

BOARD OF COUNTY COMMISSIONERS

KLAMATH COUNTY, OREGON

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94652

IN THE MATTER OF THE APPLICATION)
FOR COMPREHENSIVE LAND USE PLAN)
CHANGE AND ZONE CHANGE NO. 80-43)
FOR MARTIN MONTI)

O R D E R

THIS MATTER having come on for hearing upon the applica-
tion of Martin Monti for a Comprehensive Land Use Plan change from
Forestry to Semi-Public and a zone change from F (Forestry) to
SP-13 (Public Facilities), by the Klamath County Planning
Commission, on real property described as a portion of Township
40, Range 7, Section 1, being a portion of Tax Lot 600. Public
hearings having been heard by the Klamath County Planning
Commission on September 30, 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 November 3, 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 change of Compre-
hensive Land Use Plan and 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:

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FINDINGS OF FACT FOR COMPREHENSIVE LAND USE PLAN MAP
CHANGE:

1
2
3 1. The Board of County Commissioners found that the
4 size of the property, being 7½ acres, and the shape of the proper-
5 ty, located west of Keno at the intersection of Highway No. 66 and
6 the P P & L Road is adequate for the proposed use.

7 2. The Board of County Commissioners found that there
8 will be no adverse effects on the surrounding properties, and
9 that the land use trends in the area are for housing and public
10 use.

11 3. The Board of County Commissioners found that the need
12 for the change is to serve the religious needs of the people in
13 the area.

14 4. The Board of County Commissioners found that the
15 Planning Department sent notification to surrounding property
16 owners and agencies as required by law, therefore addressing
17 L. C. D. C. Goal No. 1.

18 5. The Board of County Commissioners found that the
19 existing land use designation is Forestry and the zone designation
20 is F (Forestry). The proposed Comprehensive Land Use Plan is
21 Semi-Public and the proposed zone is SP-13 (Public Facilities),
22 therefore addressing L. C. D. C. Goal No. 2.

23 6. The Board of County Commissioners found that the site
24 has Class VII soils which make them unsuited for cultivation, and
25 that the site has no timber site productivity class, therefore
26 addressing L. C. D. C. Goals Nos. 3 and 4.

27 7. The Board of County Commissioners found that the
28 change will help the economy from a building standpoint, therefore
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1 addressing L. C. D. C. Goal No. 9.

2 8. The Board of County Commissioners found that the
3 access to the property off of Highway No. 66 has been discussed
4 with the State Highway Department, and found to be adequate.
5 Adequate parking is also available, therefore addressing
6 L. C. D. C. Goal No. 12.

7 9. The Board of County Commissioners found that site is
8 close to Keno and will therefore help conserve energy by being
9 within a short drive or walking distance from the area, therefore
10 addressing L. C. D. C. Goal No. 13.

11 10. The Board of County Commissioners found that the
12 site is close to the urban area of Keno, therefore addressing
13 L. C. D. C. Goal No. 14.

14 CONCLUSIONS OF LAW FOR COMPREHENSIVE LAND USE PLAN MAP
15 CHANGE:

16 1. The property affected by the Comprehensive Land Use
17 Plan change is adequate in size and shape to facilitate those
18 uses normally allowed in conjunction with such zoning.

19 2. The property affected by the proposed Comprehensive
20 Land Use Plan change is properly related to streets and highways
21 to adequately serve the type of traffic generated by such uses
22 that may be permitted therein.

23 3. The proposed Comprehensive Land Use Plan change will
24 have no adverse effect or only limited adverse effect on any
25 property or the permitted uses thereof within the affected area.

26 4. The proposed Comprehensive Land Use Plan change is
27 in keeping with any land use plans duly adopted and does, in
28 effect, represent the highest, best and most appropriate use of
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1 the land affected.

2 5. The proposed Comprehensive Land Use Plan change is in
3 keeping with land uses and improvements, trends in land develop-
4 ment, density of land development, and prospective needs for
5 development in the affected area.

6 FINDINGS OF FACT FOR ZONE CHANGE:

7 1. The Board of County Commissioners found that the
8 size of the property, being 7½ acres, and the shape of the
9 property, located west of Keno at the intersection of Highway No.
10 66 and the P P & L Road is adequate for the proposed use.

11 2. The Board of County Commissioners found that there
12 will be no adverse effects on the surrounding properties, and
13 that the land use trends in the area are for housing and public
14 use.

15 3. The Board of County Commissioners found that the need
16 for the change is to serve the religious needs of the people in
17 the area.

18 4. The Board of County Commissioners found that the
19 Planning Department sent notification to surrounding property
20 owners and agencies as required by law, therefore addressing
21 L. C. D. C. Goal No. 1.

22 5. The Board of County Commissioners found that the
23 existing land use designation is Forestry and the zone designation
24 is F (Forestry). The proposed Comprehensive Land Use Plan is
25 Semi-Public and the proposed zone is SP-13 (Public Facilities),
26 therefore addressing L. C. D. C. Goal No. 2.

27 6. The Board of County Commissioners found that the site
28 has Class VII soils which make them unsuited for cultivation, and
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1 that the site has no timber site productivity class, therefore
2 addressing L. C. D. C. Goal Nos. 3 and 4.

3 7. The Board of County Commissioners found that the
4 change will help the economy from a building standpoint, therefore
5 addressing L. C. D. C. Goal No. 9.

6 8. The Board of County Commissioners found that the
7 access to the property off of Highway No. 66 has been discussed
8 with the State Highway Department, and found to be adequate.
9 Adequate parking is also available, therefore addressing
10 L. C. D. C. Goal No. 12.

11 9. The Board of County Commissioners found that the site
12 is close to Keno and will therefore help conserve energy by
13 being within a short drive or walking distance from the area,
14 therefore addressing L. C. D. C. Goal No. 13.

15 10. The Board of County Commissioners found that the
16 site is close to the urban area of Keno, therefore addressing
17 L. C. D. C. Goal No. 14.

18 CONCLUSIONS OF LAW FOR ZONE CHANGE:

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

22 2. The property affected by the proposed change of
23 zone is properly related to streets and highways to adequately
24 serve the type of traffic generated by such uses that may be
25 permitted therein.

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

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

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

NOW, THEREFORE, it hereby ordered that the application for the Comprehensive Land Use Plan change from Forestry to Semi-Public and zone change from F (Forestry) to SP-13 (Public Facilities) for Martin Monti on the subject property, is hereby granted.

DONE AND DATED THIS

1TH DAY OF

January

1981

Chairman

Member

Member

APPROVED AS TO FORM:
Bolvin & Bolvin

BY

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

Klamath County

on this 12th day of January A.D. 19 81

at 2:58 o'clock P M, and duly

recorded in Vol. M81 of Deeds

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EVELYN BIEHN, County Clerk

By Berntha H. Detrick Deputy

Fee None

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