

BOARD OF KLAMATH COUNTY PLANNING COMMISSIONERS

KLAMATH COUNTY, OREGON

69961

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IN THE MATTER OF APPLICATION)
FOR CONDITIONAL USE PERMIT NO.)
78-3 FOR GREENSPRINGS LAND)
DEVELOPMENT COMPANY)

O R D E R

THIS MATTER having come on for hearing upon the application of Greensprings Land and Development Company for a Conditional Use Permit, No. 78-3 for single family residential in an SP-16 (Planned Unit Development) zone, by the Klamath County Planning Commission on real property described as Tax Lot 5102 being located in the NE $\frac{1}{4}$ of Section 13, Township 39, Range 9. A public hearing having been heard by the Klamath County Planning Commission on May 2, 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 approved Conditional Use Permit No. 78-3 for Greensprings Land and Development Company in a SP-16 (Planned Unit Development) zone.

The Board of the Planning 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 Planning Commission found the sixteen-acre site to be located south of Keller Road and west of State Highway 39 and north of the A canal.
2. The Planning Commission found that the sixteen-acre parcel, zoned SP-16 (Planned Unit Development) is adequate in size

1 and shape to subdivide into single family lots, with lots meeting
2 the Property Development Standards of the RD 8,000 (Single Family
3 Residential) zone.

4 3. The Planning Commission found access would be off
5 of Keller Road and Alt Road which are adequate to carry the kind
6 of traffic that would be generated from proposed use.

7 4. The Planning Commission found that existing mobile
8 home park is separated by an irrigation ditch and a sixty foot
9 street, so adverse effects will be limited.

10 5. The Planning Commission found that the existing
11 Comprehensive Land Use Plan is Urban Density, and, therefore
12 proposed use being single family residence is in conformance with
13 the Comprehensive Land Use Plan.

14 6. The Planning Commission found per testimony from
15 applicant there was a need for such use. Affidavits from builders
16 which was made part of the record indicated such use.

17 7. The Planning Commission found site had sewer and
18 water and would be adequate for the lots for single family resid-
19 ence.

20 8. The Planning Commission found per testimony from a
21 real estate agent, Nancy Leckleder, that there is a need for
22 additional saleable lots in the Henley area.

23 9. The Planning Commission found that notification
24 had been published in the Herald and News and also the surrounding
25 property owners had been notified thus addressing L.C.D.C. Goal
26 No. 1, Citizen Involvement.

27 10. The Planning Commission found site was in conform-
28 ance with the existing Comprehensive Land Use Plan, that being

1 Urban Density and allows for single family density, thus address-
2 ing L.C.D.C. Goal No. 2, Land Use Planning.

3 11. The Planning Commission found that use would pro-
4 vide for future development and building, thus addressing L.C.D.C.
5 Goal No. 9, Economy of the State.

6 12. The Planning Commission found that per testimony
7 from applicant that there is a definite need for housing and also
8 for building lots, thus addressing L.C.D.C. Goal No. 10, Housing.

9 13. The Planning Commission found site had public
10 facilities such as water, sewer, telephone, and was in a school
11 district, thus addressing L.C.D.C. Goal No. 11, Public Facilities.

12 14. The Planning Commission found site had access off
13 of Keller Road and Alt Way and appeared that Keller Road could
14 carry the kind of traffic that would be generated by proposed use,
15 thus addressing L.C.D.C. Goal No. 12, Transportation.

16 15. The Planning Commission found that site was within
17 an area where urban type development has taken place and also the
18 existing Comprehensive Land Use Plan was designated as Urban
19 Density, thus addressing L.C.D.C. Goal No. 14, Urbanization.

20 CONCLUSIONS OF LAW

21 1. The site for the proposed use is adequate in size
22 and shape to accommodate said use and all yards, spaces, walls
23 and fences, parking, loading, landscaping and other features
24 required to adjust said use with land and uses in the neighborhood.

25 2. The site for the proposed use relates to streets
26 and highways adequate in width and pavement type to carry the
27 quantity and kind of traffic generated by the proposed use.

28 3. The proposed use will have no adverse effect on

1 abutting property or the permitted use thereof.

2 4. The conditions stated in the decision are deemed
3 necessary to protect the public health, safety and general wel-
4 fare.

5 NOW, THEREFORE, it is hereby ordered that the applica-
6 tion for Conditional Use Permit No. 78-3 for Greensprings Land
7 and Development Company, to allow single family residence in a
8 SP-16 (Planned Unit Development) zone and meet the RD 8,000
9 (Single Family Residential) zone Property Development Standards
10 is hereby approved.

11 DONE AND DATED THIS 26th DAY OF June 1979.

12
13 [Signature]
Chairman

14
15 [Signature]
Vice Chairman

16
17 [Signature]
Member

18
19 [Signature]
Member

20
21 [Signature]
Member

22 Commissioners Journal
23
24 Member

25
26 Member

27 By: [Signature]
28 Legal Counsel Member

APPROVED AS TO FORM:
Boivin, Boivin & Aspell
By: [Signature]
Legal Counsel

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 2nd day of
July A.D., 19 79 at 2:26 o'clock P. M., and duly recorded in Vol. 179,
of Deeds on Page 15624.

FEE None

WM. D. MILNE, County Clerk

By: [Signature] Deputy