

40717

BEFORE THE PLANNING COMMISSION
OF KLAMATH COUNTY, STATE OF OREGON

In re:)
Comprehensive Land Use Plan) ORDER 6-84
Change and Zone Change by)
Charles Wiper, III)

THIS MATTER having come before the Planning Commission upon the application of Willamette Pass, Charles Wiper, III, seeking approval of a Comprehensive Land Use Plan change from Rural and Transportation Commercial and a zone change from Rural-1 and Highway Commercial to Planned Unit Development. Testimony and exhibits were received from the applicant and witnesses on July 24, 1984, with a decision made on July 25, 1984.

NOW, THEREFORE, the Planning Commission hereby makes the following Findings of Fact:

1. Charpes Wiper, III, is the deed holder of the proposed site. The development of this project is under the control of the applicant, is committed to and in support of the proposed uses of land, that being a mixture of Residential and Commercial.

2. The property consists of approximately 4.83 acres located at the Crescent Lake Junction Road and west of State Highway 58 in the town of Crescent Lake.

3. The property is generally flat with the topography ranging from nearly level to a slight slope.

4. There are presently on the property two existing buildings, with buildings being used for commercial and residential

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1 uses.

2 5. Site for change abuts State Highway 58, with access
3 being off of said Highway. Testimony by applicant indicated
4 they will meet State Highway requirements as submitted by
5 letter which was made part of the record (see Exhibit P).

6 6. Applicant looked at other sites as alternative sites
7 for this project and found they were not as advantageous in
8 terms of accessibility or economic benefit to applicant.

9 7. The Planning Department sent out notification to
10 several agencies of concern, including the State Highway
11 Department and the County Health Department. In addition,
12 adjacent property owners were notified of the pending zone
13 change and land use plan change application. The Planning
14 Department also published Notice of Public Hearing in the
15 Herald and News as required by State law.

16 8. Testimony by applicant indicated there was a definite
17 need for the proposed uses within the Planned Unit Development
18 in the town of Crescent Lake.

19 9. The existing units presently on site are not capable
20 of housing the projected increase of people.

21 10. Testimony indicated the proposed Planned Unit Develop-
22 ment on the property would have no significant adverse impact
23 on any surrounding properties.

24 11. Sewage disposal will be individual septic tanks and
25 will comply with all necessary health requirements. Water
26 will be provided by individual well and will meet health
27 requirements on setbacks from sewage facilities, meaning water
28 quality will be preserved.

1 12. Site is in a fire district, with the nearest fire
2 equipment being in the town of Crescent.

3 13. The proposed Planned Unit Development will provide
4 housing and commercial use for people who are there for
5 recreational purposes.

6 14. The proposed use will add monies to the town of Cres-
7 cent Lake and improve the economy, to some extent.

8 15. Site is within the Rural Community Boundary of the
9 Town of Crescent Lake and has some facilities to accommodate
10 subject site.

11 CONCLUSIONS OF LAW:

12 1. The Planning Commission concludes that this change in
13 Comprehensive Land Use Plan and Zone permit is an orderly and
14 beneficial development, while protecting the character of
15 neighborhoods and communities, and the social and economical
16 stability of the County.

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

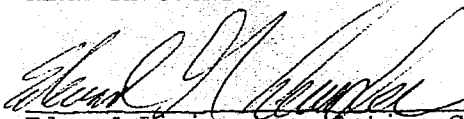
21 3. The Planning Commission concludes that this change in
22 Comprehensive Land Use Plan and Zone will further the goals and
23 policies of the Klamath County Comprehensive Plan.


24 NOW, THEREFORE, it is hereby ordered that the application
25 for the Comprehensive Land Use Plan Map Change from
26 Rural and Transportation Commercial, and a Zone Change from
27 Highway Commercial and Rural-1 to Planned Unit Development
28 ///

for Charles Wiper, III, is hereby approved.


DONE AND DATED this 28th day of August, 1984.

KLAMATH COUNTY PLANNING COMMISSION


Edward Livingston, Acting Chairman


Gil Moty, Member


Gordon DeArmond, Member


Steve Miller, Member


Mildred Brooks, Member

Return: Commissioners Journal

APPROVED AS TO FORM:


By 
BOIVIN & BOIVIN

CLUP & ZC 6-84

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 August A.D., 1984 at 4:02 o'clock P. M., and duly recorded in Vol M84, of Deeds on page 15090.

EVELYN BIEHN, COUNTY CLERK

by: , Deputy

Fee: \$ None