

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

IN THE MATTER OF THE APPLICATION
FOR PELICAN CITY ZONE CHANGE
NUMBER 76-1 BY LLOYD GASS

O R D E R

THIS MATTER having come on for hearing upon the application of LLOYD GASS for a Zone Change from C-1 (Commercial) to C-3 (General Commercial) zone on real property described as a parcel of land approximately 300 feet by 200 feet in size and generally located on Quarry Street north of the Dallas-California Highway (U.S. Highway 97) and more particularly described as Lot 8, Block 2, Chelsea Addition to Klamath Falls, Klamath County, Oregon. A public hearing on the application having been heard by the Klamath County Planning Commission on July 13, 1976, where from the testimony, reports and information produced at the hearing by the applicant, members of the Klamath County Planning Department Staff and other persons in attendance, the Planning Commission recommended approval of the application. Following action by the Planning Commission, a public hearing before the Board of County Commissioners was regularly held on August 17, 1976, where from the testimony it appeared that the record was accurate and complete and it appearing from the testimony, reports and information produced at the hearing that the application should be approved. The Board of County Commissioners makes the following findings of fact and conclusions of law required by Ordinance No. 8 of Klamath County Oregon:

Findings of Fact:

1. The zone change is needed in order to allow construction of a billboard.
2. The change from C-1 to C-3 is a minimal change.
3. Testimony was presented to indicate there is a need for additional billboards in the area.
4. No objection from surrounding property owners were received.
5. The lot is presently vacant except for an existing billboard which had been there for approximately twenty years.
6. The Comprehensive Land Use Plan is Commercial and no change is required.

76 SEP 23 AM 9 31

ORDER:

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Conclusions of Law:

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

2. The property affected by the proposed change of zone 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 change of zone will have no adverse effect or only limited adverse effect on any property or the permitted uses thereof within the affected area.

4. That the proposed change of zone 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. That the proposed change of zone 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 affected.

NOW, THEREFORE, IT IS HEREBY ORDERED that the application of LLOYD GASS for a change from C-1 (Commercial) zone to C-3 (General Commercial) zone on real property more particularly described as Lot 8, Block 2, Chelsea Addition to Klamath Falls, Oregon, numbered Pelican City Zone Change 76-1 is hereby granted.

DONE AND DATED THIS 22nd day of September, 1976.

Raymond P. Rhone
Chairman

Bryan Williams
Commissioner

Clord Galt
Commissioner

APPROVED AS TO FORM:
Boivin and Boivin
County Legal Counsel

By Boivin and Boivin

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Commissioners Office

this 23rd day of September A. D. 19 76 at 9:31 clock A M., and

duly recorded in Vol. M76, of Deeds on Page 14913

Wm D. MILNE, County Clerk

By Deborah De Lore

no fee.