

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 8-90 FOR MICHAEL AND)
DONNA RADFORD)

ORDER 90 - 205

NATURE OF APPLICATION

A hearing was held on this application May 29, 1990, being a joint hearing before the Planning Commission and the Board of Commissioners. The request was for a change of land use plan from Urban Residential to General Commercial and a zone change from RS Suburban Residential to CG General Commercial to expand existing nursery. This application was reviewed pursuant to Articles 47 and 48 of the Land Development Code, Ordinance 45.

NAMES OF THOSE INVOLVED

Michael and Donna Radford, applicant were present. No written testimony was received in opposition. Planning Department was represented by Carl Shuck, Planning Director. Karen Burg was the Recording Secretary. A quorum of the Planning Commission and Board of Commissioners was present.

FINDINGS OF FACT

1. Site for change in land use and zone is located in a portion of Section 3 of TS39 R9 being Tax Lot 5800. Size of parcel for extended use is approximately 21,000 square feet.
2. The contents of the file including Exhibits A-E were incorporated into the record as evidence.
3. Planning Commission recommended approval of applicant's Exhibit C, letter from applicant explaining reason for expansion of existing use.
4. Notice was forwarded to the Department of Land Conservation and Development. No response was received from the agency.
5. The parcel for change in land use and zone has existing house and garage which will become the office with the garage being utilized for storage of facilities for security.
6. Remaining property will be used for potting of plants and storage of wood pallets and soil mix.

62 JUN 7 PM 2 29
NOT 06

7. The expansion of the nursery will also provide for extra parking for the business as well as for the customers.

8. The Board of Commissioners accepted and approved criteria of section 47.003 and 48.003 as set out in the Staff Report.

RELEVANT CRITERIA

A. The proposed change is in conformance with all relevant policies of the counties comprehensive plan.

B. The proposed change is supported by factual information for this change.

C. The change in zone is in conformance with the Comprehensive Plan and other provisions of the Land Development Code.

D. The property affected by the change is adequate in size and shape to facilitate the use that would normally allowed in connection with such zoning.

E. Property affected by the proposed change is properly related to streets to adequately serve the type of traffic generated by use that may be permitted therein.

F. The proposed change will have no adverse affect on the surrounding development of abutting properties.

ORDER

Therefore, the Board of Commissioners grants the recommendation of the Planning Commission and request for a Plan Change from Urban Residential to General Commercial and Zone Change from RS (Suburban Residential) to CG (General Commercial), based upon findings provided by applicant, staff and exhibits which were made part of this record.

Dated this 1 day of June, 1990.

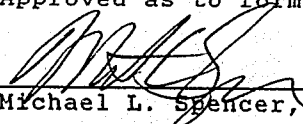
BOARD OF COUNTY COMMISSIONERS

Harry J. Fredricks
Harry Fredricks, Chairman

Roger Hamilton
Roger Hamilton, Commissioner

not present
Ted Lindow, Commissioner

Approved as to form and content:


Michael L. Spencer, County Counsel

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 11027.

FEE none

Evelyn Biehn County Clerk

By Caroline Mullendore

Return: Commissioners Journal