

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

IN THE MATTER OF THE REQUEST FOR)
 CLUP/EC 1-92 FOR MICHAEL NORRIS) ORDER

THIS matter came before a joint hearing of the Planning Commission and Board of Commissioners on April 28, 1991, in the County Commissioners Hearing Room in Klamath Falls, Oregon. The Planning Department was represented by Mr. Carl Shuck, Planning Director, and the recording secretary, Karen Burg. CLUP/EC file and all exhibits and other contents therein is incorporated by this reference into this matter.

This hearing was held pursuant to notice given in conformity with the Klamath County Planning Land Development Code and related Statutes. Mr. Michael Norris, the applicant was present and testified in favor of the application. No one testified in opposition.

FINDINGS OF FACT:

1. The Applicant requested a land use change from Urban Residential to Industrial and a zone change from RS (Suburban Residential) to IL(Light Industrial). The application was to develop 1.25 acres for a car body shop and storage of cars being worked on.
2. The property is located at 5609 Altamont, Klamath Falls, Oregon, and described as being in a portion of Sec 15, of T39S, R9 E8M, Tax Lot 1200, consisting of 1.25 acs.
3. The Authority for the proposed change is found in sections 47.030 and 48.030 of Articles 47 and 48 of the Klamath County Land Development Code.
4. The proposed change was reviewed in light of factual information given to the Planning Commission and Board of Commissioners by Mr. Norris and Planning Departments staff report. Mr. Norris's testimony indicated that there are other industrial uses in the surrounding area; specifically, directly to the west and across Altamont there are two paving businesses. Approximately 300 feet south of the site there are trailer sales and gas station. Also, directly to the north of site is a lot zoned for commercial use. The lot was rezoned in 1988, to allow a 40x60 storage building.
5. Testimony by applicant and staff indicated that the area is basically a true mixture of uses, such as industrial, commercial, residential and that proposed use would not be a significant adverse affect to the area.

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6. Testimony by staff indicated that the lot involved in the change in land use and zone is adequately served by maintained streets and municipal utilities and services. Also staff indicated that access is off Altamont Street, which is capable of handling the type of traffic that would be generated from proposed use.

7. The factual information for the proposed use presented by the applicant indicated that the request was to maintain a body shop for restoring cars and storing same. Application was not for a wrecking yard.

CONCLUSIONS:

The above information and testimony given to the Planning Commission and Board of Commissioners, satisfied the review criteria. The correct notice was given and there was no evidence presented in opposition to the application. The proposed use will not cause a negative impact to the surrounding area.

ORDER

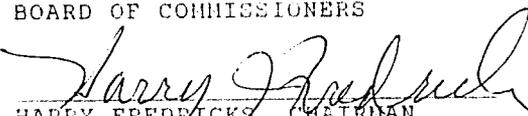
Therefore the Board of Commissioners accepts the recommendations of the Planning Commission and it is hereby ordered that the request for a change in land use from Urban Residential to Industrial and zone change from RS (Suburban Residential) to IL(Light Industrial) be granted.

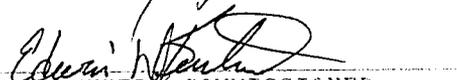
DATED THIS 13th DAY OF May, 1992

Approved as to Form and Content:


Reginald R. Davis, County Counsel

BOARD OF COMMISSIONERS


HARRY FREDRICKS, CHAIRMAN


ED KENTNER, COMMISSIONER


WES SINE, COMMISSIONER

NOTICE OF APPEAL RIGHTS

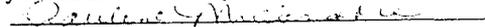
You are hereby notified this decision may be appealed to the Land Use Board of Appeals within 21 days following the mailing of this order. Failure to do so in a timely manner may affect your right to appeal this decision.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 15th day of May A.D., 19 92 at 4:05 o'clock P M., and duly recorded in Vol. R92 of Deeds on Page 10705.

FEE none

Evelyn Biehn - County Clerk

By 

Return: Commissioners Journal