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BOARD OF COUNTY COMMISSIONERS

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

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

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

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

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

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

28 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 21st DAY OF December, 1979

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

27 By Robert D. Boivin

28 ZC 79-37
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Floyd L. Kyrone
Chairman

Abner C. Kyrone
Member

New Kyrone
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

Bv

Deputy

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 9th day of
January A.D., 19 80 at 2:50 o'clock P M., and duly recorded in Vol. M80
of Deeds on Page 454.

FEE None

WM. D. MILNE, County Clerk

By Bonetha J. Ketch Deputy

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