

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  
MAP CHANGE ASSOCIATED WITH THE  
APPLICATION FOR ZONE CHANGE 76-18  
BY PAUL A. WHITMAN

O R D E R

THIS MATTER having come on for hearing upon the application of Paul A. Whitman for an amendment to the Comprehensive Land Use Plan accompanying Zone Change 76-18 for a change from Urban Density to Suburban Density on the Comprehensive Land Use Plan map. A public hearing having been heard by the Klamath County Planning Commission on October 26, 1976, 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 before the Board of County Commissioners was regularly held on December 8, 1976, where from the testimony it appeared that the record was accurate and complete and it appearing from reports and information produced at the hearing that there was substantial evidence for the action taken by the Planning Commission and that application for a change in the Comprehensive Land Use Plan for certain real property described as a parcel of land approximately 14,490 square feet in area and generally located on the east side of Ivory Street and approximately 146 feet south of Frieda Street and more particularly described as Lot 21 of Lewis Tracts being in the SW $\frac{1}{4}$ , Section 35, Township 38, Range 9, should be granted. The Board of County Commissioners makes the following findings of fact and conclusions of law as required by Ordinance 17, the Klamath County Zoning Ordinance:

Findings of Fact:

1. The existing lot is narrow, 69 feet by 210 feet and dividing the lot would be impractical.
2. There are other mobile homes in the immediate area, being located west and across Ivory Street and two mobile homes south of the property off of Ivory Street.
3. Access is off of Ivory Street which will adequately serve the traffic generated by said use.
4. There was a second mobile home on this property until February of 1973.
5. The applicant is willing to put a deed restriction regarding livestock.

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6. The Area Committee feels that this change is in keeping with trends of the area.

7. The proposed change will have no adverse effect on adjoining property, as there is a mixture of RA and RD 10,000 zones in the area and adjoining property has more than one home on it.

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 Paul A. Whitman for amendment to the Comprehensive Land Use Plan accompanying Zone Change 76-18, requesting a change from Urban Density to Suburban Density on real property described as a parcel of land approximately 14,490 square feet in area and 146 feet south of Frieda Street and more particularly described as Lot 21 of Lewis Tracts being in the SW $\frac{1}{4}$ , Section 35, Township 38, Range 9, is hereby granted.

DONE AND DATED THIS 12th day of January, 1977.

*Lloyd Gift*  
Lloyd Gift  
Chairman

*Nell Kuonen*  
Nell Kuonen  
Commissioner

*Raymond B. Thorne*  
Raymond Thorne  
Commissioner

APPROVED AS TO FORM:  
Boivin and Boivin  
County Legal Counsel

By *Boivin and Boivin*

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 25th day of FEB  
A.D., 19 77 at 2:58 o'clock P M., and duly recorded in Vol M77,  
of DEEDS on Page 3351.

FEE NONE

WM. D. MILNE, County Clerk

By *Glazil Drazic* Deputy