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BOARD OF COUNTY COMMISSIONERS

KLAMATH COUNTY, OREGON

IN THE MATTER OF THE APPLICATION )  
FOR ZONE CHANGE 79-56 FOR )  
FRANK SUCCO )

O R D E R

THIS MATTER having come on for hearing upon the applica-  
tion of Frank Succo for a zone change from RD 10,000 (Single  
Family Residential) to C-5 (Commercial Highway), by the Klamath  
County Planning Commission, on real property described as Town-  
ship 39, Range 9, SW $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 2, being Tax Lot 7600. Public  
hearings having been heard by the Klamath County Planning Com-  
mission on December 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 Commis-  
sion, a public hearing before the Board of County Commissioners  
was regularly held on February 5, 1980, wherefrom the testimony  
at said hearing it appeared that the record below was accurate  
and complete and it appears from the testimony, reports and ex-  
hibits introduced at the hearing before the Planning Commission  
that the application for a change of zone for the subject pro-  
perty, 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 OF ZONE CHANGE:

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1 1. The Board of County Commissioners found site for  
2 change in zone from RD 10,000 to C-5 to meet property development  
3 standards of the C-5 zone.

4 2. The Board of County Commissioners found site to be  
5 located on north side of South Sixth Street in an area where  
6 there are other commercial uses.

7 3. The Board of County Commissioners found the existing  
8 access to subject property is off of South Sixth Street and found  
9 South Sixth Street is adequate to take care of the anticipated  
10 traffic.

11 4. The Board of County Commissioners found site for  
12 change in zone to C-5 would not have effects on surrounding pro-  
13 perty, as commercial uses are the trend of the area.

14 5. The Board of County Commissioners found notification  
15 had been sent to the surrounding property owners and also to those  
16 agencies of concern, as well as to the media, therefore addressing  
17 LCDC Goal No. 1.

18 6. The Board of County Commissioners found site was for  
19 a change in zone only and that the existing CLUP was General Com-  
20 mercial, and also other commercial uses in the area, therefore  
21 addressing LCDC Goal No. 2.

22 7. The Board of County Commissioners found site for  
23 change in zone to Commercial would help increase the economy of  
24 the area, as the business would be real estate, therefore address-  
25 ing LCDC Goal No. 9.

26 8. The Board of County Commissioners found site for  
27 change in zone to C-5 to have existing public facilities such as  
28 electricity, telephone, sewer and water, therefore addressing

1 LCDC Goal No. 11.

2  
3 9. The Board of County Commissioners found site for  
4 change in zone to C-5 is close to forms of energy and should help  
5 conserve energy, therefore addressing LCDC Goal No. 13.

6 10. The Board of County Commissioners found site for  
7 change in zone to be in an urbanized area where there is a mixture  
8 of commercial uses, plus public services, therefore addressing  
9 LCDC Goal No. 14.

10 CONCLUSIONS OF LAW OF ZONE CHANGE:

11 1. The property affected by the change of zone is  
12 adequate in size and shape to facilitate those uses normally  
13 allowed in conjunction with such zoning.

14 2. The property affected by the proposed change of  
15 zone is properly related to streets and highways to adequately  
16 serve the type of traffic generated by such uses that may be per-  
17 mitted therein.

18 3. The proposed change of zone will have no adverse  
19 effect or only limited adverse effect on any property or the per-  
20 mitted uses thereof within the affected area.

21 4. That the proposed change of zone is in keeping with  
22 land uses and improvements, trends in land development, density  
23 of land development and prospective needs for development in the  
24 affected area.

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

28 NOW, THEREFORE, it is hereby ordered that the applica-  
tion for the zone change from RD 10,000 (Single Family Residen-

4473  
tial) to C-5 (Commercial Highway) for Frank Succo on the subject  
property is hereby granted.

DONE AND DATED THIS 5<sup>th</sup> DAY OF March 1980.

Alvin A. Hayes  
Chairman

Robert Kuonen  
Member

Harold L. Kyrre  
Member

APPROVED AS TO FORM:  
Boivin & Boivin

By: Robert Boivin

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County  
this 10th day of March A. D. 1980. at 2:14 o'clock P.M., and  
fully recorded in Vol. 1130, of Deeds on Page 471

W. D. MILNE, County Clerk

By: Richard H. DeLoach

Fee to be

Commissioners Journal