

1 BOARD OF COUNTY COMMISSIONERS

2 Klamath County, Oregon

3
4 IN THE MATTER OF THE APPLICATION FOR)
5 A COMPREHENSIVE LAND USE PLAN MAP CHANGE)
6 ASSOCIATED WITH THE APPLICATION FOR) ORDER
7 ZONE CHANGE NO. 77-12)
8 BY LUCILE F. KEPNER)

9 THIS MATTER having come on for hearing upon the
10 application of LUCILE F. KEPNER for an amendment to the Compre-
11 hensive Land Use Plan accompanying Zone Change No. 77-12 for a
12 change from UDR (Urban Density Residential) to MDR (Multiple
13 Density Residential) on the Comprehensive Land Use Map. A
14 public hearing having been heard by the Klamath County Planning
15 Commission on July 26, 1977, where from the testimony, reports
16 and information produced at the hearing by the applicant, members
17 of the Planning Department Staff and other persons in attendance,
18 the Planning Commission recommended approval. Following action
19 by the Planning Commission, a public hearing before the Board
20 of County Commissioners was regularly held on September 6, 1977,
21 where from the testimony it appeared that the record below was
22 accurate and complete and it appearing from the testimony, re-
23 ports and information produced at the hearing below that the
24 application for change of the Comprehensive Land Use Plan for
25 certain real property described as Lot 12, Pleasant Home Tracts,
26 Klamath County, Oregon, should be granted.

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

21000

1 Findings of Fact:

2 1. Applicant owns real property particularly described
3 as Lot 12, Pleasant Home Tracts, Klamath County, Oregon, generally
4 located at the northwest corner of Cottage and Wiard Streets,
5 The subject property consists of approximately 15,500 square feet
6 which would be adequate in size for the proposed four-plex.

7 There is a mobile home park approximately 325 feet west of
8 the subject property. Approximately 350 feet to the east is an
9 RD-3,000 zone. There is residential housing in the immediate
10 vicinity of the subject property.

11 2. Access to the subject property is off of Cottage
12 Street, which is a paved street that deadends approximately 300
13 feet to the west. There is not a great deal of traffic on this
14 street and it would be able to accomodate the traffic associated
15 with the proposed use.

16 3. The South Suburban Sanitary District will provide
17 sewer service and Oregon Water Corporation will provide water to
18 the subject property. The site has adequate drainage for the
19 proposed use.

20 4. The Planning Commission found that the trend in
21 the area is toward MDR (Multiple Density Residential) uses and
22 that the Comprehensive Land Use Plan change to MDR (Multiple
23 Density Residential) represents the highest, best and most ap-
24 propriate use of the land affected.

25 5. The applicant stated that she has other rentals
26 in the area and that she receives a number of inquiries regarding
27 rental units even when she is not advertising hers. She sub-
28 mitted written evidence in the form of a newspaper article which

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

4 6. Access to services and shopping could be via South
5 Sixth Street or by Shasta Way.

6 Conclusions of Law:

7 1. The property affected by the Comprehensive Land Use
8 Plan change is adequate in size and shape to facilitate those
9 uses normally allowed in conjunction with such uses.

10 2. The property affected by the proposed CLUP change
11 is properly related to streets and highways to adequately serve
12 the type of traffic generated by such uses that may be permitted
13 therein.

14 3. The proposed CLUP change will have no adverse effect
15 or only limited adverse effect on any property or the permitted
16 uses thereof within the affected area.

17 4. The proposed CLUP change is in keeping with land
18 uses and improvements, trends in land development, density and
19 prospective needs for development in the affected area.

20 5. The proposed CLUP change represents the highest,
21 best and most appropriate use of the land affected.

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

21901
DONE AND DATED THIS 8th DAY OF November, 1977.

Lloyd Giff
CHAIRMAN OF THE BOARD

Norm Kuonen
COUNTY COMMISSIONER

Harold L. Kymme
COUNTY COMMISSIONER

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

By Bruce J. Aspell

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at ~~XXXXXX~~

this 14th day of November, A. D. 1977 at 8:56 o'clock A.M., and
duly recorded in Vol. M77, of Deeds on Page 21898

Wm D. MILNE, County Clerk

By Bernard H. Keloch

No Fee

ORDER NO. 77-12
Page 4