

BEFORE THE
KLAMATH COUNTY PLANNING COMMISSION
KLAMATH COUNTY, OREGON

IN THE MATTER OF REQUEST FOR)
CONDITIONAL USE PERMIT 988 TO)
PERMIT A NINE-HOLE GOLF COURSE)
IN THE FIRST ADDITION TO)
SHIELD CREST SUBDIVISION, ON)
BEHALF OF MR. AND MRS. ROBERT)
CHEYNE)

ORDER

I. NATURE OF APPLICATION

A hearing was held on this matter on April 26, 1988, being a regular meeting time for the Klamath County Planning Commission. This request is to construct a nine-hole golf course on land zoned R-1 with a PUD overlay. As such, it is a Permitted Use under the terms of the Klamath County Land Development Code, Section 26.002 (F) and Article 52 and Article 44, the controlling authority.

II. NAMES OF THOSE INVOLVED

The applicants, Mr. and Mrs. Robert Cheyne, were present at the hearing. They were represented by Mr. Roy Huberd and Mr. Dan Meader. The Planning Department staff was present, with staff report being read into the record by Carl Shuck. Deputy County Council, David Mannix, was present.

III. EXHIBITS

EXHIBIT A - Staff Report

EXHIBIT B - Environmental Health Department comments

EXHIBIT C - Letter from Dan Meader, 4/18/88

EXHIBIT D - Findings Document Submitted by Applicants

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IV. LEGAL DESCRIPTION

The property is located in the Northwest one-quarter of Section 8, Township 39 South, Range 10 East. The property is just north of the intersection of State Highway No. 140 and Shield Crest Drive.

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V. RELEVANT FACTS

The property contains approximately 120 acres and is a platted subdivision zoned R-1 with PUD overlay. The purpose of the Conditional Use Permit is to allow construction of a nine-hole golf course within the property boundaries. The total approved density would drop from 34 lots to 30. Existing zoning, with the PUD overlay, allows the golf course as a Permitted Use.

VI. RELEVANT APPROVAL CRITERIA

Refer to Exhibit A, Klamath County staff report, making reference to review criteria for a Conditional Use permit, including Section 26.002(F), Section 52.001(A and B), and Section 44.003(A, B, and C) of the Land Development Code.

VII. FINDINGS

Klamath County Planning Commission finds that the evidence submitted and testimony offered by the applicants did demonstrate proper criteria for approval as set out in Section 26.002(F), Section 52.001(A and B), and Section 44.003(A, B and C) of the Land Development Code.

VIII. CONDITIONS

None.

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IX. CONCLUSIONS

This application has satisfied and addressed the relevant review criteria as noted in Section 7.

X. ORDER

Therefore, the Klamath County Planning Commission accepts the recommendation of approval of the Klamath County Planning staff of the application for Conditional Use Permit No. 9-88 for Mr. and Mrs. Robert Cheyne for development of a golf course within a Planned Unit Development.

DATED this 10th day of May, 1988.

CHAIRMAN OF THE PLANNING COMMISSION

Susan H. Crismon

SECRETARY TO THE PLANNING COMMISSION

Carl Shuck

APPROVED AS TO FORM AND CONTENT:

Dudman
Legal Counsel

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Planning Dept. the 17th day of May A.D., 1988 at 9:18 o'clock A M., and duly recorded in Vol. M88 of Deeds on Page 7645

FEE None

Evelyn Biehn

County Clerk

By Bernetha H. Fetsch