38899

Vol. 77 Page 21998

BOARD OF COUNTY COMMISSIONERS

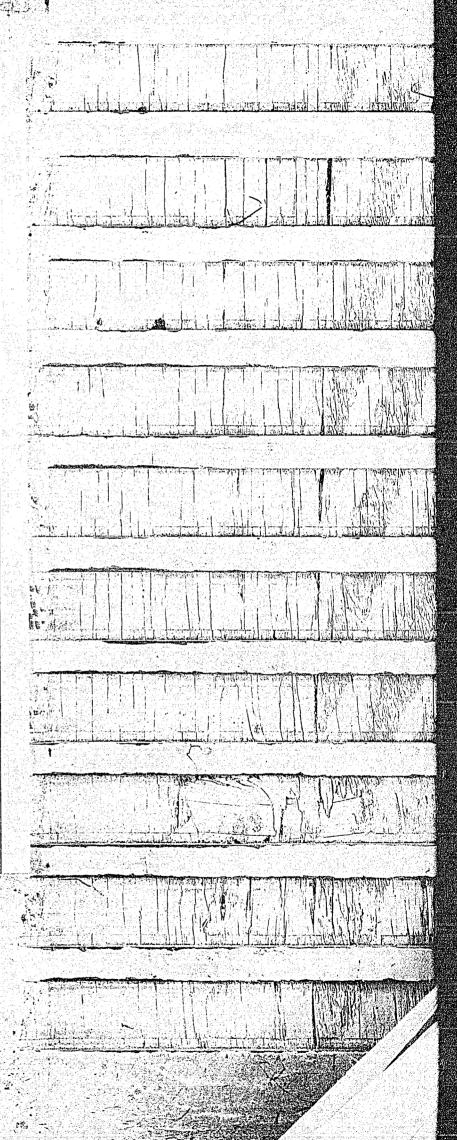
Klamath County, Oregon

IN THE MATTER OF THE APPLICATION FOR A COMPREHENSIVE LAND USE PLAN MAP CHANGE ASSOCIATED WITH THE APPLICATION FOR ZONE CHANGE NO. 77-12
BY LUCILE F. KEPNER

ORDER

THIS MATTER having come on for hearing upon the application of LUCILE F. KEPNER for an amendment to the Comprehensive Land Use Plan accompanying Zone Change No. 77-12 for a change from UDR (Urban Density Residential) to MDR (Multiple Density Residential) on the Comprehensive Land Use Map. A public hearing having been heard by the Klamath County Planning Commission on July 26, 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. Following action by the Planning Commission, a public hearing before the Board of County Commissioners was regularly held on September 6, 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 change of the Comprehensive Land Use Plan for certain real property described as Lot 12, Pleasant Home Tracts, Klamath County, Oregon, should be granted.

The Board of County Commissioners makes the following Findings of Fact and Conclusions of Law as required by Ordinance No. 17, the Klamath County Zoning Ordinance.



8

10 11

12

13

14

15

20 21 22

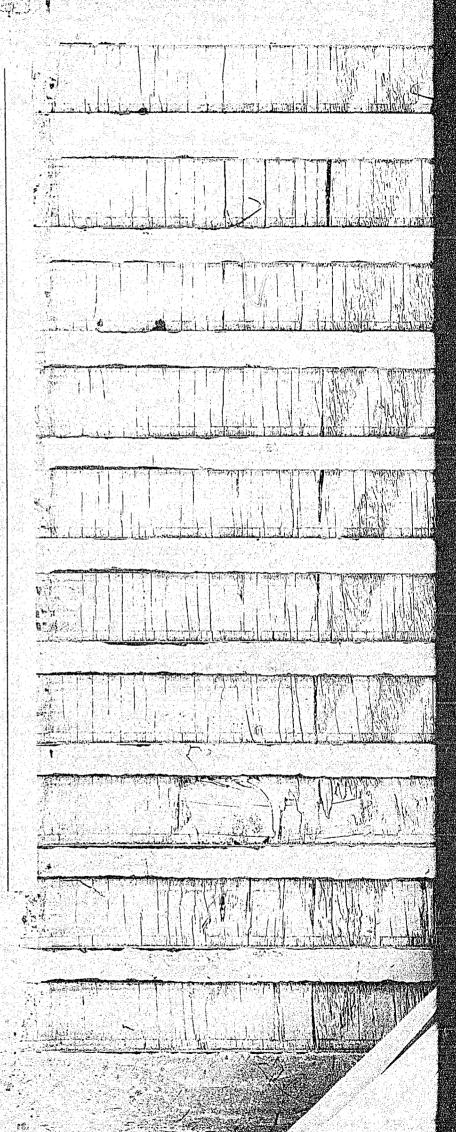
23 24 25

262728

Findings of Fact:

- as Lot 12, Pleasant Home Tracts, Klamath County, Oregon, generally located at the northwest corner of Cottage and Wiard Streets, The subject property consists of approximately 15,500 square feet which would be adequate in size for the proposed four-plex.

 There is a mobile home park approximately 325 feet west of the subject property. Approximately 350 feet to the east is an RD-3,000 zone. There is residential housing in the immediate vicinity of the subject property.
- 2. Access to the subject property is off of Cottage Street, which is a paved street that deadends approximately 300 feet to the west. There is not a great deal of traffic on this street and it would be able to accommodate the traffic associated with the proposed use.
- 3. The South Suburban Sanitary District will provide sewer service and Oregon Water Corporation will provide water to the subject property. The site has adequate drainage for the proposed use.
- 4. The Planning Commission found that the trend in the area is toward MDR (Multiple Density Residential) uses and that the Comprehensive Land Use Plan change to MDR (Multiple Densidy Residential) represents the highest, best and most appropriate use of the land affected.
- 5. The applicant stated that she has other rentals in the area and that she receives a number of inquiries regarding rental units even when she is not advertising hers. She submitted written evidence in the form of a newspaper article which ORDER NO. 77-12 Page 2



showed that a HUD study completed 5 years earlier showed a need for an additional 1000 apartment units, about 600 of the units have been built to date.

6. Access to services and shopping could be via South Sixth Street or by Shasta Way. 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 CLUP 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 CLUP 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 CLUP 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 CLUP change represents the highest, best and most appropriate use of the land affected.

NOW, THEREFORE, IT IS HEREBY ORDERED that the application of LUCILE F. KEPNER for admendment to the Comprehensive Land Use Plan accompanying Change of Zone 77-12 requesting a change from UDR (Urban Density Residential) to MDR (Multiple Density Residential), on real property described as Lot 12, Pleasant Home Tracts, Klamath County, Oregon, is hereby granted.

ORDER NO. 77-12 Page 3

10

11

12

13

14

16

17

18

19

20

22

23

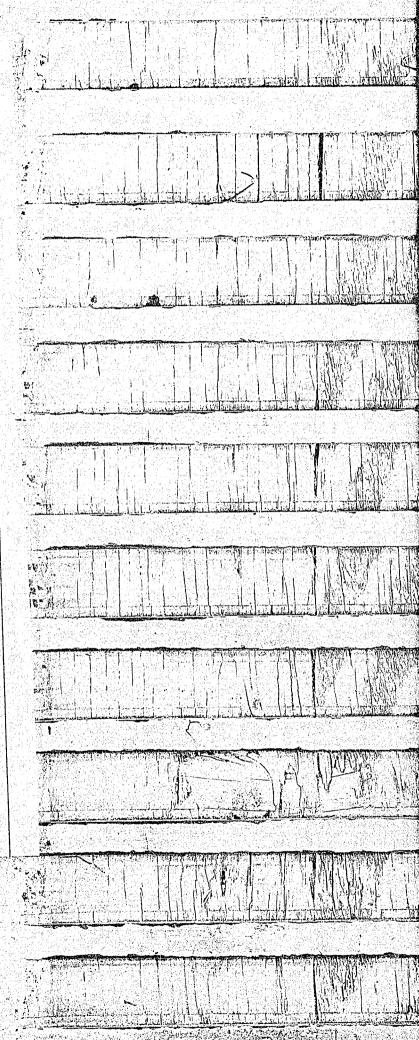
24

25

26

27

28



DONE AND DATED THIS 8 DAY OF Rovember, 1977. APPROVED AS TO FORM: Boivin, Boivin & Aspell County Legal Counsel TATE OF OREGON; COUNTY OF KLAMATH; 55. Filed for record atxnspsskmsk rhis 14th day of November A. D. 1977 at 8:56 clock A.M., and duly recorded in Vol. M77 , of Deeds Wm D. HILHE, County Clerk
By Segmethas Alach ORDER NO. 77-12 Page 4