

1 BOARD OF COUNTY COMMISSIONERS

2 KLAMATH COUNTY, OREGON

3 IN THE MATTER OF THE APPLICATION)
4 FOR COMPREHENSIVE LAND USE PLAN)
5 CHANGE AND ZONE CHANGE 78-17 FOR) O R D E R
6 WILLARD ROBINSON)

7 THIS MATTER having come on for hearing upon the
8 application of Willard Robinson for a Comprehensive Land Use Plan
9 change from Urban Density to Multiple Density and a Zone Change
10 from RA (Residential Agriculture) to MHP (Mobile Home Park), by
11 the Klamath County Planning Commission, on real property described
12 as Township 39, Range 9, NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 10. Public hearings hav-
13 ing been heard by the Klamath County Planning Commission on
14 June 13, 1978, wherefrom the testimony, reports, and information
15 produced at the hearing by the Applicant, members of the Planning
16 Department Staff and other persons in attendance, the Planning
17 Commission recommended approval to the Board of County Commis-
18 sioners was regularly held on July 19, 1978, wherefrom the testi-
19 mony at said hearing it appeared that the record below was accu-
20 rate and complete and it appears from the testimony, reports and
21 exhibits introduced at the hearing before the Planning Commission
22 that the application for a change of Comprehensive Land Use Plan
23 and zone change for the subject property should be granted.

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

27 FINDINGS OF FACT FOR COMPREHENSIVE LAND USE PLAN
28 CHANGE:

1. The Board of County Commissioners found site to

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1 be located east of Crest Street and north of Denver Avenue.

2 2. The Board of County Commissioners found site to be
3 5.5 acres in size and that proposed use, that being a mobile home
4 park, requires a minimum of two acres.

5 3. The Board of County Commissioners found Applicant's
6 plot plan for mobile home park will meet the Property Development
7 Standards of the MHP Zone, that being 28 units with minimum lot
8 size being 50 x 100 feet.

9 4. The Board of County Commissioners found site would
10 have access off of Crest Street, which is a paved street and ap-
11 pears to be able to carry the kind of traffic that would be
12 generated from the mobile home park.

13 5. The Board of County Commissioners found the Compre-
14 hensive Land Use Plan change to multiple use will have little or
15 no adverse affect on surrounding property in that other mobile
16 home parks and mobile homes were in the area.

17 6. The Board of County Commissioners found that there
18 were other mobile homes in the area and therefore appears to be
19 the trend.

20 7. The Board of County Commissioners found that people
21 within 250 feet of proposed site had been notified of the hear-
22 ings, thus addressing LCDC Goal No. 1, Citizen Involvement.

23 8. The Board of County Commissioners found that there
24 was a need for such mobile home park due to the fact this mobile
25 home park would have lots for double-wide mobile homes which,
26 per testimony, such type lots were scarce, thus addressing LCDC
27 Goal No. 10, Housing.

28 9. The Board of County Commissioners found site

1 appeared to be within urban growth boundary lines that may be
2 proposed at a later date once land use studies have been com-
3 pleted, thus addressing LCDC Goal No. 14, Urbanization.

4 CONCLUSIONS OF LAW FOR COMPREHENSIVE LAND USE PLAN
5 CHANGE:

6 1. The property affected by the change of omprehensive
7 land use plan change is adequate in size and shape to facilitate
8 those uses normally allowed in conjunction with such zoning;

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

13 3. The proposed change of comprehensive land use plan
14 will have no adverse effect or only limited adverse effect on any
15 property or the permitted uses thereof within the affected area.

16 4. That the proposed change of comprehensive land use
17 plan change is in keeping with land uses and improvements, trends
18 in land development, density of land development and prospective
19 needs for development in the affected area.

20 5. That the proposed change of comprehensive land use
21 plan change is in keeping with any land use plans duly adopted
22 and does, in effect, represent the highest, best and most ap-
23 propriate use of the land affected.

24 FINDINGS OF FACT FOR ZONE CHANGE:

25 1. The Board of County Commissioners found site to
26 be located east of Crest Street and north of Denver Avenue.

27 2. The Board of County Commissioners found site to be
28 5.5 acres in size and that proposed use, that being a mobile home

1 park, requires a minimum of two acres.

2 3. The Board of County Commissioners found Applicant's
3 plot plan for mobile home park will meet the Property Development
4 Standards of the MHP Zone, that being 28 units with minimum lot
5 size being 50 x 100 feet.

6 4. The Board of County Commissioners found site would
7 have access off of Crest Street, which is a paved street and ap-
8 pears to be able to carry the kind of traffic that would be
9 generated from the mobile home park.

10 5. The Board of County Commissioners found the zone
11 change to multiple use will have little or no adverse affect on
12 surrounding property in that other mobile home parks and mobile
13 homes were in the area.

14 6. The Board of County Commissioners found that there
15 were other mobile homes in the area and therefore appears to be
16 the trend.

17 7. The Board of County Commissioners found that people
18 within 250 feet of proposed site had been notified of the hear-
19 ings, thus addressing LCDC Goal No. 1, Citizen Involvement.

20 8. The Board of County Commissioners found that there
21 was a need for such mobile home park due to the fact this mobile
22 home park would have lots for double-wide mobile homes which,
23 per testimony, such type lots were scarce, thus addressing LCDC
24 Goal No. 10, Housing.

25 9. The Board of County Commissioners found site ap-
26 peared to be within urban growth boundary lines that may be
27 proposed at a later date once land use studies have been completed,
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1 thus addressing LCDC Goal No. 14, Urbanization.

2 CONCLUSIONS OF LAW FOR ZONE CHANGE:

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

6 2. The property affected by the proposed change of
7 zone is properly relative to streets and highways to adequately
8 serve the type of traffic generated by such uses that may be
9 permitted therein;

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

13 4. That the proposed change of zone is in keeping with
14 land uses and improvements, trends in land development, density
15 of land development and prospective needs for development in the
16 affected area.

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

20 NOW, THEREFORE, it is hereby ordered that the applica-
21 tion for the Comprehensive Land Use Plan change from Urban Density
22 to Multiple Density and Zone Change from RA (Residential Agri-
23 culture) to MHP (Mobile Home Park) for Willard Robinson on the
24 subject property is hereby granted.

25 DONE AND DATED THIS 29 DAY OF December, 1978.

26 Neil Kuonen
27 Chairman

Member

Member

28 APPROVED AS TO FORM:
Boivin, Boivin & Aspell

By: Robert Brown
CLUP & ZC 78-17

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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 3rd day of
January A.D., 1979 at 8:45 o'clock A.M., and duly recorded in Vol. 143
of DEEDS on Page 139.

FEE none

WM. D. FILM, County Clerk

By: Jacqueline D. Mettler