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Vol. M82

## BOARD OF COUNTY COMMISSIONERS

## KLAMATH COUNTY, OREGON

IN THE MATTER OF COMPREHENSIVE LAND)  
USE PLAN AND ZONE CHANGE 81-22 FOR ) FINDINGS OF FACT AND ORDER  
DANIEL EDDY )  
\_\_\_\_\_ )

This matter came before the Klamath County Planning Commission on October 27, 1981, upon the request of Daniel Eddy for a Comprehensive Land Use Plan Change from Suburban Density to Multiple Density and a Zone Change from RA (Residential Agricultural) to MHP (Mobile Home Park). The purpose of the change is to develop a mobile home park of approximately 60 spaces. There are several other mobile home parks in the Greensprings Drive area including one operated by Mr. Eddy directly across Mallard Lane from the property involved in the present request. The uses in the area consist of a mixture of low and high density residential uses along with industrial ones.

After reviewing the testimony and exhibits offered by the applicant, the Planning Department and by other interested parties, the Planning Commission voted to recommend approval of the request. The Board of County Commissioners heard this matter on December 7, 1981, and finding the record made below to be accurate and complete, made the following findings of fact and conclusions of law:

FINDINGS OF FACT FOR COMPREHENSIVE LAND USE PLAN CHANGE:

1. The existing CLUP and Zoning are Suburban Density and Residential Agricultural.
2. The property consists of 16.50 acres and is rectangular in shape.
3. The property is located in the SE 1/4 of Section 5,

1 Township 39, Range 9. It is within the new Urban Growth Boundary  
2 and lies south of Greensprings Drive and west of Mallard Lane.

3 4. The purpose of the change is to allow for extending  
4 the existing mobile home park from across Mallard Lane.

5 5. There would be no negative effects on surrounding  
6 properties as there are three other existing parks in the  
7 immediate area.

8 6. Land use trends in the area are toward high density  
9 and industrial.

10 LCDC GOALS:

11 1. A hearing on this matter has been set before the  
12 Klamath County Planning Commission on October 27, 1981. Notice  
13 has been sent to neighboring property owners, concerned agencies,  
14 and to the Herald and News.

15 2. The request is to allow for development of a mobile  
16 home park. Applicant is currently the owner of Klamath View  
17 Trailer Park and Eddy's Place trailer sales to the east (across  
18 Mallard Lane) of this property. The "97" Trailer Court is about  
19 550 feet west of this property with vacant land intervening. The  
20 adjoining property to the south consists of repair and storage  
21 facilities belonging to Pacific Power and Light Company. The land  
22 to the east is also industrial. The shop and storage yard of  
23 Klamath Disposal Company are across Greensprings to the north  
24 along with a large tract of vacant land.

25 3. The land is in SCS Soil Class VII, as a general rule  
26 not designated for agricultural preservation. The general area  
27 is committed to high density residential and industrial uses.

28 4. The site has no timber productivity rating and no  
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- 1 trees are growing on it.
- 2 5. There are no inventoried scenic, historic or natural
- 3 resources which would be affected by this proposal.
- 4 6. A letter from the Klamath County Health Services
- 5 Department (County Exhibit E) indicates that the sewage disposal
- 6 and water systems in Klamath View Mobile Home Park have a history
- 7 of problems. The applicant should clarify for the Planning Commis-
- 8 sion his plans for proper sewage disposal and water distribution
- 9 and provide information on any improvements made to the Klamath
- 10 View facilities if they are to be used for the new park.
- 11 7. The area is not known to be subject to natural
- 12 hazards.
- 13 8. Applicant's plot plan indicates that a swimming pool,
- 14 recreation hall and fenced play yard are to be provided for park
- 15 residents.
- 16 9. The park would generate little employment except
- 17 during the construction period. The county would benefit through
- 18 added property tax.
- 19 10. The proposed mobile home park would provide approxi-
- 20 mately 60 spaces serving the western Klamath Falls area. This
- 21 hearing would be convenient to such centers of employment as
- 22 Columbia Plywood and Weyerhaeuser Company.
- 23 11. Electrical and telephone service are available. A
- 24 letter from the City Water Utility indicates that water service
- 25 can be made available to the property. The property is in the
- 26 Stewart Lennox Fire Protection District.
- 27 12. The site fronts on Greensprings Drive and Mallard
- 28 Lane, both of which are paved.

1 13. Energy conservation would be promoted through  
2 compact development close to the city.

3 14. The site is in the Klamath Falls metropolitan area,  
4 within the proposed Urban Growth Boundary.

5 CONCLUSIONS OF LAW FOR COMPREHENSIVE LAND USE PLAN  
6 CHANGE:

7 1. The property affected by the change of zone is ade-  
8 quate in size and shape to facilitate those uses normally allowed  
9 in conjunction with such zoning;

10 2. The property affected by the proposed change of zone  
11 is properly related to streets and highways to adequately serve  
12 the type of traffic generated by such uses that may be permitted  
13 therein;

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

17 4. That the proposed change of zone is in keeping with  
18 land uses and improvements, trends in land development, density  
19 of land development, and prospective needs for development in the  
20 affected area.

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

24 FINDINGS OF FACT FOR ZONE CHANGE:

25 1. The existing CLUP and Zoning are Suburban Density  
26 and Residential Agricultural.

27 2. The property consists of 16.50 acres and is rectangu-  
28 lar in shape.

3. The property is located in the SE 1/4 of Section 5, Township 39, Range 9. It is within the new Urban Growth Boundary and lies south of Greensprings Drive and west of Mallard Lane.

4. The purpose of the change is to allow for extending the existing mobile home park from across Mallard Lane.

5. There would be no negative effects on surrounding properties as there are three other existing parks in the immediate area.

6. Land use trends in the area are toward high density and industrial.

LCDC GOALS:

1. A hearing on this matter has been set before the Klamath County Planning Commission on October 27, 1981. Notice has been sent to neighboring property owners, concerned agencies, and to the Herald and News.

2. The request is to allow for development of a mobile home park. Applicant is currently the owner of Klamath View Trailer Park and Eddy's Place trailer sales to the east (across Mallard Lane) of this property. The "97" Trailer Court is about 550 feet west of this property with vacant land intervening. The adjoining property to the south consists of repair and storage facilities belonging to Pacific Power and Light Company. The land to the east is also industrial. The shop and storage yard of Klamath Disposal Company are across Greensprings to the north along with a large tract of vacant land.

3. The land is in SCS Soil Class VII, as a general rule not designated for agricultural preservation. The general area is committed to high density residential and industrial uses.

1           4. The site has no timber productivity rating and no  
2 trees are growing on it.

3           5. There are no inventoried scenic, historic or natural  
4 resources which would be affected by this proposal.

5           6. A letter from the Klamath County Health Services  
6 Department (County Exhibit E) indicates that the sewage disposal  
7 and water systems in Klamath View Mobile Home Park have a history  
8 of problems. The applicant should clarify for the Planning Commis-  
9 sion his plans for proper sewage disposal and water distribution  
10 and provide information on any improvements made to the Klamath  
11 View facilities if they are to be used for the new park.

12           7. The area is not known to be subject to natural  
13 hazards.

14           8. Applicant's plot plan indicates that a swimming pool,  
15 recreation hall and fenced play yard are to be provided for park  
16 residents.

17           9. The park would generate little employment except  
18 during the construction period. The county would benefit through  
19 added property tax.

20           10. The proposed mobile home park would provide approxi-  
21 mately six spaces serving the western Klamath Falls area. This  
22 would be convenient to such centers of employment as Columbia  
23 Plywood and Weyerhaeuser Company.

24           11. Electrical and telephone service are available. A  
25 letter from the City Water Utility indicates that water service  
26 can be made available to the property. The property is in the  
27 Stewart Lennox Fire Protection District.

28           12. The site fronts on Greensprings Drive and Mallard

1 Lane, both of which are paved.

2 13. Energy conservation would be promoted through com-  
3 pact development close to the city.

4 14. The site is in the Klamath Falls metropolitan area,  
5 within the proposed Urban Growth Boundary.

6 CONCLUSIONS OF LAW FOR ZONE CHANGE:

7 1. The property affected by the change of zone is ade-  
8 quate in size and shape to facilitate those uses normally allowed  
9 in conjunction with such zoning;

10 2. The property affected by the proposed change of zone  
11 is properly related to streets and highways to adequately serve  
12 the type of traffic generated by such uses that may be permitted  
13 therein;

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

17 4. That the proposed change of zone is in keeping with  
18 land uses and improvements, trends in land development, density  
19 of land development, and prospective needs for development in the  
20 affected area.

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

24 NOW, THEREFORE, it is hereby ordered that the property  
25 described as Tax Lots 1300, 302 and 1500, located in the SE 1/4  
26 of Section 5, Township 39, Range 9, be granted a Comprehensive  
27 Land Use Plan change from Suburban Density to Multiple Density and  
28 a Zone Change from RA (Residential Agricultural) to MHP (Mobile



1 Home Park). This approval is granted subject to the condition  
2 that prior to the use of this property for a mobile home park the  
3 applicant hook up to the water and sewer mains being extended into  
4 this area.

5 DONE AND DATED THIS 7th DAY OF January, 1982.

6  
7 Hayd L. Wynne  
8 Chairman of the Board

9 Alvin A. Cleys  
10 County Commissioner

11  
12 \_\_\_\_\_  
County Commissioner

13 APPROVED AS TO FORM:  
14 Boivin & Boivin

15 By: Robert Boivin  
16 County Legal Counsel

17 STATE OF OREGON, COUNTY OF KLAMATH; ss.

18 Filed for record in ~~xxxxxxx~~

19 On 8 day of January A.D. 1982 at 10:30 A.M.

20 duly recorded in Vol. M 82 of Deeds on page 215.

21 No Fee

22 EVLYN BIEHL, County Clerk

By Jayne M. Dine

23 Commissioners Journal  
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