

BEFORE THE KLAMATH COUNTY PLANNING COMMISSION AND
BOARD OF COMMISSIONERS OF KLAMATH COUNTY, OREGON

IN THE MATTER OF THE REQUEST FOR)
COMPREHENSIVE LAND USE PLAN AND)
ZONE CHANGE 4-90 FOR ROBERT CRAPO)

ORDER 90-204

I. NATURE OF APPLICATION

A hearing was held on this application on May 29, 1990, being a joint hearing before the Planning Commission and Board of Commissioners. The request was for a change of land use from Urban Residential to General Commercial and a zone change from RS Suburban Residential to CG General Commercial to develop a 28 unit mini storage facility.

II. NAMES OF THOSE INVOLVED

Robert Crapo, applicant was present. Planning Department was represented by Carl Shuck, Planning Director and Karen Burg the Recording Secretary. A quorum of the Planning Commission and Board of Commissioners was present.

III. FINDINGS OF FACT

1. Site for change in land use and zone is located in a portion of Section 36 of TS 38, R 9, Tax Lot 3201. Size of subject property is approximately 13,137 square feet for the proposed storage facilities.

2. Contents of the file including Exhibits A-D were incorporated into the record as evidence.

3. Notice was forwarded to Department of Land Conservation and Development as well as to the surrounding property owners and those Agencies of concern. Surrounding property owners did testify in opposition to the proposed use. Testimony from adjacent property owners indicated that the proposed use would not be compatible to uses in area and would be more of an impact than a residential use.

4. Parcel of land is zoned Suburban Residential as well as the adjacent lands with residential use being adjacent to parcel to the north and west across Madison Street. Approximately 120 feet southwest of proposed use is a lot zoned Neighborhood Commercial, which use was there prior to zoning, that being a neighborhood grocery store.

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5. In review of the staff report and hearing testimony from applicant and surrounding property owners, the Board of Commissioners accepted the recommendation of denial from the Planning Commission based on that the proposed use would be a spot zone and would not be compatible with adjacent uses.

6. The proposed change was found not to be compatible with adjacent uses and would have an adverse affect on those abutting properties, such as the residences.

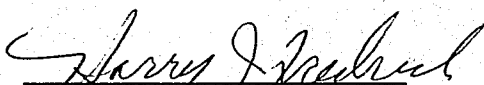
7. The proposed change was not supported by factual information for this change to General Commercial.

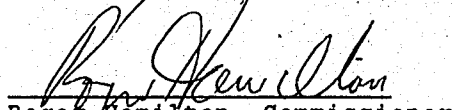
ORDER

Therefore, the Board of Commissioners based on the above findings denies the proposed land use and zone change for Robert Crapo, on property described as being in por of section 36 of TS 38, R 9, tax lot 3201.

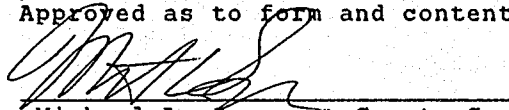
Dated this 1 day of June, 1990.

BOARD OF COMMISSIONERS


Harry Fredricks, Chairman


Roger Hamilton, Commissioner

Approved as to form and content:


Michael L. Spencer, County Counsel

NOTICE OF APPEAL RIGHTS

You are hereby notified that this decision may be appealed to the Land Use Board of Appeals within 21 days following the mailing of this order. Failure to do so in a timely manner may affect your right to appeal this decision. On how to file appeal, one can contact the Planning Department.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 7th day of June A.D., 19 90 at 2:29 o'clock P M., and duly recorded in Vol. M90 of Deeds on Page 11025.

FEE none

Evelyn Biehn County Clerk

By Danise Muelens

Return; Commissioners Journal