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2 IN THE MATTER OF REQUEST FOR)
3 CLUP & ZC NO. 6-83 FOR)
4 ROBERT PERLA)
5)

O R D E R

6
7 This Comprehensive Land Use Plan Map Change and Zone Change
8 No. 6-83 for Robert Perla, came on for hearing before the Klamath
9 County Planning Commission with public hearing having been heard
10 on May 24, 1983, wherefrom the testimony, reports and information
11 produced at the hearing by the applicant, planning staff and
12 other persons in attendance, the Planning Commission approved
13 the CLUP and Zone Change request from AU (Agricultural Use) to
14 RR (Rural Residential) to allow for recreational and residential
15 use on approximately 39.47 acres.

16 The Planning Commission makes the following Findings of
17 Fact:

FINDINGS OF FACT:

- 18
19 1. The Planning Commission finds the applicant who made
20 the request to be Robert Perla, with the representative being
21 Timothy Bailey.
- 22 2. Property for change in Comprehensive Land Use Plan and
23 Zone was located in Section 18, Township 35, Range 7, being Tax
24 Lot 203.
- 25 3. The parcel for change was rectangular in shape and
26 approximately 39.47 acres in size.
- 27 4. Testimony indicated that the parcel for change in land
28 use and zone that drainage would run towards existing drains and
lake.

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1 5. It was pointed out to the Planning Commission that in
2 the surrounding area that there were other lots zoned for
3 residential use; however, said lots were 10,000 square feet in
4 size and most of the lots were sold out.

5 6. The Planning Commission, after reviewing the applicant's
6 exceptions paper and additional information on Goal 3, made a
7 motion to approve the exceptions paper as submitted. (See Klamath
8 County Exhibit G).

9 7. Testimony from the representative, as well as informa-
10 tion from the exceptions paper, indicated that the 39.47 acres was
11 not an economical agricultural unit. As stated by the represent-
12 ative, from the exceptions paper, to return to farm land for
13 cattle management, there would be a minus \$3,913.40.

14 8. It was pointed out by the representative that this area
15 was close to recreational uses such as Agency Lake and the site
16 would give the applicant access to Agency Lake, which would be a
17 convenience to surrounding property owners.

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

21 The following Conclusions of Law are based on the foregoing
22 Findings of Fact:

23 CONCLUSIONS OF LAW:

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

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

3. The Planning Commission concludes that this change in Comprehensive 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 AU to RR for Robert Perla, is hereby approved.

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

KLAMATH COUNTY PLANNING COMMISSION

Gordon DeArmond, Chairman

Richard Nellipowitz
Richard Nellipowitz, Vice Chairman

John Monfore, Member

Mildred Brooks
Mildred Brooks, Member

Georgia Dehlinger
Georgia Dehlinger, Member

Edward Livingston
Edward Livingston, Member

Nona Hagelestein
Nona Hagelestein, Member

APPROVED AS TO FORM:

Boivin & Boivin
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 Deeds on page 10287.

Fee \$ None

EVELYN BIEHN COUNTY CLERK

by Lee Lewis Deputy