

BOARD OF COUNTY COMMISSIONERS

KLAMATH COUNTY, OREGON

IN THE MATTER OF THE APPLICATION)
 FOR ZONE CHANGE 78-25 FOR)
 EDWARD SHIPSEY)

O R D E R

THIS MATTER having come on for hearing upon the applica-
 tion of Edward Shipsey for a zone change from RA (Residential
 Agriculture) to C-5 (Commercial Highway), by the Klamath County
 Planning Commission, on real property described as Township 40,
 Range 7, NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1, Tax Lot 100. Public hearings
 having been heard by the Klamath County Planning Commission on
 August 15, 1978, wherefrom the testimony, reports and information
 produced at the hearing by the applicant, members of the Plan-
 ning Department staff and other persons in attendance, the Planning
 Commission recommended approval to the Board of County Commission-
 ers. Following action by the Planning Commission, a public
 hearing before the Board of County Commissioners was regularly
 held on October 17, 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 zone change 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. 17, the Klamath County Zoning Ordinance:

FINDINGS OF FACT:

1. The Board of County Commissioners found site of

1 zone change to be located north of Klamath Falls-Ashland Highway
2 and east of McCormack Street in the town of Keno.

3 2. The Board of County Commissioners found access to
4 be adequate in that access would be off McCormack Road and Ash-
5 land-Klamath Falls Highway, both roads being able to carry the
6 kind of traffic that would be generated by such use.

7 3. The Board of County Commissioners found site to be
8 approximately 7,840 square feet in size which meets lot area of
9 the property development standards of the C-5 Zone.

10 4. The Board of County Commissioners found use, that
11 being a mobile home utilized for a bank, that use wouldn't
12 adversely affect uses in the surrounding area.

13 5. The Board of County Commissioners found the Com-
14 prehensive Land Use Plan to be in conformance with the Compre-
15 hensive Land Use Plan map, that being General Commercial.

16 6. The Board of County Commissioners found that LCDC
17 Goal No. 1, Citizen Involvement, has been addressed in that the
18 Area Committee recommended approval.

19 7. The Board of County Commissioners found that LCDC
20 Goal No. 9 pertains, in that a banking institution is needed in
21 the Keno area.

22 CONCLUSIONS OF LAW:

23 1. The property affected by the change of zone is
24 adequate in size and shape to facilitate those uses normally al-
25 lowed in conjunction with such zoning;

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

1 permitted therein;

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

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

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

12 NOW, THEREFORE, it is hereby ordered that the applica-
13 tion for zone change from RA (Residential Agriculture) to C-5
14 (Commercial Highway) for Edward Shipsey on the subject property
15 is hereby granted.

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

17 *Neil K. Brown*
18 Chairman

19 *Harold L. Payne*
20 Member

21 *Lois J. Jett*
22 Member STATE OF OREGON,)
23 (County of Klamath)

24 APPROVED AS TO FORM:
25 Boivin, Boivin & Aspell

26 By: *Neil K. Brown*

Filed for record ~~XXXXXX~~

27 3rd day January 1979
28 8:45 P.M.
RECEIVED M 72 DEEDS
Page 173

Neil K. Brown
Notary
Loc. _____