

# Residential Review

City of Klamath Falls Development Services 226 South 5<sup>th</sup> Street, Klamath Falls, OR 97601

File Number:	ĺ
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	FILE INFORMATION Official Use only
Date Received:	
Residential Review Fee:	Paid → Date Paid:
	APPLICANT INFORMATION
Please check primary contact person	APPLICATION FORM TO BE COMPLETED IN IN
☐ Landowner Name:	Daytime Phone:
Mailing Address:	Email:
☐ Applicant Name:	Daytime Phone:
Mailing Address:	Email:
☐ General Contractor:	Daytime Phone:
Mailing Address:	Email:
Contractor's License No:	City Business License No:
	SUBJECT SITE INFORMATION
Property Address:	
Map & Tax Lot Number(s):	
Subdivision, Lot & Block:	
	Total Size of Parcel(s):
Existing and Proposed Grades:	Cut/Fill Quantities (Cubic Yards):
Square Footage of Non-Structure Impervious A	Areas (pavement, concrete, patios, etc.):
Where and how will stormwater be directed from	om all impervious areas:
How will erosion be prevented after construction	on is complete?
	Phomography and a
E.m c	PROJECT INFORMATION
• •	Project Proposed – Check all that apply
· ·	factured Home ☐ Apartments → No. of Units:
<ul><li>□ Duplex</li><li>□ Triplex</li><li>□ Fourplex</li><li>□ Other → Please Describe:</li></ul>	☐ Addition ☐ Carport ☐ Garage ☐ Deck/Covered Porch
ROOF PITCH: PROPOSED SQUAR	RE FOOTAGE: HEIGHT OF STRUCTURE:
TOTAL SQUARE FOOTAGE OF ALL EXISTING STR	RUCTURES ON LOT:

**☞**The City strongly recommends hiring a licensed surveyor to locate property lines in the field. **☞** RESIDENTIAL REVIEW APPROVAL VALID FOR 1 YEAR FROM DATE OF DECISION.

	ZONING CON Official Us	_	E		
Set Backs (Fe		<u>SF</u>	MD	A (NC)	↓ In Compliance ↓
Front (Genera	al)	15	15	10	☐ YES ☐ NO ☐ N/A
Front (Garage	e)	20	20	10	☐ YES ☐ NO ☐ N/A
Side (	)	5/10	5/10	5/10	☐ YES ☐ NO ☐ N/A
Side (	)	5/10	5/10	5/10	☐ YES ☐ NO ☐ N/A
Rear	⇒	5	5	5	☐ YES ☐ NO ☐ N/A
Lot Coverage	9 (%) ⇒	40%	50%	60%	☐ YES ☐ NO ☐ N/A
Height (Feet)	⇒	28	35	45	☐ YES ☐ NO ☐ N/A
Off Street Par	rking ⇒	2	Var	Var	☐ YES ☐ NO ☐ N/A
Non-Structure	e Impervious⇒	25	35	50(75)	☐ YES ☐ NO ☐ N/A
NOTE: FRONT YA	ARD UNENCLOSED PORCH ALLOWED AT 10 FEET FROM	FRONT PROPE	RTY LINE		
	RESIDENTIAL REVIEW CO	_	& COND	ITIONS	
lines. The City structure All areas used surfaces. Drivewa	Other Comments/Conditions:  Curb Cut/Driveway Construction:	City Public V for this site. to the start of a esponsibility to cate property s including driving of garage NOT a building	Vorks Eng Undetermany work a o accurate lines. veways she doors or	ineering price ined from the at this location ly reflect settle. It is your res	ments  or to the start of any grading, e information provided. Please in.  backs from actual property er concrete or asphalt sponsibility to obtain any
together with your  Other	building permit application must be submitted to t	he Building D	ept.in the	Government	Center at 305 Main Street.
By signing below conditions set for	, the property owner or authorized repre th above.	sentative de	eclares tl	nat they ag	gree to and will abide by all
Property Owner or	SIGNATU  Authorized Representative:	RES			Date:
City Planning:	Additionized Representative.				Date:

City of Klamath Falls Development Services – Phone: (541) 883-4950 Fax: (541) 883-5390 RESIDENTIAL REVIEW APPROVAL VALID FOR 1 YEAR FROM DATE OF DECISION.



#### **CITY OF KLAMATH FALLS DEVELOPMENT SERVICES**

226 South Fifth Street, PO Box 237, Klamath Falls, OR 97601 Phone (541) 883-4950

#### **APPLICATION FOR A SITE CONSTRUCTION PERMIT**

	For City Use Only:	
	APPLICATION NO.: SC - 00	DATE:
	ork Site Address or Location: oject Title/Name:	
	ease check primary contact person:	
	Property Owner	
	me & address:	
		Phone:
		Cell:
		Email:
	<b>Contractor</b> (Must meet requirements me & address:	listed on page 2 and provide signatures on page 3.)
		Phone:
		Cell:
		Email:
	CCB License No.:	
	Consultant	
Na	me & address:	
		Phone:
		Cell:
_		Email:
	<b>b-Contractor(s)</b> (All subcontractors wo aintain a valid City of Klamath Falls Bus	orking on-site must be listed below and are required to siness License.)
Su	b-Contractor Name(s):	City of K-Falls Business License Number:
1]		
2]		
41		

Ad	ditional comments regarding this project:
Ple	ease check below all items that apply:
	Excavation (check those that pertain below):  Public Right-of-Way:  Underground Utilities  Curbs  Streets and Alleys  Curb Cut and Driveway  New Sidewalks  Curb/Sidewalk Replacement  Water Service Connection - greater than 2" (requires City approved bypass)  Private Fire Service  Public Fire Hydrant Installation (refer to Section 7 of the Public Works Engineering Standards)  Private Storm Water - on-site (refer to Section 4 of the Public Works Engineering Standards)  Small Site Grading w/Erosion Prevention and Sediment Control (Refer to Section 3 of the Public Works Engineering Standards)  Large Site Grading w/Erosion Prevention and Sediment Control  Dedicated Infrastructure (e.g. Water, Sanitary, Storm, Geothermal, Streets, Street Lights and Traffic Signals)
	ee schedule for the above items is available at the City of Klamath Falls Development Services fice or on our website: <a href="www.klamathfalls.city">www.klamathfalls.city</a>
Ple	ease check below the City or County Planning approvals that apply to your project:
	Tentative Plat Approval (Subdivision, Land Partition or Condominium)  Development Permit  Conditional Use Permit  Residential Review Application Approval  Other, describe:
Pe	rmit requirements:
	Provide submittals for all City infrastructure supplies/parts/materials  Submit either an engineer's or contractor's estimate for the construction of City infrastructure  Active Oregon CCB License [applies to Contractor]  Active City of Klamath Falls Business License [applies to Contractor and Sub-Contractors]  Public Liability Insurance: [required for each project for work in the public right-of-way]  \$\frac{1}{2},000,000 \text{ minimum per occurrence [applies to Contractor and Property Owner]}  \$\frac{1}{2},000,000 \text{ aggregate [applies to Contractor]}  City of Klamath Falls, P.O. Box 237, Klamath Falls, OR 97601 shall be designated as "Additional Insured"; agent can mail Certificate of Liability to City or email it to: \text{Ray@klamathfalls.city}  Property Owner/Developer:* (check one)  Surety Bond Letter of Credit Cashier's Check (120% of estimated cost of total project)
	Amount of Security:
	* Not required for sidewalk replacement or other related work performed within the public right-of-way

Updated 8-1-20

Project Schedule:									
Tentative Project Start Date:	month	_/day	/_	year	-				
Tentative Project Completion Date:	 month	_/ day	/	year	-				
Describe any plan you have regar (Example: anticipated stop date, pr desirable start up date, etc.):									
									-
Applicant/contractor shall be aware	e of the fo	llowing:							
<ul> <li>Work shall not commence und developer's representative ho contractors, consultants, utility</li> <li>A sketch sheet is provided if design/construction plans to be</li> </ul>	olds a pre companies for the a	e-constr and res pplicant	uction spective to use	meeting governm e when	with nent ag	all par encies)	ties inv	olved	(i.e.

- Excavation work must comply with the requirements of Oregon Revised Statutes 757.542 to 757.562 ("Excavation Regulations").
   Applicant/contractor is responsible for the interference, disturbance, removal and destruction of
- Applicant/contractor is responsible for the interference, disturbance, removal and destruction of survey monuments. Those monuments shall be referenced and reestablished by an Oregon Registered Professional Land Surveyor. Refer to ORS 209.140, 209.150, 209.155 and 209.990.
- Applicant must check with the City Planning Department to determine if the sidewalk being constructed needs to conform to the pattern of the Downtown Redevelopment Area and for issues regarding tree placement and/or removal.
- The approved Site Construction Permit must be posted at the designated work site.
- Applicant/permittee shall be the responsible party regarding any violations of the Site Construction
   Permit
- Applicant agrees to notify the City Engineering Inspector assigned to this project by phoning the City Inspection Line at 541-851-2432 at least forty-eight (48) business hours prior to the time when the work as outlined shall be constructed. Failure of the applicant to notify City Engineering may (at their own expense) result in the applicant being required to expose any completed construction for proper inspection and to restore the same to design specifications.

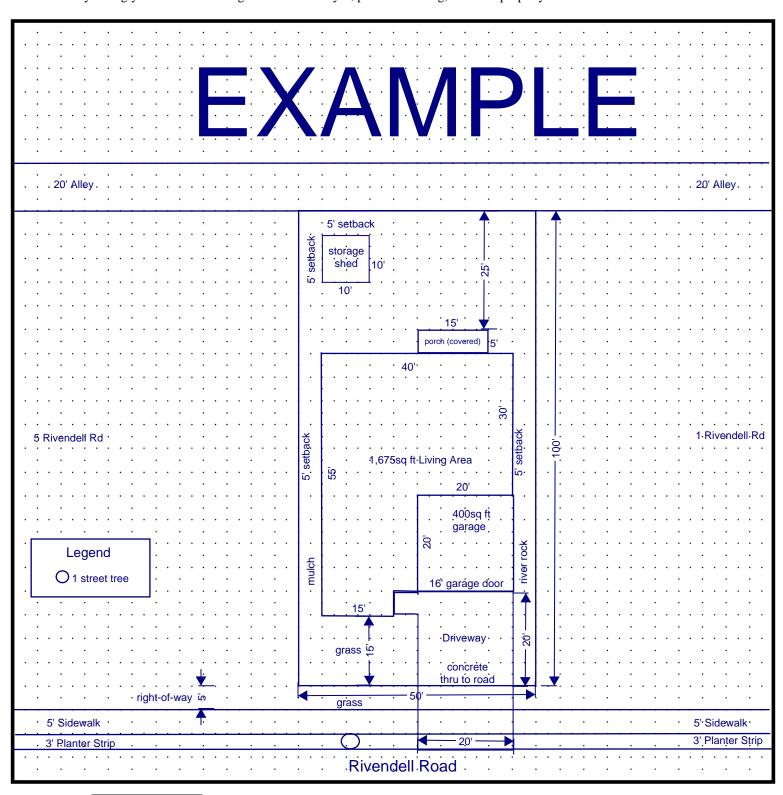
#### **Hold Harmless Agreement:**

The applicant shall indemnify, defend and hold harmless the City, its officers and agents from any and all damages, costs or expenses in law or equity that may at any time arise because of damages to property or of personal injury and/or death, incurred by reason of or in the course of performing said work, which may be occasioned by any negligent act or omission to perform any or all of the work contemplated by the permit.

Authorized Signature:Date:		
	Authorized Signature:	Date:

# SITE PLAN FORM CITY OF KLAMATH FALLS PLANNING DIVISION

A site plan is required for several land use applications. This form is provided for this purpose, although site plans are not restricted to this form. Please review the reverse side of this form for site plan requirements. Property owners are responsible for accurately locating property lines. The City strongly recommends hiring a licensed surveyor, prior to building, to locate property lines. *Revised December 2020*.



Please draw an arrow in box at right to indicate NORTH.



Applicant Name(s): Celebrian & Elrond Halfelven

Site Address (if known): 3 Rivendell Road

Map & Tax Lot Number(s): 3809-000CE-0003

Scale: 1" (4 squares) = 20' (1 square = 5') or:



# CITY OF KLAMATH FALLS DEVELOPMENT SERVICES DEPARTMENT

226 S. 5<sup>th</sup> Street, Klamath Falls, Oregon 97601 (541) 883-4950

www.KlamathFalls.city devservices@klamathfalls.city

#### SITE PLAN REQUIREMENTS FOR NEW RESIDENCES

- Site Plan
  - Must be clear and legible.
    - Straight lines where applicable.
  - Land Use Approval from the City of Klamath Falls is required prior to submittal to the Klamath County Building Department.
  - o Stamp and Signature on Plans NOT required for Land Use Approval
- o Site Plan can be no smaller than letter size (8.5" x 11")
  - o If larger than 11" x 17", provide a PDF copy to <a href="mailto:devservices@klamathfalls.city">devservices@klamathfalls.city</a>
- Submit one hardcopy
- Site Plan must contain the following:
  - The entire lot
    - Include property dimensions
    - The property line typically does not begin at the street or sidewalk.
  - Abutting streets, sidewalks, planting strips, and right-of-way
    - Widths
    - Existing Surface Type (concrete, asphalt, grass, dirt, etc)
  - Abutting alleys
    - Widths
    - Existing Surface Type (concrete, asphalt, dirt, etc)
  - Any existing utility boxes or utility poles
    - Label and include distances from property lines and/or streets
  - Any existing structures on the property that will remain.
    - Label use
    - Dimensions & Square footage
    - Setbacks to all property lines.
  - Proposed Residence(s)
    - Indicate if stick-built, manufactured, or modular
    - Location of front door
    - Height of tallest roof ridge
    - Dimensions & Square Footage
      - Footprint
      - Total Living Area
    - Setbacks to all property lines
  - Proposed Patios, Decks, or Porches
    - Indicate if covered with a roof-like structure or uncovered
    - Dimensions & Square Footage
    - Height of floor, if not at ground level
    - Setbacks to all property lines
  - Proposed Garage or Carport
    - Dimensions & Square Footage
    - Width of Garage Doors or Carport entrance
    - Setbacks to all property lines

# TO MATH END

#### CITY OF KLAMATH FALLS DEVELOPMENT SERVICES DEPARTMENT

226 S. 5th Street, Klamath Falls, OR 97601 – (541) 883-4950

- Proposed Driveway and vehicle maneuvering areas
  - Dimensions & Square Footage
  - Width at the Approach
  - Surface Type (Concrete or Asphalt only)
  - Additional submittals may be required by City Engineering
- Proposed Walkways
  - Width of entrance walkway
  - Walkway material (concrete, pavers, etc)
  - Square Footage of total walkways
- Landscaping
  - Type of landscaping/groundcover in front yards (grass, xeriscaping, other)
  - Indicate groundcover type
    - Gravel of any kind is not an allowable groundcover
  - Label any bushes or trees
    - If corner lot, vision clearance applies
  - Can be submitted as separate plan, if necessary
- Street Trees
  - One street tree required per 50' of street frontage
  - Corner lots have two frontages and require street trees on each frontage
  - Street trees to be planted in planting strip as close to equidistant as possible
  - If no planting strip, trees must be placed within 10' of frontage right-of-way
  - If corner lot, vision clearance applies
- o Fencing
  - Heights and lengths of fences
  - Heights and lengths of gates
  - Type of fencing
    - e.g. wood, chain-link, wrought iron
    - If proposed fencing is not listed in CDO Section 14.155-A, provide example photo and specifications.
- Grade
  - Indicate percentage of elevation change, if known
  - Engineered Erosion Control Plan may be required based on this percentage
  - Can be submitted as separate plan, if necessary
- Sewer and Water Lines
- Additional Information
  - Name of Property Owner(s)
  - Name of Design Professional (if applicable)
  - Site Address (if not assigned, indicate Address Currently Unassigned)
  - Current Map & Tax Lot number according to the County Assessor
  - Scale (if used)
  - Date of the Site Plan
  - Arrow indicating True North

# SITE PLAN FORM CITY OF KLAMATH FALLS PLANNING DIVISION

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Please draw an arrow in box at right to indicate NORTH.	Applicant Name(s):
——————————————————————————————————————	Date: Check box if this plan is a revision of an earlier version



#### Development Services/ Public Works

226 South Fifth Street Klamath Falls, OR 97601

#### SINGLE FAMILY RESIDENTIAL

System Development Charges and Meter Installation Fees

Fees valid February 4- December 31, 2025

**Prices listed below are for 5/8" meter only.** Developer/property owner shall determine meter size requirements. Fee schedule for larger capacity meters and commercial or multi-family development is available on the City website at: <a href="https://www.klamathfalls.city">www.klamathfalls.city</a>

#### INSIDE CITY - WATER AND WASTEWATER

□ City Installed Services:

Water Meter/Service Installation \$ 2,000.00
Water System Development Charge 3,599.00
Wastewater System Development Charge 7,289.00
Parks System Development Charge 1,905.00

TOTAL: \$ 14,793.00

**□** Developer Pre-installed Services:

Water Meter Drop-in Fee \$ 250.00
Water System Development Charge 3,599.00
Wastewater System Development Charge 7,289.00
Parks System Development Charge 1,905.00

TOTAL: \$ 13,043.00

Parks SDCs required for new residential development or redevelopment inside City limits Wastewater and Parks SDCs required for development in Southview, Ridgewater and Summerfield

#### **OUTSIDE CITY - WATER ONLY**

Per City Resolution No. 13-18 any owner of property outside City limits requesting new water or wastewater service shall, for property being contiguous with the City, apply for Consent to Annexation or for all other property sign an Annexation Agreement to consent to future annexation once the property becomes contiguous with the City limits. The Annexation Agreement must be in place prior to receiving City services.

#### ☐ City Installed Services:

Water Meter/Service Installation \$ 2,000.00 Water System Development Charge 3,599.00

TOTAL: \$5,599.00

#### **□** Developer Pre-installed Services:

Water Meter Drop-in Fee \$ 250.00 Water System Development Charge 3,599.00

TOTAL: \$3,849.00

#### ADDITIONAL FEES AND CHARGES

[Transportation System Development Charges, Traffic Mitigation Fees, Recapture Agreements or Review Fees]

- Applicant may be subject to additional fees not included on this form based on property location or subdivision.
- Please consult with City for information on affected properties.
- City review shall be conducted prior to final verification of fees and charges.
- Water Meter Installation Fee: applies to City installed service line and meter box which includes routine boring. Costs resulting from
  pavement/concrete replacement or landscape reconstruction are in addition to the listed standard charges and will be billed to the applicant at
  cost plus a 15% administrative fee [Klamath Falls City Code Resolution No. 02-37].
- Water Meter Drop-in Fee: applies to services pre-installed by developer during construction of a qualified subdivision or development. City
  installed services do not qualify.
- Water meter duplex setting fee: if the City installs a duplex meter setting (meaning two meters together in one box) there will be a discount of 20% of the applicable meter installation fee. This discount does not apply to System Development Charges.
- Water meters are placed in the public right-of-way. Developer/property owner is responsible for determining meter size, constructing private
  water lines and connecting to meter. Legal access from the water meter to structure is property owner responsibility.
- Please allow 3 weeks for water meter installation after City's receipt of required documents and fees.
- Inside City applicants contact City Planning for a Residential Review before applying for City utility services. Verification of SDCs and meter installation fees will be determined by City staff as part of the review process.
- Outside City applicants need valid address as assigned by County Public Works. Building Permit or Conditional Use Permit is required prior to applying for City utility services. Annexation Agreement or Consent to Annexation required prior to receiving water or sewer service. Applicants should check with County Public Works for any street cut restrictions.
- City wastewater: developer/property owner is responsible for constructing the sewer service lateral from the structure to either the service lateral at the property line or to the City main line. This may include installing a cleanout at the property line per City Engineering Standards.

### DEVELOPMENT SERVICES— ENGINEERING FEE SCHEDULE

CITY OF KLAMATH FALLS DEVELOPMENT SERVICES

226 South Fifth Street Klamath Falls, OR 97601 Phone: (541) 883-4950



Base fees are to be paid at the time of application. Final fees are to be paid prior to permit issuance unless other arrangements are agreed upon with the City Finance Department. Not all projects are subject to all three types of fees; nevertheless, final fees will be determined at the time of plan approval notification.

## DEDICATED INFRASTRUCTURE CONSTRUCTION—PLAN REVIEW, PERMITTING ADMINISTRATION, AND INSPECTION FEE SCHEDULE:

For projects that include work in the public right of way and/or will require public infrastructure improvements (e.g. subdivisions, water/wastewater/storm infrastructure, excavation, curb cut and driveway, new sidewalks, fire hydrants, private utilities, etc.)

Cost of Improvement(s)			Plan Review/Permitting Administration/Inspection Fees		
<b>\$</b> 0	to	\$2,500	\$375¹		
\$2,501	to	\$10,000	\$375	+	11% over \$2,500
\$10,001	to	\$20,000	\$1,200	+	9% over \$10,000
\$20,001	to	\$50,000	\$2,100	+	8% over \$20,000
\$50,001	to	\$80,000	\$4,500	+	7% over \$50,000
\$80,001	to	\$100,000	\$6,600	+	6% over \$80,000
\$100,001	to	\$300,000	\$7,800	+	5% over \$100,000
\$300,001	to	\$500,000	\$17,800	+	3% over \$300,000
\$500,001	to	And Over	\$23,800	+	1% over \$500,000

The above fees are based on an engineer's estimate or licensed contractor bid. A standard level of care for inspection services is included within the fee. Additional services for reinspection of construction activities may be billed on an hourly rate. **Note:** Voluntary curb and sidewalk replacement is free.

# EROSION AND SEDIMENT CONTROL FEES:

The following fees are for on-site private excavation or filling operations.

Cubic Yards of Fill or Excavation	Associated Fee
Less than 50 cubic yards	\$o
50 - 250 cubic yards (small sites)	\$260
Greater than 250 cubic yards (large sites)	\$460

## TRANSPORTATION, STORM WATER, AND OTHER RELATED FEES:

- Transportation
  - \$510 base fee¹ + \$3,555\* deposit if required.
- Private storm water
  - \$350 base fee<sup>1</sup> + \$1,500\* deposit if required.
- Other (Utility modeling, Geotech review, etc.) –
   \$2,500\* deposit if required
- Variance reviews for city engineering standards \$340 per infrastructure
- Revocable license & encroachment permit review \$145 plus recording fees (applicant takes charge of recording services)
- Obstruction of public way permit review = no fee.

<sup>\*</sup>Monetary deposit or execution of a cost recovery payment agreement is required in the event that a third-party consultant review is deemed necessary. Consultant invoices will be increased by 5% for administrative processing.

<sup>&</sup>lt;sup>1</sup> The base fees are due upon first Engineering Plan Review submittal. At the time of submittal, the applicant must also submit a preliminary Engineer's Estimate or licensed contractor bid of costs associated with proposed dedicated infrastructure.



# Transportation System Development Charges Traffic Mitigation Fees

For Residential Development

Fees valid February 4 - December 31, 2025

BALSAM / ORINDALE TRANSPORTATION SYSTEM DEVELOPMENT CHARGES				
Single Family Residential	\$ 3,911.00 per dwelling			
Apartment	\$ 2,746.00 per dwelling unit			
Multi-Family (Duplex, Tri-plex, etc.) & Condominium/Townhouse	\$ 2,395.00 per dwelling unit			

- Applies to all new residential development and redevelopment of properties located within the Balsam/Orindale Transportation SDC area.
- Fees are paid in conjunction with other applicable SDCs upon application for utility service.
- Fees will be used for street improvements to accommodate increased traffic due to new development in this area.
- City Review shall be in place prior to final verification of fees.
- Effective May 1, 2008 as per City Ordinance Resolution No. 08-10.
- See attached map for information on affected properties.
- These SDCs are subject to change annually.

TRAFFIC MITIGATION FEES SHASTA WAY/HOMEDALE ROAD TRAFFIC SIGNAL			
Skyridge Estates Subdivision Phase 2	\$ 1,579.36 per lot		
Partridge Hill Subdivision Sherwood Forest Subdivision	\$ 1,401.18 per lot		

- Applies to all new residential development of properties located within the above-named subdivisions.
- Fees are paid in conjunction with other applicable SDCs upon application for utility service.
- Fees will be used for the installation of a traffic signal at Shasta Way and Homedale Road.
- See attached map for information on affected properties.
- City Review shall be in place prior to final verification of fees.

