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## BEFORE THE KLAMATH COUNTY BOARD OF COMMISSIONERS

<b>IN THE MATTER OF FILE NUMBER CLUP/ZC 12-17</b>	<b>FINAL ORDER</b>
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WHEREAS, Fred Goetzke/LPG Real Estate, LLC, applicant, requested approval of an amendment to the Comprehensive Plan designation from Commercial to Rural Community Residential on Parcel 2 of LP 18-16 and vice versa on Parcels 1 and 3 and change the zoning designation from Rural Community Resort Commercial (RCR-C) to Rural Residential – 2 acre minimum lot size (R-2) on Parcel 2 and vice versa on Parcels 1 and 3; and

WHEREAS, the subject property is described as Tax Lots 2202, 2203 and 2204 in Section 18A of Township 24 South, Range 7 East Willamette Meridian; and

WHEREAS, the Klamath County Planning Department provided proper notice of a public hearing held on December 19, 2017 before the Klamath County Planning Commission and Board of County Commissioners; and

WHEREAS, the applicant submitted said request for the Comprehensive Plan amendment and associated zone change in due form for consideration; and

WHEREAS, based on testimony entered and consideration of the whole record, and making the proposed findings of fact in the application submittal and Staff Report their own, the Klamath County Planning Commission concluded the application was in conformance with State Law, Klamath County Land Development Code and Comprehensive Plan, and forwarded a recommendation of Approval for Planning File CLUP/ZC 12-17 to the Board of County Commissioners; and

WHEREAS, based on testimony entered and after consideration of the whole record; and with a recommendation for approval from the Klamath County Planning Commission, the Klamath County Board of Commissioners acting within their authority, accepted the Planning Commission's recommendation, and unanimously APPROVED the request of Planning File CLUP/ZC 12-17.

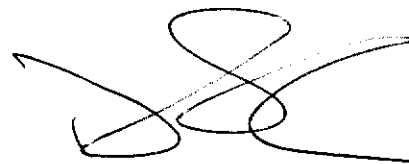
NOW, THEREFORE, THE KLAMATH COUNTY BOARD OF COMMISSIONERS  
ORDER AS FOLLOWS:

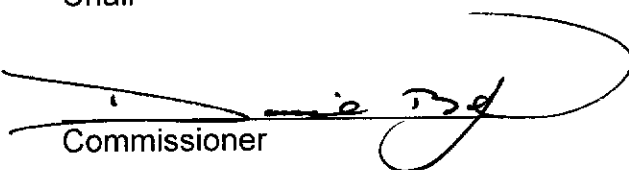
The Klamath County Planning Director shall draft for adoption by the Board of County Commissioners an ordinance amending the Klamath County Comprehensive Plan - General Land Use Plan Map and Zoning Map to reflect the proposed revision to the plan designation and zoning change as shown on attached Exhibit A.


Dated this 27 day of December, 2017

FOR THE BOARD OF COMMISSIONERS

  
Chair

  
Commissioner

  
Commissioner

  
County Counsel  
Approved as to form  
12/27/2017

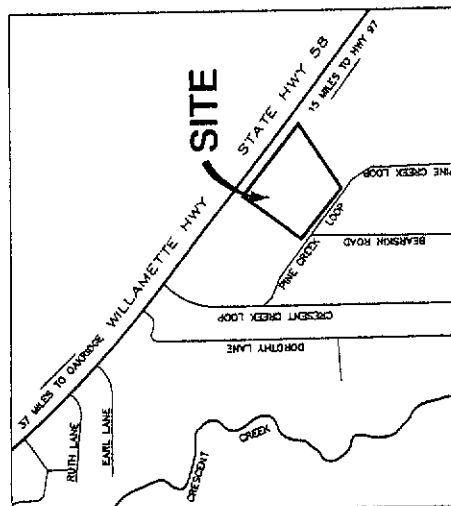
#### NOTICE OF APPEAL RIGHTS

This decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) within 21 days following the date of the mailing of this order. Contact LUBA for information as how to file this appeal (LUBA by phone 1-503-373-1265 or mail at 550 Capitol Street NE, Suite 235, Salem, Oregon 97301-2552). Failure to do so in a timely manner may affect your rights.

# EXHIBIT A

## TENTATIVE LAND PARTITION 18-16 REPLAT OF PARCEL 3 OF MLP 81-24

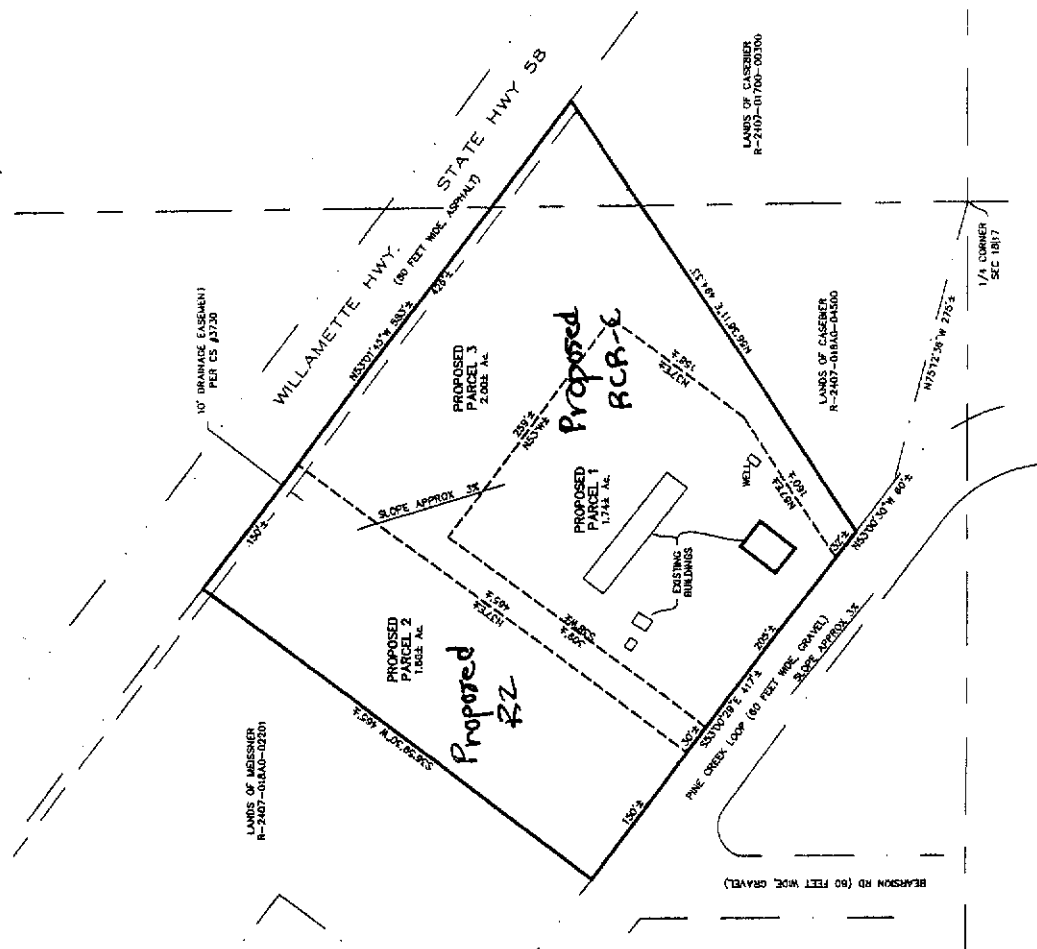
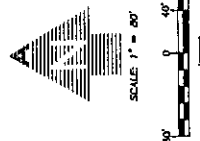
FOR LPG REAL ESTATE, LLC  
IN THE SE 1/4 NE 1/4 SEC. 18, TOWNSHIP 24 SOUTH, RANGE 7 EAST  
WILLAMETTE MERIDIAN, CLATSOP COUNTY, OREGON



SITE MAP

LEGEND

---	PROPERTY LINE
---	PROPOSED PARCEL LINE
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
---	SECTION/ALLOT PART LINE
---	ROAD RIGHT OF WAY
---	LOT LINES



PROPERTY INFORMATION

OWNER: LPG REAL ESTATE, LLC 122 CYPRESS FRONT RD HALF MOON BAY, CA 94019 541-515-4336	PARCEL 3: VACANT PROPOSED LAND USE: VACANT PROPOSED WATER SUPPLY: NONE PROPOSED SEWAGE DISPOSAL: NONE
SITE ADDRESS: 3825 PINE CREEK LOOP CRESTVIEW LAKE, OR 97133	PARCEL 2: VACANT PROPOSED LAND USE: VACANT PROPOSED WATER SUPPLY: NONE PROPOSED SEWAGE DISPOSAL: NONE
TAX LOTS: R-2407-01840-02202	PARCEL 1: VACANT PROPOSED LAND USE: VACANT PROPOSED WATER SUPPLY: NONE PROPOSED SEWAGE DISPOSAL: NONE
ZONING: R2 & RCR-C	
AREA: 5.314 ACRES	
VEHICULAR ACCESS: PINE CREEK LOOP OFF HWY 58	
FIRE PROTECTION: CENTRAL CASCADE FIRE & EMS	

ADKINS

CONSULTING  
ENGINEERING, LLP  
Engineers & Planners & Surveyors  
2950 Shonto Way, Klamath Falls, Oregon 97603 (541) 884-6666 FAX (541) 884-6335  
Oregon California

EXHIBIT 3  
FILE # CLUP/ZC 12-17

EXHIBIT 3  
FILE # LP 18-16