

KLAMATH COUNTY, OREGON

IN THE MATTER OF THE APPLICATION)
FOR COMPREHENSIVE LAND USE PLAN)
MAP AND ZONE CHANGE NO. 18-82)
FOR DON SLOAN)

O R D E R

THIS MATTER having come on for hearing upon the application of Don Sloan for a Comprehensive Land Use Plan map change from Urban Residential to General Commercial and a zone change from RS to CG on real property described as being a portion of Section 1, Tax Lots 1100 and 1200, Township 39, Range 9. Public hearing having been heard by the Klamath County Planning Commission on July 27, 1982, wherefrom the testimony and information produced at the hearing by the applicant, Planning Staff and others in attendance the Planning Commission recommended approval. Following action by the Planning Commission, a public hearing before the Board of Commissioners was held on September 13, 1982, wherefrom the testimony at said hearing it appeared that the record below was accurate and complete at the hearing before the Planning Commission and that the application should be granted.

The Board of Commissioners makes the following Findings of Fact and Conclusions of Law:

FINDINGS OF FACT:

1. The Board of Commissioners finds the applicant to be Don Sloan.

2. The Board of Commissioners find that the general location of the site is the southeast intersection of South Sixth Street and Madison.

3. The Board of Commissioners find that the size of

1 property involved for the change in land use is approximately 2
2 acres in size and adequate in size and shape to accommodate the
3 proposed use.

4 4. The Board of Commissioners find that the ground is
5 level and that there is an existing mobile home sales on the
6 subject property.

7 5. The Board of Commissioners find that the site is not
8 suitable for raising forest or agricultural products because of
9 the fact that the area is committed to urban uses and surrounded
10 by existing development.

11 6. The Board of Commissioners found site for change to
12 Commercial General would be for a mobile home sales lot.

13 7. The Board of Commissioners find that per testimony,
14 that access would be off of South Sixth Street, a paved four-lane
15 State Highway. This highway appears to be able to carry the kind
16 of traffic that would be generated by the proposed use.

17 8. The Board of Commissioners find, per testimony, that
18 the effect on adjacent and surrounding properties would be minimal
19 to none in that it does not adversely effect surrounding uses.

20 9. The Board of Commissioners found, per testimony, that
21 the site is served be water and sewer districts.

22 10. The Board of Commissioners find that change in land
23 use would not have an adverse effect on wildlife on Goal 5
24 elements.

25 11. The Board of Commissioners found notification had been
26 sent to all those of concern.

27 12. The Board of Commissioners found site to be

1 predominantly Class III soils; however subject property and
2 surrounding properties are physically committed to urban uses.
3 No exception is needed due to the committed nature of the area.

4 13. The Board of Commissioners found site to have no
5 Timber Site Productivity rating and no measurable potential for
6 timber growth.

7 14. The Board of Commissioners found site for change in
8 use, not being in a historic area or having significant natural
9 resources.

10 15. The Board of Commissioners found site to be in the
11 Klamath Falls Fire District #1.

12 16. The Board of Commissioners found site to have public
13 facilities such as electricity and telephones.

14 CONCLUSIONS OF LAW:

15 1. The Board of County Commissioners conclude that this
16 change in Comprehensive Land Use Plan permits orderly and
17 beneficial development, while protecting the character of
18 neighborhoods and communities, and the social and economic
19 stability of the County.

20 2. The Board of County Commissioners conclude that this
21 change in Comprehensive Land Use Plan supports the protection and
22 preservation of the County's space and recreational resources
23 while providing for appropriate development.

24 3. The Board of County Commissioners conclude that this
25 change in Comprehensive Land Use Plan will further the goals and
26 policies of the Klamath County Comprehensive Plan.

27 NOW, THEREFORE, it is hereby ordered that the application

16782

1 for the Comprehensive Land Use Plan change from Urban Residential
2 to General Commercial and a zone change from RS to CG for Don
3 Sloan on subject property is hereby granted.
4

5 DONE AND DATED THIS 29th DAY OF November, 1982.
6
7

8 Floyd L. Wynne
9 Commissioner Floyd Wynne

10 Nell Kuonen
11 Commissioner Nell Kuonen
12

13 Alvin A. Cheyne
14 Commissioner Alvin Cheyne
15
16

17
18 Approved as to Form:
19 Boivin and Boivin
20 Robert Boivin
21

22 STATE OF OREGON; COUNTY OF KLAMATH; ss.
23

24 Filed for record .

25 this 2 day of Dec. A. D. 1982 at 10:01 o'clock A. M., and
26 duly recorded in Vol. M82, of Deeds on No. 26779,
27 No Fee

28 COMMISSIONERS JOURNAL

By Evelyn Biehn Evelyn Biehn, County Clerk