

BOARD OF COUNTY COMMISSIONERS  
KLAMATH COUNTY, OREGON

17508

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1 IN THE MATTER OF THE APPLICATION)  
2 FOR ZONE CHANGE NO. 23-82 for )  
3 MARION RIBBLE )

O R D E R

4 THIS MATTER having come on for hearing upon the  
5 application of Marion Ribble for a zone change from CG (General  
6 Commercial) to PUD (Planned Unit Development) by the Klamath  
7 County Planning Commission, on real property described as Section  
8 4, Township 34, Range 7, being Tax Lots 400, 700 and 200. Public  
9 hearings have been heard by the Klamath County Planning Commission  
10 on September 28, 1982, wherefrom the testimony, reports, and  
11 information produced at the hearing by the applicant, members of  
12 the Planning Department Staff and other persons in attendance,  
13 the Planning Commission recommended approval to the Board of  
14 County Commissioners. Following action by the Planning Commission,  
15 a public hearing before the Board of County Commissioners was  
16 regularly held on November 29, 1982, wherefrom the testimony at  
17 said hearing it appeared that the record below was accurate and  
18 complete and it appears from the testimony, reports and exhibits  
19 introduced at the hearing before the Planning Commission that the  
20 application for a zone change for the subject property, should  
21 be granted.

22  
23 The Board of County Commissioners makes the following  
24 Findings of Fact and Conclusions of Law as required by Ordinance.

25 FINDINGS OF FACT:

- 26 1. The Board of Commissioners found the property owner  
27 to be Marion Ribble.  
28 2. The Board of Commissioners found subject property to

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1 be approximately 25 acres in size and to be irregularly shaped.

2 3. Per testimony, it was found that an existing motel/  
3 resort has been on site for PUD approximately 30 years.

4 4. Applicant's application was for a change in zone  
5 only, that being to a PUD zone, with land use designation staying  
6 General Commercial.

7 5. It was found that applicant's plot plan, Exhibit No.  
8 1, indicated that there would be two phases of development.  
9 The first phase being the existing motel/resort buildings, with  
10 phase two being ten new additional units.

11 6. It was found that applicant's plot plan also  
12 indicated frontage onto Spring Creek with an existing boat house  
13 and two boat docks for public use. Plot plan also indicated a  
14 proposed tennis court, driving range and putting green.

15 7. Applicant's plot plan indicated two access points  
16 off of U.S. Highway 97. Both access points are approved by the  
17 State Highway Division as per letter indicated as Klamath County  
18 Exhibit "D."

19 8. It was pointed out in the applicant's exhibit no. 2,  
20 concept plan, that along with the recreational uses, there would  
21 be commercial uses such as small retail shops for food and  
22 necessities.

23 9. Planning Department sent out notification to all  
24 agencies and area committees as required by Ordinance, therefore,  
25 addressing Goal 1 of Citizen Involvement.

26 10. It was found that applicant submitted a concept plan,  
27 applicant's exhibit no. 2, as required by Ordinance, indicating

1 total acreage, character of uses of site as well as adjoining  
2 properties. Concept plan also indicated proposed uses and  
3 activities, along with residential uses, therefore addressing  
4 Goal 2 on Land Use Planning.

5 11. It was found site had an existing commercial use,  
6 such as motel, small retail shops, and zoned commercial general,  
7 therefore, applicant did not need to take an exception to proposed  
8 use, addressing Goal 3 and 4 issues.

9 12. It was pointed out that applicant has an existing  
10 septic system for existing use. Site is also in the Chiloquin  
11 Fire District, meaning site is in a low fire hazard area, address-  
12 ing Goal 6 and 7.

13 13. Site is close to recreational sites, such as Spring  
14 Creek Camp, Williamson River Camp, and Collier State Park.  
15 Proposed PUD will also have its own recreational uses, addressing  
16 Goal 8.

17 14. It was indicated by Applicant's Exhibit No. 1, plot  
18 plan, and Applicant's Exhibit No. 2, Concept Plan, that the  
19 proposed condominiums would allow additional housing in the area.

20 15. It was found site for change was approximately five  
21 to six miles from the City of Chiloquin, which has centers of  
22 employment, goods and services. Site also has electricity and  
23 therefore would not be a waste of time and manpower developing  
24 energy to site.

25 CONCLUSIONS OF LAW:

26 1. The Board of County Commissioners concludes that this  
27 change in zone permits orderly and beneficial development, while

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1 protecting the character of neighborhoods and communities, and  
 2 the social and economic stability of the County.

3 2. The Board of County Commissioners concludes that this  
 4 change in zone supports the protection and preservation of the  
 5 County's space and recreational resources while providing for  
 6 appropriate development.

7 3. The Board of County Commissioners concludes that  
 8 this change in zone will further the goals and policies of the  
 9 Klamath County Comprehensive Plan.

10 NOW, THEREFORE, it is hereby ordered that the application  
 11 for the zone change from CG (General Commercial) to PUD (Planned  
 12 Unit Development) for Marion Ribble on the subject property is  
 13 hereby granted.

14 DONE AND DATED THIS 9<sup>th</sup> DAY OF December, 1982.

15  
 16 Kayd L. Wynne  
 17 Commissioner Wynne

18  
 19 Alvin A. Cheyne  
 20 Commissioner Cheyne

21  
 22 Neil Kuonen  
 23 Commissioner Kuonen

24 APPROVED AS TO FORM:  
 25 Boivin & Boivin

26 By Mark D. Brown

27 STATE OF OREGON, )  
 28 County of Klamath )

Filed for ~~recordation~~

this 10 day of Dec. A.D. 19 82

10:18 o'clock A M, and duly

recorded in Vol. M82 of Deeds

and 17508

EVELYN BIEHN, County Clerk

By John M. Brown Deputy

Fee No Fee COMMISSIONERS JOURNAL