

BOARD OF COUNTY COMMISSIONERS

KLAMATH COUNTY, OREGON

IN THE MATTER OF THE APPLICATION)
FOR PELICAN CITY ZONE CHANGE 78-1)
FOR ARDA THOMAS)

O R D E R

THIS MATTER having come on for hearing upon the application of Arda Thomas for a Zone Change from R-6 (Residential) to R-5T (Trailer Residential), by the Klamath County Planning Commission, on real property described as Township 38, Range 9, Section 19, and more particularly described as being approximately 50 feet from Alma Alley, plus bordering McCourt Street and being Lot 2 of Block 16. Public hearings having been heard by the Klamath County Planning Commission on February 28, 1978, wherefrom 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 County Commissioners. Following action by the Planning Commission, a public hearing before the Board of County Commissioners was regularly held on March 7, 1978, wherefrom the testimony at said hearing it appeared that the record below was accurate and complete and it appears from the testimony, reports and exhibits introduced at the hearing before the Planning Commission that the application for a change of zone for the subject property should be granted.

The Board of County Commissioners makes the following Findings of Fact and Conclusions of Law as required by Ordinance No. 8, the Pelican City Zoning Ordinance:

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FINDINGS OF FACT:

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3 1. Testimony before the Board of County Commissioners
4 indicated that proposed lot was approximately 5,000 square feet
5 in size, therefore the lot was adequate in size and shape to ac-
6 comodate proposed use for placement of mobile home.

7 2. Testimony before the Board of County Commissioners
8 indicated that the proposed use, mobile home placement, met all
9 the required setbacks of the R-5T Zone.

10 3. Testimony before the Board of County Commissioners
11 indicated that the proposed use, mobile home placement, had
12 adequate access to McCourt Street which was a dirt street.

CONCLUSIONS OF LAW:

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

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

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

23 4. That the proposed change of zone is in keeping with
24 land uses and improvements, trends in land development, density
25 of land development and prospective needs for development in the
26 affected area.

27 5. That the proposed change of zone is in keeping
28 with any land use plans duly adopted and does, in effect,

1 represent the highest, best and most appropriate use of the
2 land affected.

3 NOW, THEREFORE, it is hereby ordered that the applica-
4 tion for Zone Change from R-6 (Residential) to R-5T (Trailer
5 Residential) for Arda Thomas on the subject property is hereby
6 granted.

7 DONE AND DATED THIS 29 DAY OF December, 19 78.

8
9 Neil Gibson
Chairman

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11 Harold L. Nguyen
Member

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13 Lloyd Giff
Member

14
15 APPROVED AS TO FORM:
16 Boivin, Boivin & Aspell

17 By: Robert D. Boivin

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19 STATE OF OREGON; COUNTY OF KLAMATH; ss.

20 Filed for record RECORDED COPY

21 this 3rd day of JANUARY A. D. 1979 at 8:45 o'clock AM., and

22 duly recorded in Vol. M 79, of DEEDS on Page 90

23 NO FEE Wm D. MILNE, County Clerk

24 By: Jacqueline J. Milne