

KLAMATH COUNTY, OREGON

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IN THE MATTER OF APPLICATION)  
FOR ZONE CHANGE NO. 79-37 BY)  
GEORGE SCHRIEBER )

O R D E R

THIS MATTER having come on for hearing upon the applica-  
tion of George Schrieber for a zone change from AF (Agricultural-  
Forestry) to M-2 (Medium Manufacturing Industrial) zone, by the  
Klamath County Planning Commission, on real property described as  
Township 39, Range 9, Section 22, Tax Lot 300. Public hearings  
having been heard by the Klamath County Planning Commission on  
September 11, 1979, wherefrom the testimony, reports, and infor-  
mation produced at the hearing by the applicant, members of the  
Planning Department Staff and other persons in attendance, the  
Planning Commission recommended approval to the Board of County  
Commissioners. Following action by the Planning Commission, a  
public hearing before the Board of County Commissioners was  
regularly held on November 6, 1979, wherefrom the testimony at  
said hearing it appeared that the record below was accurate and  
complete and it appeared from the testimony, reports and exhibits  
introduced at the hearing before the Planning Commission that the  
application for a change of zone 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 FOR ZONE CHANGE:

1. The Board of County Commissioners found site for

1 change in zone from AF (Agricultural Forestry) to M-2 (Medium  
2 Manufacturing Industrial) to be located east of Washburn Way,  
3 south of the Southern Pacific Railroad right-of-way and adjacent  
4 to what is called Joe Wright Road.

5  
6 2. The Board of County Commissioners found site for  
7 change in zone to be approximately 5.2 acres in size and triangular  
8 in shape, therefore, able to meet the Property Development Stand-  
9 ards of the M-2 (Medium Manufacturing Industrial) zone.

10 3. The Board of County Commissioners found site for  
11 change in zone to be a zone change only, and that the existing  
12 Comprehensive Land Use Plan is Light and Heavy Industrial which  
13 is in conformance with existing land use.

14 4. The Board of County Commissioners found that site  
15 for change in zone to M-2 (Medium Manufacturing Industrial) zone  
16 would have a minimal effect on surrounding properties as other  
17 properties are for industrial use.

18 5. The Board of County Commissioners found proposed  
19 change to industrial was a trend in this particular area as there  
20 is an industrial park in the area.

21 6. The Board of County Commissioners found that the  
22 need for change in zone was evident in that the parcel was used  
23 for manufacturing prior to zoning, and that the existing buildings  
24 would be continued to be utilized for manufacturing purposes.

25 7. The Board of County Commissioners found notification  
26 had been sent to the surrounding property owners, and also sent to  
27 the Herald and News, and also sent notification to the Midland  
28 Area Committee, therefore addressing L.C.D.C. Goal No. 1.

8. The Board of County Commissioners found site for

1 change of zone was just that, and that the Comprehensive Land Use  
2 Plan was in conformance with the existing land use maps, therefore  
3 addressing L.C.D.C. Goal No. 2.

4 9. The Board of County Commissioners found site for  
5 change in zone was for a machine shop, and that the existing  
6 building had been used for manufacturing uses prior to zoning, and  
7 therefore should not have an effect on air, water, and land re-  
8 sources , therefore addressing L.C.D.C. Goal No. 6

9 10. The Board of County Commissioners found proposed  
10 use, that being a machine shop, would improve the economy of the  
11 area, therefore addressing L.C.D.C. Goal No. 9.

12 11. The Board of County Commissioners found per  
13 testimony site for change in zone has public facilities such as  
14 electricity and telephone as well as being in the Suburban Fire  
15 District, therefore addressing L.C.D.C. Goal No. 11.

16 12. The Board of County Commissioners found site for  
17 change of zone to have access off of Washburn Way which is a  
18 paved county road, and also allows traffic to and from site. The  
19 Board of County Commissioners found per testimony that Washburn  
20 Way appears to be the type of county road that could carry the  
21 kind of traffic that would be generated from proposed use, there-  
22 fore addressing L.C.D.C. Goal No. 12.

23 13. The Board of County Commissioners found per testi-  
24 mony that site was close to sources of energy and thus conserve  
25 on energy, and therefore addressing L.C.D.C. Goal No. 13.

26 14. The Board of County Commissioners found per testi-  
27 mony site for change in zone to M-2 (Medium Manufacturing Industri-  
28 al) for machine shop use was within an area where urbanization has

1 taken place, therefore addressing L.C.D.C. Goal No. 14.

2 CONCLUSIONS OF LAW FOR ZONE CHANGE:

3 1. The property affected by the change of zone  
4 is 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 related 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. 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. 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 zone change from AF (Agricultural Forestry) to M-2  
22 (Medium Manufacturing Industrial) for George Schrieber on the  
23 subject property, is hereby granted.

24 DONE AND DATED THIS 27th DAY OF December, 1979

26 APPROVED AS TO FORM:  
Boivin, Boivin & Aspell

Frank L. Wagner  
Chairman

27 By John D. Brown

Abigail A. Cheyne  
Member

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Paul K. Brown  
Member

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 27th day of  
December A.D., 19 79 at 9:40 o'clock A M., and duly recorded in Vol. M79  
of Deeds on Page 29579.

FEE None

WM. D. MILNE, County Clerk

By \_\_\_\_\_ Deputy