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BEFORE THE PLANNING COMMISSION
OF KLAMATH COUNTY, STATE OF OREGON

In re:

Development Plan Submitted)
by the Keno Rural Fire)
Protection District)

No. PUD 19-83
FINDINGS OF FACT
CONCLUSIONS OF LAW,
AND ORDER

This matter has come before the Planning Commission upon the application of the Keno Rural Fire Protection District, for the approval of its Master Plan for development of a fire station on a one acre parcel in that area known as Westwood Hills. Testimony from the applicant have been heard.

The application concerns the implementation of a currently existing PUD zone on property near Weyerhaeuser. This zone was adopted by Klamath County pursuant to specific finding in the legislature process, by Order dated Nov. 25, 1981.

The Keno Rural Fire Protection District is requesting approval for the placement of a fire station on a one acre site located northeast of the intersection of Highway 66 and Round Lake Road in Section 27, Township 39 S, Range 8 E. The parcel is located in that area legislatively zoned as Planned Unit Development by the County. However, at the present time there is no development plan on file for the area owned by Ponderosa of Klamath, Ltd.

Since both the District and the owners of the property desire to facilitate location of a fire station on the property at this time rather than waiting subdivision, a lease agreement has been entered into and placement and design of the station has been coordinated with Ponderosa of Klamath, Ltd. to assure compliance with the owner's tentative subdivision and development plan. The site is located in the proposed 'commercial' area of the P.U.D.

The subject one acre site lies approximately 250 feet north of Highway 66, and measures 150' x 289'. There are no trees on the site, its prior use being pasture land. There are no public facilities presently available to the site.

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The District does not envision using the station other than to house fire apparatus and therefore does not require water or sewer at this time. Upon development of P.U.D. by the owner, such services are expected to be available.

The proposed building will measure approximately 51' x 31' and be situated perpendicular to Highway 66 on the western one-quarter of the subject property. The structural steel building will be faced with block on two sides and with galvanized steel, horizontally paneled siding painted an earth tone on the two sides generally visible to the passing public.

The site will be landscaped with plantings along the southwest building side and will conform in all particulars with the future P.U.D. development plan for the area generally.

FINDINGS OF FACT

1. The Order of the Klamath County Board of Commissioners dated November 25, 1981, including its findings, is still relevant and correct and should be reaffirmed.
2. The Master Plan (Development Plan) for the subject 1 acre parcel satisfies all of the conditions of the P.U.D. Zone.
3. The Master Plan complies with the general standards set forth in Article 86.001 of the Land Development Code in that the land use plan designated overlay is rural residential and general commercial and the property is under control of a single entity which has the authority to take all the actions and exercise full authority to develop the land as a planned development.
4. To the extent relevant to this limited rural fire station development on a one acre parcel, state-wide goals and guidelines have been complied with by the proposed development/Development Plan and the proceedings herein.

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CONCLUSION OF LAW, AND ORDER

The Master Development Plan presented is hereby approved and adopted, including all of the provisions thereof.

Dated this 20th day of December, 1983.

Richard J. Nellipowitz
Chairman of Planning Commission
Richard Nellipowitz

Mildred Brooks
Mildred Brooks, Member

Georgia Dehlinger
Georgia Dehlinger, Member

Gordon DeArmond
Gordon DeArmond, Member

Gilbert Moty
Gilbert Moty, Member

Edward Livingston
Edward Livingston, Member

John Monfore
John Monfore, Member

APPROVED AS TO FORM:

James R. Uerlings
James R. Uerlings

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 21st day of Dec. A.D. 19 83
at 9:28 o'clock A M, and duly
recorded in Vol. M83 of Deeds
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EVELYN BIEHN, County Clerk

By Ann Smith Deputy

Fee None

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