

BEFORE THE BOARD OF COUNTY COMMISSIONERS

In and For the County of Klamath, State of Oregon

IN THE MATTER OF APPLICATION FOR
CLUP map change for Zone Change 76-34, } O R D E R
Merle A. Hanscam }

THIS MATTER having come on for hearing upon the application of Merle A. Hanscam for an amendment to the Comprehensive Land Use Plan accompanying Zone Change 76-34 for a change from Suburban Density Residential to Multiple density Residential on the Comprehensive Land Use Map. A public hearing having been heard by the Klamath County Planning Commission on June 14, 1977, where, from the testimony, reports and information produced at the hearing by the applicant, members of the Planning Department Staff, and other persons in attendance, the Planning Commission recommended approval to the Board of Commissioners. Following action by the Planning Commission, a public hearing before the Board of County Commissioners was regularly held on July 13, 1977, where from the testimony, it appeared that the record below was accurate and complete and it appearing from the testimony, reports and information produced at the hearing below that the application for a change of Comprehensive Land Use Plan for certain real property described as being one acre in size and generally located approximately 785 feet east of Homedale Road and approximately 525 feet west of Madison and described as being a portion of Lot 71 of Fair Acres should be granted.

The Board of County Commissioners makes the following findings of fact and conclusions of law as required by Ordinance 17,

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1 the Klamath County Zoning Ordinance.

2 Findings of Fact:

3 1. Testimony before the Planning Commission by the appli-
4 cant indicated that the proposed was located approximately 785 feet
5 east of Homedale Road and 525 feet west of Madison and more partic-
6 ularly described as Lot 71 of Fair Acres.

7 2. Testimony indicated that the proposed site was approx-
8 imately one acre in size and would be included with the abutting
9 6.6 acres to the east in order to increase Lot size to 7.6 acres
10 which meets the Property Development Standards of the MHP zone.

11 3. Testimony indicated to the Planning Commission, that
12 this CLUP change will have only a limited adverse affect in the
13 surrounding area, as there is already an existing Mobile Home Park
14 abutting the proposed.

15 4. Testimony indicated to the Planning Commission that
16 the CLUP is in keeping with land uses and improvements and trends
17 in the area because there are other Mobile Homes in the surrounding
18 area.

19 5. The Mobile Home Parks in the immediate area are
20 located to the east of the proposed one acre, with one Mobile Home
21 Park abutting said property and the other to the east which abutts
22 Madison Street.

23 6. Testimony presented to the Planning Commission
24 indicated that this change in the CLUP is the best and most appro-
25 priate use, due to the fact that the proposed site is undeveloped
26 and would become part of the existing Mobile Home Park which abutts
27 it to the east.
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1 7. Goal No. 1 of LCDC which pertains to Citizen Involve-
2 ment, states that this goal is to insure the opportunity for citizens
3 to be involved in the planning process; therefore, the Planning
4 Department did notify the Shasta Area Committee of said Comprehensive
5 Land Use Plan change and Zone Change.

6 8. Goal No. 10 of LCDC pertains to this Comprehensive
7 Land Use Plan change and Zone Change in that the applicant in
8 providing a housing need for the citizens in an urban area which is
9 close to facilities for services.

10 9. Goal 14 of LCDC pertains to this Comprehensive Land
11 Use Permit change and Zone Change in that the location of such
12 changes appears to be within urban growth boundaries.

13 10. Testimony on need from the applicant indicated to the
14 Planning Commission that there was a Mobile Home Park to the east of
15 the proposed area and said Mobile Home is almost full to capacity.

16 11. Testimony on need from applicant indicated to the
17 Planning Commission that according to mobile home sales, there were
18 approximately 460 mobile homes sold in Klamath County last year.

19 12. Applicant had contacted Mobile Home Park Association
20 and talk with the president of the Association and he explained that
21 there was a definite need for Mobile Home Parks.

22 13. Testimony by the applicant pointed out that they had
23 received several phone calls from people in order to move into the
24 existing area zone MHP (Mobile Home Park) to the east of the proposed
25 one acre, but was not as of yet fully developed.

26 Conclusions of Law:

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

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

4. That the proposed CLUP map 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. That the proposed CLUP map change 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 for Comprehensive Land Use Plan map change for Merle Hanscam from Suburban Density described as a portion of Lot 71 of Fair Acres and being one acre in size is hereby granted.

DONE AND DATED THIS 30th day of August, 1977.

Lloyd Gift
Lloyd Gift
Chairman

Nell Kuonen
Nell Kuonen
Commissioner

APPROVED AS TO FORM:
Boivin Boivin & Aspell
County Legal Counsel

Raymond Thorne
Commissioner

By [Signature]

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 31st day of AUGUST A.D., 19 77 at 4:28 o'clock P.M., and duly recorded in Vol. M77, of DEEDS on Page 16158.

FEE NONE

WM. D. MILNE, County Clerk
By Hazel Brazil Deputy