

BEFORE THE BOARD OF COUNTY COMMISSIONERS
In and For the County of Klamath, State of Oregon

IN THE MATTER OF THE
APPLICATION FOR COMPREHENSIVE
LAND USE PLAN CHANGE ASSOCIATED
WITH ZONE CHANGE APPLICATION
NO. 75-16 BY JOE A. JONES

O R D E R

THIS MATTER having come on for hearing upon the application of Joe A. Jones for a Comprehensive Land Use Plan change accompanying Zone Change No. 75-16 for a change from Urban Density Residential to Multiple Density Residential, a description of the real property being Lot 6, Lewis Tracts, located east of Ivory and north of Shasta Way, Klamath County, Oregon, and a public hearing on the application having been heard by the Klamath County Planning Commission on October 28, 1975, where from the testimony, reports and information produced at the hearing by the applicant, members of the 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 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 seeks a change in land use from Urban Density Residential to Multiple Density Residential in order to build duplexes on Lot 6, Lewis Tracts, said lot being 70'x200' in size.
2. The area surrounding subject parcel is generally residential with single family dwellings, light agricultural lots, and several multiple-family units in the vicinity.
3. Applicant feels his proposed use will be compatible with surrounding properties because of the number of rental units in the immediate area.
4. Applicant, being a building contractor, receives numerous requests for rental units. Realtors and bankers have advised him that there is a need for rental units.
5. Access to the property is off of Ivory Street; sewer service will be provided by South Suburban Sanitary District; and water service is available from Oregon Water Corporation.

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6. Adjacent property owners to whom the applicant has discussed his plans have voiced no objections.

7. The Planning Commission on November 12, 1975, granted a variance on the lot width and distance between buildings in order for the applicant to comply with RD 3,000 property development standards. This variance is subject to approval of the zone change request by the Board of Commissioners.

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 uses.

2. The property affected by the proposed CLUP 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 CLUP 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 CLUP change is in keeping with land uses and improvements, trends in land development, density and prospective needs for development in the affected area.

5. The proposed CLUP change represents the highest, best and most appropriate use of the land affected.

NOW, THEREFORE, IT IS HEREBY ORDERED that the application for amendment to Comprehensive Land Use Plan accompanying Zone Change No. 75-16 by JOE A. JONES requesting a change from Urban Density Residential to Multiple Density Residential on real property described as Lot 6, Lewis Tracts, located east of Ivory and north of Shasta Way, Klamath County, Oregon, is hereby approved.

DONE AND DATED THIS 9th day of February 1976.

Raymond E. Thorne
Chairman of the Board

James Williams
County Commissioner

Lloyd Galt
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 8:55 o'clock A.M., and duly recorded in Vol. 1861 of DEEDS on Page 1861.

FEE NONE

WM. D. MILNE, County Clerk,

By Hazel Drayl Deputy