

BEFORE THE BOARD OF COUNTY COMMISSIONERS

In and For the County of Klamath, State of Oregon

IN THE MATTER OF THE)
 APPLICATION FOR ZONE)
 CHANGE NO. 75-16 BY)
 JOE A. JONES)

O R D E R

THIS MATTER having come on for hearing upon the application of JOE A. JONES for a change of zone from RD 10,000 (Single Family Residential) to RD 3,000 (Multiple Family Residential) on real property described as being Lot 6, Lewis Tracts, located east of Ivory and north of Shasta Way, Klamath County, Oregon, and a public hearing on the application having been heard by the Klamath County Planning Commission on October 28, 1975, where from the testimony, reports and information produced at the hearing by the applicant, members of the Planning Department staff, and others in attendance, the Planning Commission recommended approval of the application. Following action by the Planning Commission, a public hearing was regularly held before the Board of County Commissioners on January 5, 1976, where from the testimony it appeared that the record was accurate and complete and it appearing from the reports and information produced at the hearing that the application should be granted, the Board of Commissioners makes the following findings of fact and conclusions of law in accordance with Ordinance No. 17, the Klamath County Zoning Ordinance:

Findings of Fact:

1. Applicant seeks a zone change from RD 10,000 (Single Family Residential) to RD 3,000 (Multiple Family Residential) in order to build duplexes on Lot 6, Lewis Tracts, said lot being 70'x200' in size.
2. The area surrounding the subject parcel is generally residential with single family dwellings, light agricultural lots, and several multifamily units in the vicinity.
3. Applicant feels his proposed use will be compatible with surrounding properties because of the number of rental units in the immediate area.
4. Applicant, being a building contractor, receives numerous requests for rental units. Realtors and bankers have advised him that there is a need for rental units.
5. Access to the property is off of Ivory Street; sewer service will be provided by South Suburban Sanitary District; and water is available from Oregon Water Corporation.

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6. Adjacent property owners with whom the applicant has discussed his plans have voiced no objections.

7. The Planning Commission on November 12, 1975, granted a variance on the lot width and distance between buildings in order for the applicant to comply with RD 3,000 property development standards. This variance is subject to approval of the zone change request by the Board of Commissioners.

Conclusions of Law:

1. The property affected by the change of zone is adequate in size and shape to facilitate those uses normally allowed in conjunction with such zoning;

2. The property affected by the proposed change of zone is properly related to streets and highways to adequately serve the type of traffic generated by such uses that may be permitted therein;

3. The proposed change of zone will have no adverse effect or only limited adverse effect on any property or the permitted uses thereof within the affected area;

4. The proposed change of zone is in keeping with land uses and improvements, trends in land development, density of land development, and prospective needs for development in the affected area; and

5. The proposed change of zone is in keeping with any land use plans duly adopted and does, in effect, represent the highest, best and most appropriate use of the land affected.

NOW, THEREFORE, IT IS HEREBY ORDERED that the application for change of zone by JOE A. JONES requesting a change from RD 10,000 (Single Family Residential) to RD 3,000 (Multiple Family Residential) on real property described as Lot 6, Lewis Tracts, located east of Ivory and north of Shasta Way, Klamath County, Oregon, said application being numbered Zone Change 75-16, is hereby granted.

DONE AND DATED THIS 9th day of February 1976.

Raymond P. Thorne
Chairman

Bryan Williams
Commissioner

Lloyd G. Pitt
Commissioner

APPROVED AS TO FORM:
Boivin and Boivin
Legal Counsel

BY [Signature]

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 10th day of FEBRUARY A.D., 19 76 at 8:55 o'clock A.M., and duly recorded in Vol. M 76 of DEEDS on Page 1861.

FEE NONE

WM. D. MILNE, County Clerk
By [Signature] Deputy