

1 BOARD OF COUNTY COMMISSIONERS

2 KLAMATH COUNTY, OREGON

3 IN THE MATTER OF THE APPLICATION)
4 FOR PELICAN CITY ZONE CHANGE 78-3)
5 FOR BRUCE FROMEKE)

O R D E R

6 THIS MATTER having come on for hearing upon the applica-
7 tion of Bruce Fromeke for a zone change from R5-A (Residential)
8 to C-3 (Commercial), by the Klamath County Planning Commission,
9 on real property described as Township 38, Range 9, NW $\frac{1}{4}$ SW $\frac{1}{4}$ of
10 Section 20, Tax Lot 1. Public hearings having been heard by the
11 Klamath County Planning Commission on June 27, 1978 and August 1,
12 1978, wherefrom the testimony, reports, and information produced
13 at the hearings by the applicant, members of the Planning Depart-
14 ment Staff and other persons in attendance, the Planning Commis-
15 sion recommended approval to the Board of County Commissioners.
16 Following action by the Planning Commission, a public hearing
17 before the Board of County Commissioners was regularly held on
18 September 26, 1978, wherefrom the testimony at said hearing it
19 appeared that the record below was accurate and complete and it
20 appears from the testimony, reports and exhibits introduced at
21 the hearing before the Planning Commission that the application
22 for a change of zone for the subject property should be granted.

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

26 FINDINGS OF FACT:

27 1. The Board of County Commissioners found site for
28 proposed change of zone from R-5A (Residential) to C-3 (Commercial)

1 to be 7.5 acres in size, therefore meeting the Property Develop-
2 ment Standards of the C-3 Zone.

3 2. The Board of County Commissioners found, per testi-
4 mony from Applicant, that there is a need for such proposed use,
5 that being mobile home sales.

6 3. The Board of County Commissioners found that adjacent
7 property owners had been notified in order to give testimony at
8 all hearings, thus addressing LCDC Goal No.1, Citizen Involvement,
9 plus area committee voted for approval.

10 4. The Board of County Commissioners found that pro-
11 posed use, that being mobile home sales, was in conformance to
12 surrounding land uses, those uses being commercial.

13 5. The Board of County Commissioners found, per testi-
14 mony from Applicant, that site has water, plus septic tank that
15 is suitable for site, thus addressing LCDC Goal No. 6.

16 6. The Board of County Commissioners found that pro-
17 posed use, mobile home sales, would have an effect on the economy,
18 thus addressing LCDC Goal No. 9.

19 7. The Board of County Commissioners found that proposed
20 use, that being a mobile home sales business, would allow for a
21 type of housing that is needed due to the demand for mobile homes.

22 8. The Board of County Commissioners found site is in
23 conformance with the Comprehensive Land Use Plan map.

24 CONCLUSIONS OF LAW:

25 1. The property affected by the change of zone is
26 adequate in size and shape to facilitate those uses normally
27 allowed in conjunction with such zoning;

28 2. The property affected by the proposed change of

1 zone is properly related to streets and highways to adequately
2 serve the type of traffic generated by such uses that may be
3 permitted therein;

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

7 4. That the proposed change of zone is in keeping with
8 land uses and improvements, trends in land development, density of
9 land development and prospective needs for development in the
10 affected area.

11 5. That the proposed change of zone is in keeping with
12 any land use plans duly adopted and does, in effect, represent the
13 high st, best and most appropriate use of the land affected.

14 NOW, THEREFORE, it is hereby order that the application
15 for the Pelican City Zone Change from R5-A (Residential) to C-3
16 (Commercial) for Bruce Fromeke on the subject property is granted.

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

18
19 Will Keeson
20 Chairman

21 Harold L. Myrnes
22 Member

23 Robert L. Aspell
24 Member of Oregon,
County of Klamath

25 Filed for record ~~XXXXXXXXXX~~

26 APPROVED AS TO FORM:
Boivin Boivin & Aspell

27 By: Robert L. Aspell

28 Filed the 3rd day of January A.D. 19 79
at 8:05 of clock A M, and duly
recorded in Vol. 379 of 11305
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Wm D. McNeil, County Clerk
Wm D. McNeil Popen