

BEFORE THE KLAMATH COUNTY PLANNING COMMISSION AND
BOARD OF COMMISSIONERS

KLAMATH COUNTY, OREGON

Vol. 1487 Page 18538

ORDER NO. 140

IN THE MATTER OF REQUEST FOR)
COMPREHENSIVE LAND USE PLAN AND)
ZONE CHANGE 6-87 FOR THEODORE DICKEN)

I. NATURE OF APPLICATION

A hearing was held on this matter on September 22, 1987,
being a joint hearing before the Klamath County Planning Commis-
sion and Board of Commissioners.

This request for a change of Land Use Plan from General
Commercial to Urban Residential and Zone Change from CG (General
Commercial) to RS (Suburban Residential) to allow residential use.

II. NAMES OF THOSE INVOLVED

Theodore Dicken, the applicant, was represented by Frank
Ganong, who was present at the hearing and testified. Planning
Department staff was present, with Staff Report being read into
the record by staff member, Carl Shuck. Klamath County Counsel,
Michael Spencer, was present. There was testimony submitted by
the proponent, being Frank Ganong.

The following exhibits were offered, received, and made a
part of the record:

Exhibit A, Staff Report

Exhibit B, Assessor's Map

Exhibit C, Letter from State Highway Division 9-10-87

Exhibit D, State Construction Permit

Exhibit E and E-1, Photos of Subject Parcel

III. LEGAL DESCRIPTION

Property is located in Section 7 of Township 39S, Range 10EWM
with account number being 3910-7BA-300. General location of site
is on north side of Highway 140E, approximately 3/10 mile east

87 OCT 12 PM 4 33

1 of Highway 39 Junction.

2 IV. RELEVANT FACTS

3 Property is approximately 5.42 acres in size with topography
4 having a slight slope to the south. The zoning is RS (Suburban
5 Residential) and has an existing house and accessory building.
6 The RS zoning allows for the existing uses. The area to the east
7 and south is zoned RS and is residential in nature.

8 Services and Facilities:

- 9 A. Access - Off of State Highway 140E, a paved State road.
10 B. Sewer - Individual septic tank
11 C. Water - Individual well
12 D. Fire District - Klamath County Fire District No. 1
13 E. Utility Districts - Pacific Power and Light and Pacific
14 Northwest Bell
15 F. School District - County School District

16 V. RELEVANT APPROVAL CRITERIA

17 Refer to Page 4 of the Klamath County Staff Report, Exhibit A,
18 under Land Use Planning, making reference to the Review Criteria
19 for a land use plan change, Section 48.003(A-C) and Section 47.003
20 (A-D) of the Land Development Code.

21 VI. FINDINGS

22 The Board of Commissioners and Planning Commission find that
23 the evidence submitted and testimony offered by the applicant did
24 demonstrate the proper criteria for approval as set out in
25 Section 48.003(A-C) and Section 47.003(A-D) of the Land Development
26 Code.

27 VII. CONCLUSIONS

28 This application has satisfied or addressed the review cri-

1 teria of Section 48.003(A-C) and Section 47.003(A-D) of the Land
2 Development Code.

3 VIII. ORDER

4 Therefore, the Board of Commissioners accepts the recommenda-
5 tion of approval of the Planning Commission of application for
6 CLUP and ZC 6-87 for Theodore Dicken for a Land Use Plan change
7 from General Commercial to Urban Residential and a Zone Change
8 from CG (General Commercial) to RS (Suburban Residential) for
9 an existing residence.

10 Dated this 7th Day of October, 1987.

11 BOARD OF COUNTY COMMISSIONERS

12
13 John Rogers
14 Chairman

15
16 R. G. Hamilton
17 Commissioner

18
19 John Anderson
20 Commissioner

21 Approved as to Form and Content:

22
23 Michael Spencer
24 Michael Spencer, County Legal Counsel

25
26
27
28 CLUP & ZC 6-87
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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Planning Department the 12th
of October A.D., 19 87 at 4:33 o'clock P M., and duly recorded in Vol. 187
of Deeds on Page 18538

FEE NONE
Return: Commissioners' Journal

Evelyn Blehn, County Clerk
By John Smith