

35038

Vol. 11 Page 16162

BEFORE THE BOARD OF COUNTY COMMISSIONERS

In and For the County of Klamath, State of Oregon

IN THE MATTER OF APPLICATION FOR)
ZONE CHANGE 76-34, Merle A Hanscam) O R D E R

THIS MATTER having come on for hearing for a change in zone from RA (Residential Agriculture) to MHP (Mobile Home Park). 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 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 Commissioners was regularly held on July 13, 1977, where from the testimony, it appeared that the record below was accurate and complete and it appeared, from testimony, reports, and information produced at the hearing below, that the application for a change on real property described as Lot 71 of Fair Acres and being one acre in size should be granted.

The Board of 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. Testimony indicated that the proposed site for Zone Change from RA to MHP was 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 Subdivision.

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1 2. Testimony before the Planning Commission indicated
2 that the proposed site was one acre in size and along with the
3 additional 6.6 acre, which is already zoned MHP is of adequate size
4 and shape to facilitate a Mobile Home Park.

5 3. Testimony before the Planning Commission indicated
6 that the proposed site for the Zone Change to MHP is presently
7 useless in its present configuration, which is vacant and basically
8 that of sand-type soils.

9 4. Testimony that was presented to the Planning Commission
10 indicated that there was a need for their additional one acre to the
11 existing MHP.

12 5. Testimony presented to the Planning Commission
13 indicated the sandy soil from the one acre for the Zone Change could
14 be removed whether the Zone Change was granted and that the one
15 acre was a natural extension, and is adequate in size and shape.

16 6. Testimony from the applicant, being Mr. York and Mr.
17 Hanscam, indicated that there will be landscaping put in on the
18 north side to protect the area.

19 7. Goal No. 1, of LCDC which pertains to Citizen Involvement
20 states that this goal is to insure the opportunity for Citizens
21 to be involved in the planning process; therefore, the Planning
22 Department did notify the Shasta Area Committee of said Comprehensive
23 Land Use Plan change and Zone Change.

24 8. Goal No. 10 of LCDC pertains to this CLUP change and
25 Zone Change in that the applicant is providing a housing need for
26 the citizens in an urban area which is close to facilities for services.

27 9. Goal No. 14 of LCDC pertains to this CLUP change and
28 Zone Change in that the location of such CLUP Change and Zone Change
appears to be within urban growth boundaries.

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1 Conclusions of Law:

2 1. The property affected by the change of zone is adequate
3 in size and shape to facilitate those uses normally allowed in con-
4 junction with such zoning.

5 2. The property affected by the proposed change of zone
6 is properly related to streets and highways to adequately serve the
7 type of traffic generated by such uses that may be permitted therein.

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

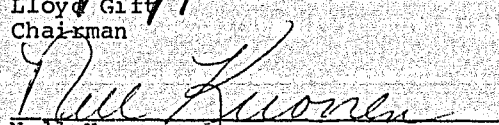
11 4. That the proposed change of zone is in keeping with land
12 uses and improvements, trends in land development, density of land
13 development, and prospective needs for development in the affected area.

14 5. That the proposed change of zone is in keeping with any
15 land use plans duly adopted and does, in effect, represent the
16 highest, best and most appropriate use of the land affected.

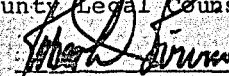
17 NOW, THEREFORE, IT IS HEREBY ORDERED that the application
18 for Zone Change for Merle A. Hanscam from RA (Residential Agriculture)
19 to MHP (Mobile Home Park) on real property described as being a por-
20 tion of Lot 71 of Fair Acres and being one acre in size is hereby
21 granted.

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

23 
24 Lloyd Gift
25 Chairman

26 
27 Neil Kuonen
28 Commissioner

27 APPROVED AS TO FORM:
28 Boivin, Boivin & Aspel
County Legal Counsel

By 

Raymond Thorne
Commissioner



Klamath County ~ Planning Department

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COURTHOUSE — 503-882-2501, Ext. 285 — KLAMATH FALLS, OREGON 97601

IN THE MATTER OF
MAILING NOTICES FOR
Merle Hanscam

AFFIDAVIT OF MAILING

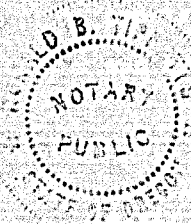
STATE OF OREGON
County of Klamath

I, Robert Rodriguez, being first duly sworn, depose
and say that I am an employee of the Klamath County Planning
Department, and that on the 31st of August, I did deposit in
the U.S. postal system 6 copies of said MAILING NOTICE,
a copy of same being attached hereto, in a sealed envelope addressed
to those individuals on the mailing list attached hereto.

Robert Rodriguez

SUBSCRIBED and sworn to before me this 31st day of

August 19 77.



David B. Tipton
NOTARY PUBLIC FOR OREGON

My commission expires

6/9/81

WE ARE AN EQUAL OPPORTUNITY EMPLOYER

ORDERS sent to the following:

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Merle Hanscam
1333 Carlson Drive
Klamath Falls, OR 97601

Peter York
1345 Carlson Drive
Klamath Falls, OR 97601

Board of Commissioners
Courthouse Annex
Klamath Falls, OR 97601

Clerk's Office
Courthouse
Klamath Falls, OR 97601

Assessor's Office
Courthouse Annex
Klamath Falls, OR 97601

Treasurer's Office
Courthouse Annex
Klamath Falls, OR 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXXXXXX~~

this 31st day of AUGUST A. D. 1977, at 4:28 o'clock PM. and

duly recorded in Vol. M77, of DEEDS on Page 16162

NO FEE

Wm D. MILNE, County Clerk

By Hazel Drazil