



Planning Commission Meeting Agenda September 27, 2022 ~ 6:00pm ~ Room 219

1. To Watch A Live Stream Of This Meeting, Click The Link Below Or Go To www.klamathcounty.org

[HTTP://WWW.KLAMATHCOUNTY.ORG/800/KLAMATH-COUNTY-GOVERNMENT-TELEVISION---L](http://www.klamathcounty.org/800/KLAMATH-COUNTY-GOVERNMENT-TELEVISION---L)

2. Call Order, Those Present, Flag Salute

3. BOCC & PC Items

1. **CLUP/ZC 6-22 DARRYL GOODSON**

Consideration of a request to approve a Comprehensive Plan Map Designation Change from "Rural Residential" to "Forestry" and Zone Change from Rural Residential (R5) to Forest Range (FR). The subject property is 25.1 acres and developed with one single-family dwelling and accessory buildings. The current zoning, R5, allows for the creation of lots for a single-family dwelling as small as 5 acres. The applicant proposed to rezone the property to Forest Range to develop an aquaculture business raising sturgeon. The Forest Range zone allows for all permitted and conditionally permitted uses in the Exclusive Farm Use (EFU) zone and Forestry (F) Zone. Generally, both the EFU and F zones limit development to one single-family dwelling per property. The subject site is on the east side of Bliss Rd approximately 1 ¼ south of the community of Sprague River. Map and Tax Lot: 3610-02200-01000

2. **CLUP/ZC 5-22 MINDY SCHELL**

Consideration of a request to approve a Comprehensive Plan Map Designation Change from "Forest" to "Residential" and Zone Change from Forest Range (FR) to Low Density Residential, and Comprehensive Plan Map Designation Change from Residential to Forest and Zone Change from Low Density Residential (RL) to Forest Range (FR). The subject property is currently undeveloped 80 acres property that has a mix zoning. A majority of the 80 acres is zoned Forest Range (although roughly half of the property is inside the Klamath Falls Urban Growth Boundary); however, a 2.5 acres area is zoned Low Density Residential. The portion of the property currently zoned residential was part of the North Ridge Estates Asbestos Clean Up and has asbestos buried within the ground.

The applicant would like to switch the zoning to an adjacent area that is currently zoned Forest Range to be able to build a dwelling without the risk of disturbing any of the buried asbestos. The subject site is located on the south side of Northridge Drive approximately 1/4 mile west of the intersection of Northridge Drive and Old Fort Road. Map and Tax Lot: 3809-015D0-1502 and 3809-015C0-00500

3. CLUP 3-22 HAYDEN MOUNTAIN PV2 LLC – Part One

Consideration of a request to approve an exception to Statewide Planning Goal 4 (Forestry) to permit a Conditional Use to construct a 906-acre solar facility and battery storage. The proposed facility will have the capacity to produce 160 megawatts of alternating current and up to 4 hours duration of 160-MW lithium-ion battery energy storage. The facility will connect to the existing PacifiCorp 230-Kilovolt JC Boyle to Copco transmission line. The subject site is located approximately 7 miles south of HWY 66 on a private road. The private road intersects with HWY 66 close to milepost 32. Map and Tax Lot: 4005-00000-00100 and 4105-00000-01100

4. PC Only Items

1. CUP 2-22 HAYDEN MOUNTAIN PV2 LLC – Part Two

Consideration of a request for approval of a Conditional Use Permit to construct a 906-acre solar facility and battery storage. The proposed facility will have the capacity to produce 160 megawatts of alternating current and up to 4 hours duration of 160-MW lithium-ion battery energy storage. The facility will connect to the existing PacifiCorp 230-Kilovolt JC Boyle to Copco transmission line. The subject site is located approximately 7 miles south of HWY 66 on a private road. The private road intersects with HWY 66 close to milepost 32. R-4005-00000-00100 and R-4105-00000-01100

5. Staff Items

6. Planning Commission Items

7. Other Business

8. Public Comments

9. Adjourn

communication access, should telephone this office at 541-883-5100  (voice/TDD) or the ADA Coordinator at 541-883-4296  at least 48 hours in advance of the scheduled meeting.
305 Main Street, Klamath Falls, OR 97601
Website: www.klamathcounty.org