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Vol. 76 Page 1859

BEFORE THE BOARD OF COUNTY COMMISSIONERS

In and for the County of Klamath, State of Oregon

IN THE MATTER OF COMPREHENSIVE
LAND USE PLAN MAP CHANGE
ASSOCIATED WITH ZONE CHANGE
APPLICATION NO. 75-12 BY
AUGUST AND JUANITA HAUPTMANN

O R D E R

THIS MATTER having come on for hearing upon the application of AUGUST AND JUANITA HAUPTMANN for a Comprehensive Land Use Plan change accompanying Zone Change No. 75-12, for a change from Urban Density Residential to Multiple Density Residential designation, a description of the real property being Lot 2, Block 2, Bryant Tracts, Klamath County, Oregon, and a public hearing on the application having been heard by the Klamath County Planning Commission on October 28, 1975, and November 12, 1975, where from the testimony, reports and information produced at the hearing by the applicant, members of the Klamath County Planning Department staff, and others in attendance, the Planning Commission recommended approval of the application. Following action by the Planning Commission, a public hearing was regularly held before the Board of County Commissioners on January 5, 1976, where from the testimony it appeared that the record was accurate and complete, and it appearing from the reports and information produced at the hearing that the application should be granted, the Board of County Commissioners makes the following Findings of Fact and Conclusions of Law in accordance with Ordinance No. 17, the Klamath County Zoning Ordinance:

Findings of Fact:

1. Applicant is requesting a change in land use from Urban Density Residential to Multiple Density Residential in order to build a four-plex on property which he owns, namely, Lot 2, Block 2, Bryant Tracts.
2. Applicant presented a plot plan showing the four-plex containing 960 sq. ft. per unit with parking space for eight cars.
3. Applicant's property contains 14,000 square feet which is adequate in area, and applicant will comply with property development standards for the RD 3,000 zone requested.
4. Applicant's lot is an interior lot and access will be off of Shasta Way.
5. The area surrounding the subject property is generally residential in nature with the adjacent properties being zoned RA to the west and south; RD 10,000 to the north and south; RD 7,000 to the

76 FEB 19 AM 8 54

south; and RD 3,000 to the east. The Eastside Bypass is approximately 550' to the west.

6. Applicant applied for and received approval of the Planning Commission for a variance in lot width to conform with the RD 3,000 standards, said variance being contingent upon approval of the zone change by the Board of County Commissioners.

7. Sewer Service will be provided to the property by South Suburban Sanitary District and water is available from Oregon Water Corporation.

Conclusions of Law:

1. The property affected by the Comprehensive Land Use Plan change is adequate in size and shape to facilitate those uses normally allowed in conjunction with such zoning.

2. The property affected by the proposed Comprehensive Land Use Plan change is properly related to streets and highways to adequately serve the type of traffic generated by such uses that may be permitted therein.

3. The proposed Comprehensive Land Use Plan change will have no adverse effect or only limited adverse effect on any property or the permitted uses thereof within the affected area.

4. The proposed Comprehensive Land Use Plan change is in keeping with land uses and improvements, trends in land development, density of land development, and prospective needs for development in the affected area.

5. The proposed Comprehensive Land Use Plan change 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 AUGUST AND JUANITA HAUPTMANN for amendment to the Comprehensive Land Use Plan accompanying Zone Change No. 75-12, requesting a change from Urban Density Residential to Multiple Density Residential, on that real property described as Lot 2, Block 2, Bryant Tracts, Klamath County, Oregon, is hereby granted.

DONE AND DATED THIS 9th day of February 1976.

Raymond R. Thorne
Chairman

Edward Williams
County Commissioner

Legal
County Commissioner

APPROVED AS TO FORM:
Boivin and Boivin
Legal Counsel

BY [Signature]

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 10th day of FEBRUARY A.D., 19 76 at 8:54 o'clock A M., and duly recorded in Vol. M 76, of DEEDS on Page 1859.

FEE NONE

WM. D. MILNE, County Clerk

By W. D. Milne Deputy