were received.
Co. Planning:	No comments were received.
KCFD #1:	No comments were received.
KCFD #4:	No comments were received.
State Fire Marshal:	No comments were received.
City Manager:	No comments were received.
City Attorney:	No comments were received.
Code Enforcement:	No comments were received.
Police Department:	No comments were received.
City Schools:	No comments were received.
County Schools:	No comments were received.
Waste Management:	No comments were received.
Opponents:	No comments were received.
Proponents:	No comments were received.

### **III. RELEVANT REVIEW CRITERIA, FACTS AND ANALYSIS, 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.*

#### Applicant Response

The current zoning for this area is Suburban Residential (RS) per County Zoning. The zone serves to implement the Comprehensive Plan calling for use of 1 to 4 dwelling units

per acre. The general lay of the land is not conducive to agriculture because it is too hilly. The proposed City Zoning requested is Single-Family (SF).

Facts and Analysis

The proposed annexation involves land that is already approved for development within the Urban Growth Boundary. Said land is not zoned Exclusive Farm Use (EFU) and is in conformance with Oregon Statewide Planning Goal 3: Agricultural Lands, OAR 660-015-0000(3).

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

Applicant Response

There are no forest lands near the project site. After construction, there will be more trees on the site than there currently are.

Facts and Analysis

The proposed annexation involves land that is already approved for development within the Urban Growth Boundary. Said land is not zoned Forestry/Range (FR) and is in conformance with Oregon Statewide Planning Goal 4: Forest Lands, OAR 660-015-0000(4).

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

Applicant Response

Approximately 20% of the site lies under a power easement and will remain open space. The developer intends to use some of this area for retention/detention of storm water with the remaining area to be a single-family lot. Along the property line that borders Highway 140, a 10' buffer zone will be maintained along with required setbacks for houses and other structures.

Facts and Analysis

The applicant proposes a large 97,205 sq ft retention/detention pond and a smaller 9,997 sq ft detention pond. When dry and if no fences are proposed both of these areas could provide for some open space areas. The proposed annexation involves land that is already approved for development within the Urban Growth Boundary. Said land is not zoned for Open Space or Natural Resource Preservation and is in conformance with Oregon Statewide Planning Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces, OAR 660-015-0000(5).

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

Applicant Response

The proposed subdivision does not take away from land resources since the land is currently vacant and no known resources are available on the land. During construction BMP measures will be implemented to alleviate erosion and to minimize dust in the air. Once the subdivision is constructed, grass lawns will replace the vacant fields of dirt and wild grasses, thus helping to prevent erosion and keep dirt from being stirred up by winds.

Facts and Analysis

The applicant proposes to use Best Management Practices (BMP) during construction which will help control construction-related erosion, sedimentation, and water and airborne pollutant releases. The proposed annexation involves land that is already approved for development within the Urban Growth Boundary. Annexation of said land will not adversely affect the quality of air, water, or land resources and is in conformance with Oregon Statewide Planning Goal 6: Air, Water, and Land Resources Quality, OAR 660-015-0000(6).

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

Applicant Response

There are no known natural hazard or disaster areas on or surrounding the property.

Facts and Analysis

The proposed annexation will not increase the probability of endangering life or property from natural disasters or hazards. Annexation of said land is in conformance with Oregon Statewide Planning Goal 7: Areas Subject to Natural Hazards, OAR 660-015-0000(7).

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

Applicant Response

The annexation will have no effect on the citizen's recreation needs. The convenient highway network allows for quick and easy access to city parks and other recreational facilities in the Klamath basin. A park is located on Balsam Drive allowing fulfillment of recreation needs.

Facts and Analysis

The proposed annexation will not affect the citizen's recreational needs. Annexation of said land is in conformance with Oregon Statewide Planning Goal 8: Recreational Needs, OAR 660-015-0000(8). The City of Klamath Falls Parks, Recreation, and Open Space Master Plan does not identify the need for an additional park within close proximity of this proposed subdivision.

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

Applicant Response

This planned subdivision will increase tax revenue generated by the property. The 79 new home sites will increase the City's population. The new residents will work and engage in commerce in the area. During the construction process, construction jobs will be generated.

Facts and Analysis

As the applicant has stated the proposed subdivision would eventually increase the local housing stock by adding 79 single family homes. For the subdivision to be built at the proposed density the annexation would need to be approved. Annexation of said land is in conformance with Oregon Statewide Planning Goal 10: Housing, OAR 660-015-0000(10).

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

Applicant Response

This proposed subdivision will provide new home sites that are similar in size of other home sites in (the) surrounding area, thus providing affordable housing for new residents to move into the area.

Facts and Analysis

The proposed annexation and subsequent subdivision will create some additional construction jobs. The houses will also increase property tax revenue for the City of Klamath Falls. Since no commercial/industrial development is proposed long term employment opportunities will not increase. There is no information on the affordability of the proposed homes. Annexation of said land is in conformance with Oregon Statewide Planning Goal 9: Economic Development, OAR 660-015-0000(9).

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

Applicant Response

Existing water, sewer, power, telephone, gas, and cable TV are readily available in the area. The water line will loop through the property tying into existing water lines on the streets south of the property. Sewer will be gravity and will discharge into the existing City system located within the streets to the south of the property. Telephone, power, cable TV, & gas will be efficiently constructed in a common trench to all lots within the development.

Facts and Analysis

Annexation of said land will create a timely, orderly, and efficient arrangement of public facilities and services and is in conformance with Oregon Statewide Planning Goal 11: Public Facilities and Services, OAR 660-015-0000(11). “Local Governments should not allow the establishment or extension of sewer systems outside urban growth boundaries or unincorporated community boundaries.” Land being annexed would be extended the full range of general fund City services, including City law enforcement.

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

Applicant Response

This proposed subdivision will have three access points to provide alternate routes of ingress and egress (Emerald Street and Cortez Street) to the existing residential neighborhood to the south. The internal streets will be looped to allow several routes of access. Connectivity will be provided to neighboring properties to the west to allow access for future development. Basin Transit bus stops are located nearby allowing residents to travel to and from the City, businesses, and to engage in commerce.

Facts and Analysis

There are three proposed points of access to Cortez, Diamond, and Emerald Streets, and a future extension west to the existing portion of Sue Drive. City staff recommends another potential access point to Butte Street. Annexation of said land will help provide a safe, convenient, and economic transportation system and is in conformance with Oregon Statewide Planning Goal 12: Transportation, OAR 660-015-0000(12).

*11) The annexation will aid in conserving energy*

Applicant Response

Since downtown is so close and many shopping areas are available, residents will save energy in automobile fuel consumption by not having to drive as far. Also, with the bus service available, many residents may choose to ride the bus instead of driving.

Facts and Analysis

The proposed annexation will not affect the community's ability to conserve energy. Annexation of said land is in conformance with Oregon Statewide Planning Goal 13: Energy Conservation, OAR 660-015-0000(13).

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

Applicant Response

Local access streets will be used that allow a safe ingress and egress to the proposed development. Internal streets within the proposed development will be constructed to City standards replacing an existing gravel access road on the property. Grass lawns will replace dirt and dry vacant fields. Trees will be planted in the street right-of-way and on individual lots, thus increasing the vegetation of the area. Neighboring properties to the west will be provided with new accesses to existing City streets.

Facts and Analysis

The proposed annexation involves land that is already approved for development within the Urban Growth Boundary. The proposed annexation will promote an orderly and efficient transition from rural to urban land uses. Annexation of said land is in conformance with Oregon Statewide Planning Goal 14: Urbanization, OAR 660-015-0000(14). "Land within urban growth boundaries shall be considered available for urban development." Land currently under County jurisdiction could become more urbanized/dense with the proposed annexation.

Finding

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

**IV. DOCUMENTS ATTACHED**

- Area Maps
  - 1) Proposed Cortez Ridge Area Aerial from GIS
  - 2) Assessor Map R-3909-00700

**V. REQUESTED MOTIONS/ACTIONS**

- Hold a public hearing and take testimony relative to the Criteria
- If desired, motion to modify the Proposed Findings as stated in the Staff Report
- Motion to accept the Findings

- Motion recommending approval of the annexation request to the City Council, based on the approved Findings

## **VI. PUBLIC NOTICE**

Notice of the public hearing held on August 10<sup>th</sup>, 2009 was mailed to 15 property owners on June 25, 2009 and published in the Herald and News on July 26 and August 2, 2009. No written comments were received. Planning Commission granted a public hearing continuance due to a lack of information, as recommended by staff.

Notice of this public hearing for September 28<sup>th</sup>, 2009 was mailed to 15 property owners on September 2, 2009 and published in the Herald and News on September 6 and September 13, 2009. No written comments were received.

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Kelly O'Neill,  
Planner

Proposed Cortez Ridge Area Aerial from GIS



**Assessor Map R-3909-00700**

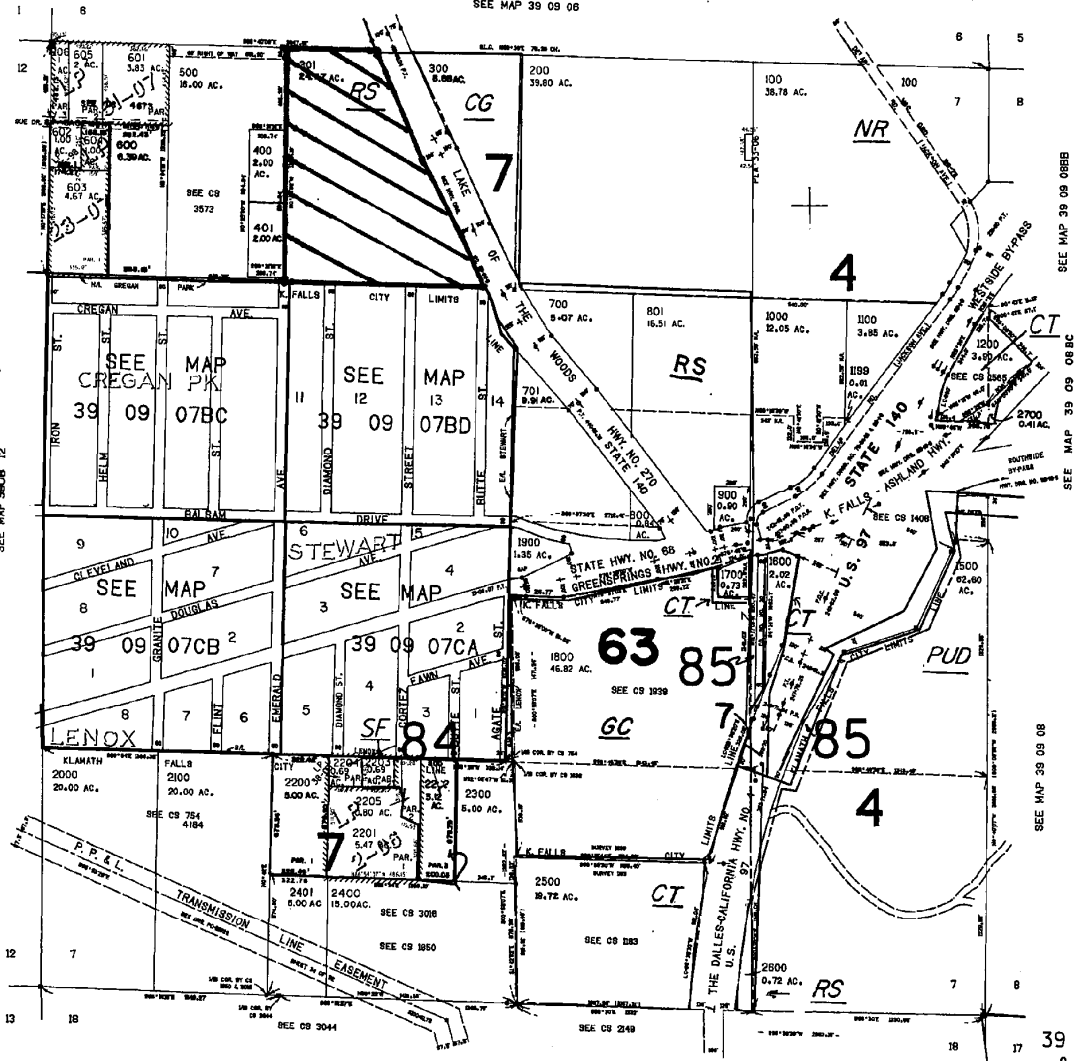
REVISED 1-10-08  
 THIS MAP WAS PREPARED FOR  
 ASSESSMENT PURPOSE ONLY

SECTION 07. T.39S. R.09E. W.M.  
 KLAMATH COUNTY  
 1"=400'

39 09 07  
 & INDEX  
 KLAMATH FALLS



- AREA TO ANNEX



SEE MAP 3909 12

SEE MAP 39 09 08B  
 SEE MAP 39 09 08C  
 SEE MAP 39 09 08E

196.000

SEE MAP 39 09 08

39 09 07  
 & INDEX  
 KLAMATH FALLS

SEE MAP 39 09 18

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