

BOARD OF COUNTY COMMISSIONERS

Vol. 2 Page 1

KLAMATH COUNTY, OREGON

IN THE MATTER OF THE APPLICATION)
FOR ZONE CHANGE NO. 80-1 FOR)
LARRY HINES)

O R D E R

THIS MATTER having come on for hearing upon the applica-
tion of Larry Hines for a zone change from RA (Residential Agri-
cultural) to CM (Commercial Manufacturing) by the Klamath County
Planning Commission, on real property described as Township 39,
Range 9, Section 3, being a portion of Tax Lot 2100, Klamath
County, Oregon. Public hearing having been heard by the Klamath
County Planning Commission on February 26, 1980, 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 April 11, 1980, 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 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 FOR ZONE CHANGE:

1. The Board of County Commissioners found subject

80 MAY 7 AM 11 27

1 property to be located at the corner of Cannon Street and Avalon
2 Street.

3 2. The Board of County Commissioners found site for
4 change in use to be rectangular in shape and also approximately
5 .79 acres in size.

6 3. The Board of County Commissioners found subject site
7 for change in zone to CM (Commercial Manufacturing) to have access
8 off of Cannon Street.

9 4. The Board of County Commissioners found that subject
10 site for change in use would be from a vacant type use to mini-
11 warehouses.

12 5. The Board of County Commissioners found that the
13 land use trend in this particular area is for mini-warehouses as
14 the land to the north and abutting property has existing mini-
15 warehousing.

16 6. The Board of County Commissioners found that proposed
17 use would have little or no effect on surrounding properties as
18 there are other commercial uses in area, and also that subject
19 site for mini-warehouses would be fenced by a chain link fence.

20 7. The Board of County Commissioners found that the
21 Planning Department sent notification to the surrounding property
22 owners as well as to the media and those agencies of concern,
23 therefore addressing L. C. D. C. Goal No. 1.

24 8. The Board of County Commissioners found site for
25 change was in conformance with existing Comprehensive Land Use
26 Plan, that being Heavy Industrial, and also that there were other
27 commercial uses in the area, therefore addressing L. C. D. C.
28 Goal No. 2.

1 9. The Board of County Commissioners found, per
2 testimony from applicant, that the proposed mini-warehouses would
3 increase the economy of the area, and also per testimony that
4 there is a need for such use, therefore addressing L. C. D. C.
5 Goal No. 9.

6 10. The Board of County Commissioners found site for
7 change to be in an area where commercial activities are taking
8 place and that the use would be for storage of articles, therefore
9 addressing L. C. D. C. Goal No. 10.

10 11. The Board of County Commissioners found site was
11 located in an area where public facilities such as water, sewer,
12 electricity, telephone, and a fire district serviced the site,
13 therefore addressing L. C. D. C. Goal No. 11.

14 12. The Board of County Commissioners found site for
15 change to be a corner lot where roads such as Avalon and Cannon
16 allow transportation to site, therefore addressing L. C. D. C.
17 Goal No. 12.

18 13. The Board of County Commissioners found site to
19 be close to sources of energy such as gas, electricity, therefore
20 addressing L. C. D. C. Goal No. 13.

21 14. The Board of County Commissioners found site to be
22 within an urbanized area, therefore addressing L. C. D. C. Goal
23 No. 14.

24 CONCLUSIONS OF LAW FOR ZONE CHANGE:

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

28 2. The property affected by the proposed change of zone

1 is properly related to streets and highways to adequately serve
2 the type of traffic generated by such uses that may be permitted
3 therein.

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

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

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

14 NOW, THEREFORE, it is hereby ordered that the application
15 for the zone change from RA (Residential Agricultural) to CM
16 (Commercial Manufacturing) for Larry Hines on the subject property
17 is hereby granted.

18 DONE AND DATED THIS 5th DAY OF May, 1980.

19
20 Alvin A. Cheyne
21 Chairman

22 Paul Kucera
23 Member

24
25 Shayd L. Hyman
26 Member

27
28 APPROVED AS TO FORM:
Boivin & Boivin
BY [Signature]
30-80-1
Page -4-

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 7th day of
May A.D., 19 80 at 11:27 o'clock A M., and duly recorded in Vol. M80
of Deeds on Page 8418.

FEE No fee

WM. D. MILNE, County Clerk
By [Signature] Deputy