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BOARD OF COUNTY COMMISSIONERS

In and For the County of Klamath, State of Oregon

In the Matter of the Application)
for Change of Zone Number 74-84)
by BOBBIE ROSS for DEARBORN DEVELOP-)
MENT CO.)

O R D E R

THIS MATTER came on for hearing upon the application of BOBBIE ROSS for DEARBORN DEVELOPMENT CO., for a Zone Change from RA (Residential Agriculture) to MHP (Mobile Home Park), by the Klamath County Planning Commission, a description of the real property referred to in said application is attached hereto, marked Exhibit "A" and incorporated by reference herein, and a public hearing on said application having been regularly held on January 27, 1975 before the Board of County Commissioners and it appearing to said Board of Commissioners from the testimony, reports and information produced at said hearing by the applicant, employees of applicant, the Planning Commission and the Planning Department, that the application should be granted. The Board of Commissioners makes the following Findings of Fact and Conclusions of Law as required by Ordinance No. 17, the Klamath County Zoning Ordinance:

1. Applicant owns property which is located between Austin Street, the Great Northern Railroad right-of-way and between Bristol and Laverne Avenues. The property occupies one-half of the block between Austin Street and the railroad right-of-way. The

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property covers 6.6 acres, and is 299 feet wide and 950 feet long. The property is located to the East of land used for industrial purposes and to the West of areas used for residential and agricultural purposes.

2. The applicant seeks a zone change on the property in order to construct a mobile home park.

3. Access and egress is provided by Bristol Avenue which is a paved road from Altamont Street to the subject property and a gravel road from the property across the railroad tract to Washburn Way. While the actual roadway is narrow, about 12 feet wide, the present right-of-way is from 50 to 60 feet.

4. Sewer services in the area are provided by South Suburban Sanitary District and water is provided by Oregon Water Corporation. Soil in the area is generally suitable for homesites, being generally of a heavy clay base. While the drainage in the area is not exceptional, testimony indicates that there is no standing water on the premises.

5. Inspection of zoning maps reveals that mobile home parks have been designated within the same area. There is an existing mobile home park on the corner of Bristol and Austin Streets.

6. Testimony indicates that there is a public need for additional mobile homesites. Lots suitable for mobile homes in subdivisions are relatively difficult to find. Testimony indicates that such lots are expensive and often require purchasers to install

their own septic tank system as well as water system. For these reasons, people are now demanding mobile home rental parksites. Testimony indicates that in checking 404 mobile home spaces in the county during the winter months of 1974, that the vacancy rate was 2.55%, a figure considered extremely low.

7. Testimony indicates that the applicants seek to provide a deluxe trailer park with laundry facilities and trailer pads suitable for double-wide mobile homes.

8. Testimony by Mr. Dearborn at the December 17, 1974 Planning Commission meeting indicates that upon completion of the proposed mobile home park, density will average between 6 and 8 units per acre, rather than 12 units per acre.

9. Testimony indicates that said development is on a fringe area between residential and industrial properties.

10. The proposed change will have no adverse effect upon any property or the permitted use thereof within a 700 foot radius as evidenced by the record of the lack of adverse testimony from adjacent property owners.

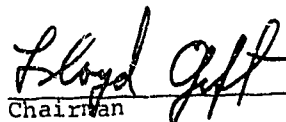
11. Testimony indicates there is some concern of visual and noise separation, as the subject property lies in a fringe area between industrial and residential properties. Testimony from the applicant indicates that applicant will construct and maintain an appropriate wall or fence providing for optical and auditory screening between the industrial, railroad and residential properties adjoining the applicant's parcel.

12. Testimony indicates the proposed change is in keeping with any land use plans duly adopted and does in effect represent the highest, best and most appropriate use of the land and is in keeping with the intended purpose of ORS 215.055 and the Comprehensive Land Use Plan map and text.

NOW, THEREFORE, IT IS HEREBY ORDERED that the application of BOBBIE ROSS for DEARBORN DEVELOPMENT CO., for a Change of Zone from RA (Residential Agriculture) to MHP (Mobile Home Park), a particular description of the real property referred to in said application being attached hereto, marked Exhibit "A" and incorporated by reference herein, said application being numbered Zone Change Number 74-84 is hereby approved, subject to the following conditions:

1. That sewer service will be provided by South Suburban Sanitary District and water will be provided by Oregon Water Corporation.
2. That applicant will develop the premises with a density of closer to 6 to 8 units per acre rather than 12 units per acre as permitted.
3. That applicant will construct and maintain an appropriate wall or fence providing for visual and auditory separation.

DONE and DATED this 6th day of March, 1975.


Chairman

2649

Raymond P. Thorne
Commissioner

Bryan D. Thorne
Commissioner

APPROVED AS TO FORM:

Harry J. Brown
County Counsel

2650

EXHIBIT "A"

The following described real property situate in Klamath County, Oregon:

All of lots 10, 11, 12, 13, 14, 15, 16, in Block 5 THIRD
ADDITION TO ALTABET ACRES, Section 10, Township 39 South,
Range 9 East of the W.M., a parcel of land approximately 6.6
Acres in size.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY BOARD OF COMMISSIONERS

this 7th day of MARCH A.D. 19 75 at 9:00 AM and

duly recorded in Vol. M. 75 of DEEDS PAGE 2645

NO FEE

Wm D. Miller, Clerk

By Hazel Craig