

1 BEFORE THE BOARD OF COUNTY COMMISSIONERS
2 In and For the County of Klamath, State of Oregon
3

4 IN THE MATTER OF APPLICATION)
5 FOR PELICAN CITY ZONE CHANGE)
6 FROM M-1 (LIMITED INDUSTRIAL)
7 ZONE) TO R-5T (TRAILER RESI-
8 DENTIAL ZONE) NO. P.C.Z.C.)
9 77-2 FOR DAVID KAMPFEN)

O R D E R

10 THIS MATTER having come on for hearing upon the
11 application of David Kampfen, said change being numbered
12 P.C.Z.C. 77-2, for a change in zone from M-1 (Limited
13 Industrial Zone) to R-5T (Trailer Residential Zone) on
14 the Pelican City zoning map. A public hearing having been
15 heard by the Klamath County Planning Commission October
16 25, 1977, wherefrom testimony, reports, and information
17 produced at the hearing by the applicant, members of the
18 Planning Department Staff and other persons in attendance,
19 the Planning Commission recommended approval to the Board
20 of County Commissioners. Following action by the Planning
21 Commission, a public hearing before the Board of County
22 Commissioners was regularly held on November 22, 1977, where-
23 from the testimony, it appeared that the record below was
24 accurate and complete and it appears from the testimony,
25 reports and information produced at the hearing below that
26 the application for a change in the zone from M-1 to R-5T,
27 located in Section 20, Township 38S, Range 9E.W.M. and more
28 particularly described as lots 65, 66, 67 on Pelican City
zoning map should be granted:

The Board of County Commissioners makes the following

1 Findings of Fact:

2 1. On October 25, 1977, before the Planning
3 Commission, the Planning Department Staff pointed out to
4 the Planning Commission that the proposed site for the
5 Zone Change was located on the West side of Lakeport Blvd.
6 and North of Pelican Street.

7 2. On October 25, 1977, the Planning Department
8 Staff indicated to the Planning Commission that the proposed
9 site as being approximately 8,900 square feet in area, and
10 rectangle in shape.

11 3. Before the Planning Commission on October 25,
12 1977, a plot plan was introduced and marked as Applicant's
13 Exhibit No. 1. The plot plan indicated that it could accom-
14 modate a mobile home that was 14 by 65 feet on said lots,
15 with area being approximately 8,900 square feet in size.

16 4. The plot plan also indicated that the mobile
17 home met all required set backs of the Property Development
18 Standards of the Pelican City Zoning Ordinance.

19 5. Testimony from applicant indicated that the
20 access would be onto Lakeport Blvd. which is a paved road
21 and is capable of carrying the type of traffic generated by
22 the proposed use.

23 6. On October 25, 1977, before the Planning
24 Commission, it was pointed out that there were older con-
25 ventional type houses as well as mobile homes in the sur-
26 rounding area.

27 7. Before the Planning Commission on October 25,
28 1977, the testimony indicated that there were other mobile

1 homes in the area and that the proposed zone change from
2 M-1 (limited Industrial Zone) to R-5T (Trailer Residential
3 Zone) is the trend and not that of Light Manufacturing.

4 8. The C.L.U.P. map indicated proposed site as
5 urban density which would be in conformance with the R-5T
6 (Trailer Residential Zone) and not the M-1 (Limited Indust-
7 rial Zone).

8 9. Goal 1 of LCDC which pertains to Citizen Invol-
9 vement, states that this Goal is to insure the opportunity
10 for citizens to be involved in the planning process: There-
11 fore, the Planning Department did notify the North Suburban
12 Area Community of said Pelican City Zone change.

13 10. Goal 10 of LCDC pertains to this zone change
14 in that, this particular zone change in an urban area is pro-
15 viding a housing need for the applicant.

16 11. Goal 14 of LCDC pertains to this zone change
17 in that, the location of such change appears to be within
18 any proposed urban growth boundaries.

19 Conclusions of Law:

20 1. The property affected by the change of zone
21 is adequate in size and shape to facilitate those uses
22 normally allowed in conjunction with such zoning.

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

27 3. The proposed change of zone will have no adverse
28 effect or only limited adverse effect on any property or the

1 permitted uses thereof within the affected area.

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

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

10 NOW, THEREFORE, IT IS HEREBY ORDERED that the
11 application for the Pelican City Zone Change for David
12 Kampfen numbered 77-2 for M-1 (Limited Industrial) to R-5T'
13 (Trailer Residential) on certain real property described as
14 lots 65, 66, 67 of Section 20, Township 38S, Range 9E.W.M.,
15 on Pelican City Zoning map, is hereby granted.

16 DONE AND DATED THIS 30th day of May,
17 1978.

18
19
20 *[Signature]*
21

Nell Kuonen
Nell Kuonen
Chairman

22
23
24 APPROVED AS TO FORM:

Floyd L. Wynne
Floyd Wynne
Commissioner

25 *[Signature]*
26 *Boivin, Boivin & Aspell*
27 County Legal Counsel

Lloyd Gift
Lloyd Gift
Commissioner

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ORDER NO. 77-2
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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
May A.D., 1978 at 8:59 o'clock A M., and duly recorded in Vol M78
of Deeds on Page 11495.

FEE None

WM. D. MILNE, County Clerk
By *Bernice Spelch* Deputy