

23845

BEFORE THE PLANNING COMMISSION
KLAMATH COUNTY, OREGON

Vol. 183 Page 5085

1
2 IN THE MATTER OF CLUP &
3 ZC NO. 2-83 FOR EDWARD)
4 MASON)
5)
6)
7)
8)
9)
10)
11)
12)
13)
14)
15)
16)
17)
18)
19)
20)
21)
22)
23)
24)
25)
26)
27)
28)

O R D E R

This Comprehensive Land Use Plan Map Change and Zone Change No. 2-83 for Edward Mason, came on for hearing before the Klamath County Planning Commission with public hearing having been heard on April 26, 1983, wherefrom the testimony, reports and information produced at the hearing by the applicant, planning staff and other persons in attendance, the Planning Commission approved the CLUP and Zone Change request from AU (Agricultural Use) to CH (Commercial Highway) to allow for sales and repair of truck trailer and farm equipment.

The Planning Commission makes the following Findings of Fact:

FINDINGS OF FACT:

1. The Planning Commission finds the applicant who made the request to be Edward Mason.
2. Property for change in Comprehensive Land Use Plan and Zone was located in the SW 1/4 of Section 30, Township 39, Range 9, being Tax Lot 1800.
3. The parcel for change was rectangular in shape and approximately 6.2 acres in size.
4. Testimony indicated that the parcel for change in land use and zone that drainage would run towards existing drains.
5. It was pointed out to the Planning Commission that in the surrounding area that there were other lots zoned CH for

'83 MAY 25 AM 9 44

1 a truck stop, restaurant, motel and gas station.

2 6. The Planning Commission, after reviewing the applicants
3 exception paper and additional information on Goal 3, made a
4 motion to approve the exceptions paper as submitted.

5 7. Testimony from the applicant, as well as information
6 from the exceptions paper, indicated that the 6.2 acres was not
7 an economical farm unit. As stated by the applicant, approx-
8 imately \$200 - \$300 was made off of the unit.

9 8. Testimony indicated that the use would be for sales
10 and repairs of trucks and trailers that would be utilized in
11 support of the agricultural business in the area.

12 9. It was pointed out by the applicant that this area
13 was close to the agricultural business area, and by having access
14 off of Highway 97 South, that the use would be more conveneint
15 to the farmer than having to drive into town.

16 10. The Planning Commission made in their motion to
17 include the L.C.D.C. Goals 1 - 14 of the staff report to add to
18 their findings.

19 The following Conclusions of Law are based on the fore-
20 going Findings of Fact:

21 CONCLUSIONS OF LAW:

22 1. The Planning Commission concludes that this change in
23 Comprehensive Land Use Plan and Zone permits orderly and
24 beneficial development, while protecting the character of
25 neighborhoods and communities, and the social and economical
26 stability of the County.

27 2. The Planning Commission concludes that this change in

1 Comprehensive Land Use Plan and Zone supports the protection of
 2 the County's space and recreational resources while providing
 3 for appropriate development.

4 3. The Planning Commission concludes that this change in
 5 Comprehensive Land Use Plan and Zone will further the goals and
 6 policies of the Klamath County Comprehensive Plan.

7 NOW, THEREFORE, it is hereby ordered that the application
 8 for the Comprehensive Land Use Plan Change from Agricultural Use
 9 to Highway Commercial, and a zone change from AU to CH for
 10 Edward Mason is hereby approved.

11 DONE AND DATED THIS 24th DAY OF May, 1983.

12 KLAMATH COUNTY PLANNING COMMISSION

13 Gordon DeArmond
 14 Gordon DeArmond, Chairman

15 Georgia Dehlinger
 16 Georgia Dehlinger, Member

17 Richard J. Nellipowitz
 18 Richard Nellipowitz, Member

19 John Monfore
 20 John Monfore, Member

21 Edward Livingston
 22 Edward Livingston, Member

23 Gilbert Moty, Member

24 Mildred Brooks
 25 Mildred Brooks, Member

26 APPROVED AS TO FORM:

27 Robert Boivin
 28 Boivin & Boivin

STATE OF OREGON: COUNTY OF KLAMATH ;ss
 I hereby certify that the within instrument was received and filed for
 record on the 25th day of May A.D., 19 83 at 9:44 o'clock A M
 and duly recorded in Vol M83, of deeds on page 8085

EVELYN BIEHN COUNTY CLERK
 by Joe Spurr Deputy

FEE \$ no fee