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BEFORE THE PLANNING COMMISSION  
KLAMATH COUNTY, OREGON

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1  
2 IN THE MATTER OF CLUP &  
3 ZC NO. 5-83 FOR ROBERT )  
4 PERLA )

## O R D E R

5 This Comprehensive Land Use Plan Map Change and Zone Change  
6 No. 5-83 for Robert Perla, came on for hearing before the Klamath  
7 County Planning Commission with public hearing having been heard  
8 on May 24, 1983, wherefrom the testimony, reports and information  
9 produced at the hearing by the representative, planning staff and  
10 other persons in attendance, the Planning Commission approved the  
11 CLUP and Zone Change request from EFU (Exclusive Farm Use) to  
12 RR (Rural Residential) to allow for residential use.

13 The Planning Commission makes the following Findings of  
14 Fact:

FINDINGS OF FACT:

- 15  
16 1. The Planning Commission finds the applicant who made  
17 the request to be Robert Perla, represented by Timothy Bailey.  
18 2. The property for change in Comprehensive Land Use Plan  
19 and Zone was located in the NW 1/4 of Section 8, Township 35,  
20 Range 7, being Tax Lot 2302.  
21 3. The parcel for change was rectangular in shape and  
22 approximately 120 acres in size.  
23 4. Testimony indicated that the parcel for change in  
24 land use and zone that drainage would run towards existing drain.  
25 5. It was pointed out to the Planning Commission that the  
26 site for change was flat to rolling topography and rectangular  
27 in shape.  
28 6. The Planning Commission, after reviewing the applicant's

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1 exceptions paper and additional information on Goal 3 and Goal 4,  
2 made a motion to approve the exceptions paper as submitted by the  
3 representative.

4 7. Testimony from the representative, as well as informa-  
5 tion from the exceptions paper, indicated that the 120 acres  
6 was not an economical agricultural unit. As stated by the  
7 representative, there would be approximately a minus \$545.89 when  
8 being used for cattle management.

9 8. It was pointed out by the representative that the  
10 proposed change was in an area where lots were for residential  
11 use and not an agricultural area.

12 9. It was pointed out that access would be off of State  
13 Highway 62.

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

17 The following Conclusions of Law are based on the foregoing  
18 Findings of Fact:

19 CONCLUSIONS OF LAW:

20 1. The Planning Commission concludes that this change in  
21 Comprehensive Land Use Plan and Zone permits orderly and bene-  
22 ficial development, while protecting the character of neighbor-  
23 hoods and communities, and the social and economical stability of  
24 the County.

25 2. The Planning Commission concludes that this change in  
26 Comprehensive Land Use Plan and Zone supports the protection of  
27 the County's space and recreational resources while providing for  
28 appropriate development.

3. The Planning Commission concludes that this change in land use plan and zone will further the goals and policies of the Klamath County Comprehensive Plan.

NOW, THEREFORE, it is hereby ordered that the application for the Comprehensive Land Use Plan change from Agricultural Use to Rural Residential, and a zone change from EFU to RR for Robert Perlá is hereby approved.

DONE AND DATED THIS 28th DAY OF June, 1983.

KLAMATH COUNTY PLANNING COMMISSION

Gordon DeArmond, Chairman

Richard J. Hellpowitz  
Richard Hellpowitz, Vice Chairman

John Monfore, Member

Nona Hagelsstein  
Nona Hagelsstein, Member

Mildred Brooks  
Mildred Brooks, Member

Edward Livingston  
Edward Livingston, Member

Georgia Dehlinger  
Georgia Dehlinger, Member

APPROVED AS TO FORM:

BOIVIN & BOIVIN

STATE OF OREGON: COUNTY OF KLAMATH :ss

I hereby certify that the within instrument was received and filed for record on the 30th day of June A.D., 1983 at 11:39 o'clock A M, and duly recorded in Vol M83, of D Deeds on page 10284.

EVELYN BIEHN COUNTY CLERK

by Lee Davis Deputy

Fee \$ None