

BEFORE THE BOARD OF COMMISSIONERS  
OF KLAMATH COUNTY, OREGON

IN THE MATTER OF CLUP/ZC 16-97  
FOR JOHN CARTER

ORDER

1. NATURE OF THE APPLICATION: The applicant is requesting a Comprehensive Land Use Plan and Zone Change (CLUP/ZC) from TRANSPORTATION COMMERCIAL/CT to RURAL/R-1 on 5.24 acres located 1.5 miles south of Keno on the west side of the Keno-Worden Rd..

2. NAMES OF THOSE INVOLVED: A Hearing on this application was conducted JANUARY 27, 1998. The applicant, John CARTER, appeared and entered testimony in behalf of his application. The Planning Department was represented by Kim Lundahl. Karen Burg was the Recording Secretary. Members of the Board of County Commissioners who participated in this Hearing were: William R. GARRARD, M. Steven WEST and Al SWITZER. The County Planning Commission, with a quorum present, participated in an advisory manner. A Notarized list of those who participated is on file at the Planning Department.

3. LOCATION: The subject property is a portion of the NW 1/4 NE 1/4 Sec. 7 T 40S R 3E. T.A. 4008-700-500. It is generally located at 12888 Keno-Worden Rd., Keno.

4. FINDINGS OF FACT:

A. Background Information

The parcel is level terrain and has an existing residence. The subject property is south of the KENO RCB for grocery stores, public and private recreational facilities, auto repair and service, restaurants, telephone and power service, and a State Highway; Hwy 66. It is within the Keno Rural Fire Protection District with a fire station being located approximately 1.7 miles north.

98 JAN 30 A9:43

Surrounding the subject property are parcels of property zoned F, FR, R-1, and IL. These designations were approved by the Board of Commissioners when the Comprehensive Plan for Klamath County was developed and acknowledged in December, 1985.

**5. HISTORIC USE:**

The subject property has been used for rural purposes for decades, and has never been used for commercial purposes.

**6. EXCEPTIONS DOCUMENTATION:**

As this is a plan/zone change NOT involving resource plan/zones, an EXCEPTIONS STATEMENT is NOT required. The Department of Land Conservation and Development (DLCD) did NOT respond to notification of this application.

**7. COMPREHENSIVE PLAN CHANGE REVIEW CRITERIA - ARTICLE 48:**

Klamath County Land Development Code Section 48.030A sets forth the review criteria for approving a comprehensive land use plan change. The criteria and the applicant's evidence which responds to the criteria are as follows:

A. The public need of this change in the Comprehensive Plan is shown by testimony entered by the applicant.

The Board finds there is demonstrated need for additional rural planned/zoned property.

B. The proposed change is in compliance with state-wide planning goals. The relevant state-wide planning goals are; Goals 1 - Citizen Involvement, 2 - Land Use Planning, 10 - Housing and 11 - Public facilities and Services.

The subject property was originally planned and zoned for Commercial use at the request the Keno Citizens Steering Committee.

Because of its size and proximity to expanding rural uses the proposed use as two additional homesites is found to be of no conflict.

The Board finds a positive impact would be realized by the conversion of the Commercial planned zoned property to a defined Rural use to be in harmony with the current trend in Keno, expanding rural community development. The state-wide goals of preserving and protecting land uses from conflicting uses are applicable to the subject property. The information set forth hereinabove demonstrates that the change in land use plan for the subject property from CT to R-1, will not decrease the Commercial Lands inventory to an appreciable degree.

Goal 11, Public Facilities and Services, is designed to plan for the timely, orderly, and efficient arrangement of public facilities and services. In developing its Comprehensive Land Use Plan, the County studied the existing development of land in the County and the relationship between land development and the need for public facilities and services. Those studies are part of Klamath County's Comprehensive Plan. For Rural development, the County identified in its comprehensive plan a need for the provision of the following services:

- (1) Road development and maintenance;
- (2) Water and sewer/septic services;
- (3) Fire protection; and
- (4) Power, telephone, and other utilities.

In comparing the provision of those services to the subject property, the record shows the subject property shows the property is accessed by a County maintained paved road. Water service is by on-site wells, sewage disposal is by septic system. The property is located in the Keno Rural Fire Protection District.

Electric and telephone services will be provided to the property. Other services available in the general area include public parks, grocery stores, churches, recreational facilities and other small community services.

C. The proposed change is in conformance with policies of the Klamath County Comprehensive Plan. The subject application and planned use for the property is congruent with the policies for state-wide planning Goals 1, 2, 10 and 11 which are described hereinabove. As described above, this area is well-suited for Rural use, and is a desirable location for the use proposed.

The Board finds there is a definite demonstrated need for this type of development, rural sized homesites. The area has available the public and private services which the county deems necessary and the services can accommodate the growth that will arise from the development of this property without any adverse effect.

#### **8. ZONE CHANGE REVIEW CRITERIA - ARTICLE 47:**

Article 47 of the Klamath County Land Development Code contains the review criteria which must be addressed in approving a change of zone. The criteria and the applicants' evidence of compliance therewith is as follows:

A. The proposed change of zone from CT to R-1 is in conformance with the comprehensive plan and all other provision of the Land Development Code. The relevant comprehensive plan, findings and policies are discussed hereinabove. In addition, many of the Land Development Code requirements are also discussed above or demonstrated.

B. The property affected by the change of zone is adequate in size and shape to facilitate the uses that are allowed in conjunction with such zoning. The applicant has filed a

Land Partition (64-97) which reflects the creation of two additional homesites.

The information submitted herewith demonstrates that domestic water, fire protection and septic systems and other required utilities are well suited for the development of the subject property.

C. The property affected by the proposed change of zone is properly related to streets to adequately serve the type of traffic generated by such use that may be permitted therein. The preliminary partition submitted by the applicant shows the access proposed. County and state roads which serve the subject property have the capacity to carry the increased traffic which will be generated by the homes proposed on the subject property.

D. The proposed change of zone will have no adverse effect on the appropriate use and development of adjacent properties. As described above, the subject property lies south of Keno which is committed to development as a rural community. The pattern of development surrounding the subject property is rural residential. The development of this property will not interfere or impact commercial agriculture and forestry uses.

#### **9. OTHER CONSIDERATIONS:**

The subject property does not lie within any identified fish or wildlife resource area. The exception site contains no mineral or aggregate resources, historic or cultural values, energy resources, or other resources listed under Goal 5 of the Klamath County Comprehensive Plan.

The proposal does not conflict with any natural resource values, and it does not conflict with any air, water, or land resource quality criteria.

The subject property is not in an area subject to natural disaster or hazards and is not required for the recreational needs of the state and its visitors. The development of the property will enhance economic development of Klamath County by increasing the tax base value.

**10. PLANNING COMMISSION RECOMMENDATION:**

The Planning Commission has recommended APPROVAL of this application. The Board appreciates the Planning Commission effort and has fully considered the recommendation, Exhibits A-C and testimony entered.

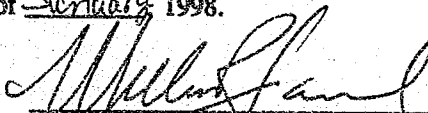
**11. CONCLUSION AND ORDER:**

The Board of Commissioners finds the subject property is well suited and sited for rural development. The development of the property will meet a demonstrated need for rural uses. Proper notice of the application and the hearing was given. The intent of the Statewide Planning Goals have been met.



THEREFORE, pursuant to motion made by Al SWITZER and seconded by M. Steven WEST it is hereby ordered the change of Comprehensive Land Use Plan designation and zoning of the subject property from TRANSPORTATION COMMERCIAL/CT to RURAL/R-I for John CARTER IS APPROVED.

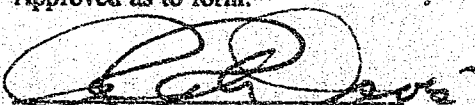
DATED this 29 day of January 1998.

  
William R. GARRARD, Chairman

  
M. Steven WEST, Commissioner

  
Al SWITZER, Commissioner

Approved as to form:

  
Reginald R. Davis  
County Counsel

#### 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 date of mailing of this ORDER. Contact the Land Use Board of Appeals for information as how to file this appeal. Failure to do so in a timely manner may affect your right to appeal.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County BOC the 30th day  
of January A.D. 19 98 at 9:43 o'clock A. M., and duly recorded in Vol. M98  
of Deeds on Page 2881  
Return: Commissioners Journal

FEE No Fee

By Bernetha G. Letsch, County Clerk  
