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Vol. 76 Page

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 THE APPLICATION FOR)
 ZONE CHANGE NO. 76-3 FOR KLAMATH)
 COUNTY)

O R D E R

THIS MATTER having come on for hearing upon the application of KLAMATH COUNTY for Comprehensive Land Use Plan change accompanying Zone Change 76-3 for a change from Suburban Density to Public designation, a description of the real property being the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 27, Township 38, Range 9 of Klamath County, Oregon, and approximately 40 acres in size generally located $\frac{1}{4}$ mile southeast of Old Fort Road where it intersects the Plat of Vista Gardens, and a public hearing on the application having been heard by the Klamath County Planning Commission on June 1, 1976, 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 to the Board of Commissioners for approval of the application. Following action by the Planning Commission, a public hearing was regularly held before the Board of County Commissioners on June 15, 1976, where from reviewing the record, the testimony, reports and information produced at the hearing it appeared that the record was accurate and complete and that the application should be granted, the Board of County Commissioners make the following Findings of Fact and Conclusions of Law in accordance with Ordinance No. 17, the Klamath County Zoning Ordinance.

Findings of Fact:

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 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. Access will be off of Old Fort Road and the extension of Washburn Way in the future.

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

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

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5. The proposed Comprehensive Land Use Plan change represents the highest, best and most appropriate use of the land affected.

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 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 and prospective needs for development in the affected area.

5. The proposed Comprehensive Land Use Plan change represents the highest, best and most appropriate use of the land affected.

NOW, THEREFORE, IT IS HEREBY ORDERED that the application of KLAMATH COUNTY for amendment to the Comprehensive Land Use Plan accompanying Zone Change No. 76-3, requesting a change from Suburban Density to Public on that real property being the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 27, Township 38, Range 9 of Klamath County, Oregon, and approximately 40 acres in size generally located $\frac{1}{2}$ mile southeast of Old Fort Road where it intersects the Plat of Vista Gardens, is hereby granted.

DONE AND DATED THIS 20th day of July, 1976.

Raymond R. Thome
Chairman

County Commissioner

Logd J. T.
County Commissioner

APPROVED AS TO FORM:
Boivin and Boivin
County Legal Counsel

BY *Boivin*

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 20th day of
JULY A.D., 1976 at 2:13 o'clock P. M., and duly recorded in Vol N 76,
of DEEDS on Page 11017.

FEE NONE

WM. D. MILNE, County Clerk

By *Hazel Drazie* Deputy