

BEFORE THE PLANNING COMMISSION

KLAMATH COUNTY, OREGON

IN THE MATTER OF CLUP & ZC)

NO. 26-83 FOR ROLLAND)

SCHILL)

O R D E R

This Comprehensive Land Use Plan Map Change and Zone Change No. 26-83 for Rollard Schill, came on for hearing before the Klamath County Planning Commission with public hearing having been heard on February 28, 1984, 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 Comprehensive Land Use Plan Map Change from Rural Residential to Transportation Commercial, and the Zone Change from RR (Rural Residential) to CH (Highway Commercial) to allow a small tractor distributorship.

The Planning Commission makes the following Findings of Fact:

FINDINGS OF FACT:

1. The Planning Commission finds the applicant to be Rolland Schill.

2. The property for change in Comprehensive Land Use Plan and Zone is located in Section 36, Township 37, Range 8, being Tax Lot 4100.

3. The parcel for change is rectangular in shape and approximately 2 acres in size.

4. It was pointed out that there are existing outbuildings

1 on the subject property that will be utilized for the proposed
2 use, that being for the tractor distributorship.

3 5. The Planning Commission found, per testimony, that
4 access would be off of State Highway 97. The Highway appears to
5 be able to carry the kind of traffic that would be generated by
6 the proposed use.

7 6. The Planning Commission found, per testimony, that
8 the effect on adjacent and surrounding properties would be
9 minimal to none in that it does not adversely effect
10 surrounding uses.

11 7. The Planning Commission found, per testimony, that
12 the site has water and sewer.

13 8. The Planning Commission finds that the change in land
14 use would not have an adverse effect on wildlife on Goal 5
15 elements.

16 9. The Planning Commission found that notification had
17 been sent out to all those of concern.

18 10. The Planning Commission found the site to have no
19 Timber Site Productivity Rating and no measurable potential for
20 timber growth.

21 11. The Planning Commission found the site to be in the
22 Klamath County Fire District No. 1.

23 12. The Planning Commission found the site for change in
24 use not to be in an historic area or having significant natural
25 resources, as the site was zoned for rural residential uses.

26 13. The Planning Commission found the site to have public
27 facilities such as electricity and telephone.

28 The following Conclusions of Law are based on the
CLUP & ZC 26-83

1 foregoing Findings of Fact:
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3 CONCLUSIONS OF LAW:

4 1. The Planning Commission concludes that this change in
5 Comprehensive Land Use Plan permit orderly and beneficial
6 development, while protecting the character of neighborhoods and
7 communities, and the social and economic stability of the County.

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

12 3. The Planning Commission concludes that this change in
13 Comprehensive Land Use Plan will further the goals and policies
14 of the Klamath County Comprehensive Plan.

15 NOW, THEREFORE, it is hereby ordered that the application
16 for the Comprehensive Land Use Plan Change from Rural Residential
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1 to Transportation Commercial, and a Zone Change from RR (Rural
2 Residential) to CH (Highway Commercial) for Rolland Schill is
3 approved.

4 DONE AND DATED THIS 28th DAY OF March, 1984.

6 KLAMATH COUNTY PLANNING COMMISSION

7 Richard Nellipowitz
8 Richard Nellipowitz, Chairman

9 Georgia Dehlinger, Member

10 Steven Miller
11 Steven Miller, Member

12 Mildred Brooks
13 Mildred Brooks, Member

14 John Monfore
15 John Monfore, Member

16 Edward Livingston, Member

17 APPROVED AS TO FORM:

18 Boivin & Boivin

19 Return: Commissioners Journal

20 CLUP & ZC 26-83

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STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for
record on the 28th day of March A.D., 1984 at 9:04 o'clock A M.
and duly recorded in Vol M84, of Deeds on page 4003.

EVELYN BIEHN, COUNTY CLERK

Fee: \$ None

by: Pam Smith Deputy