

1 BOARD OF COUNTY COMMISSIONERS

2 KLAMATH COUNTY, OREGON

3
4 IN THE MATTER OF THE APPLICATION)
5 FOR ZONE CHANGE 78-21 FOR)
6 DOLLY WELTON)

O R D E R

7 THIS MATTER having come on for hearing upon the applica-
8 tion of Dolly Welton for a zone change from RD 10,000 to RD 5,000,
9 by the Klamath County Planning Commission, on real property de-
10 scribed as Townehip 39, Range 9, Section 2, plus being situated
11 in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2. Public hearings having been heard
12 by the Klamath County Planning Commission on August 8, 1978,
13 wherefrom the testimony, reports, and information produced at the
14 hearing by the Applicant, members of the Planning Department
15 Staff and other persons in attendance, the Planning Commission
16 recommended approval to the Board of County Commissioners. Fol-
17 lowing action by the Planning Commission, a public hearing before
18 the Board of County Commissioners was regularly held on October 3,
19 1978, wherefrom the testimony at said hearing it appeared that the
20 record below was accurate and complete and it appears from the
21 testimony, reports and exhibits introduced at the hearing before
22 the Planning Commission that the application for a zone change
23 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:

28 1. The Board of County Commissioners found parcel to

1 be located west of Hope Street and 580 feet south of Shasta Way.

2 2. The Board of County Commissioners found site has
3 access off of Hope Street, which is a paved county road and main-
4 tained. Hope Street appears to be the kind of road that can carry
5 the kind of traffic that would be generated by proposed use, that
6 being placement of a mobile home.

7 3. The Board of County Commissioners found Applicant's
8 lot size of 7,000 square feet to meet the property development
9 standards of the RD 5000 Zone.

10 4. The Board of County Commissioners found change of
11 zone to be in conformance with the Comprehensive Land Use Plan,
12 that being Urban Density.

13 5. The Board of County Commissioners found, per
14 Klamath County Exhibit D, that there were other RD 5000 Zones
15 in the area.

16 6. The Board of County Commissioners found, per Ap-
17 plicant's testimony, that there had been numerous inquiries for
18 sale of the lot which indicated a need for such lot.

19 7. The Board of County Commissioners found, per testi-
20 mony, that there were other mobile homes in the immediate area and
21 that there had been two mobile homes placed in the surrounding
22 area in the last year and a half.

23 8. The Board of County Commissioners found, per testi-
24 mony, LCDC Goal No. 1 had been addressed in that property owners
25 within 250 feet had been notified.

26 9. The Board of County Commissioners found LCDC Goal
27 No. 10 had been addressed in that the placement of a mobile home
28 is a type of housing and that there was a need for such use.

1 10. The Board of County Commissioners found that LCDC
2 Goal No. 14 had been addressed in that the proposed area appeared
3 to be within any proposed urban growth boundary lines.

4 CONCLUSIONS OF LAW:

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

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

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

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

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

22 NOW, THEREFORE, it is hereby ordered that the application
23 for the zone change from RD 10,000 to RD 5,000 for Dolly Welton
24 on the subject property is hereby granted.

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

26 Will Kuorikos Ray L. Nyma David J. [unclear]
27 Chairman Member Member

28 APPROVED AS TO FORM:
Boivin, Boivin & Aspell
By: Robert [unclear]

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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 AM., and duly recorded in Vol. M 72
of DEEDS on Page 152.

FEE none

WM. D. MILNE, County Clerk
By: Jacqueline [unclear] Attorney