

BEFORE THE BOARD OF COUNTY COMMISSIONERS
In and For the County of Klamath, State of Oregon

IN THE MATTER OF THE)
APPLICATION FOR)
KLAMATH COUNTY ZONE)
CHANGE NUMBER 76-12)
FOR TOM PATTERSON)

O R D E R

THIS MATTER having come on for hearing upon application of Tom Patterson for a Zone Change from RD 10,000 (Residential Single Family) zone to RD 5,000 (Residential Single Family) zone on real property described as a parcel being the north portion of Lot 17, approximately 7,700 square feet of Lot 17, of Block 8, of Pleasant View Tracks and generally located on the southeast corner of Shast Way and Etna Street, Klamath Falls, Klamath County, Oregon. A public hearing on the application having been heard by the Klamath County Planning Commission on July 27, 1976, when from the testimony, reports and information produced at the hearing by the applicant, members of the Klamath County Planning Department Staff and other persons in attendance, the Planning Commission recommended approval of the application. Following action by the Planning Commission, a public hearing before the Board of County Commissioners was regularly held on August 24, 1976, where from the testimony it appeared that the record was accurate and complete and it appearing from the testimony, reports and information produced at the hearing that the application should be approved. The Board of County Commissioners make the following findings of fact and conclusions of law required by Ordinance No. 17, of the Klamath County Oregon:

Findings of Fact:

1. The 7,000 plus square foot lot to be created is adequate in size and shape to facilitate the use.
2. The existing 17,500 plus square feet Lot is larger than the owner can use.
3. There are other RD 5,000 through the immediate area, so the zone change will have no adverse effect on the property in the area.
4. There are no other small lots available in the area.
5. Traffic access is off of Etna Street which is adequate to accomodate the traffic which will be generated by the new lot.

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6. The proposed change of zone is in keeping with land use and improvements in prospective needs for the development of the effected area and represents the highest, best and most appropriate and most efficient use of the land affected.

7. There is a need for another lot in the area for residence as the applicant has received five inquiries already for the lot and the applicant testified that there were no other vacant lots available in the area suitable for mobile home placement.

8. No adjoining property owners objected to the change.

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. That 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.

5. That 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 of Tom Patterson for Zone Change 76-12, requesting a change of zone from RD 10,000 to RD 5,000 (Single Family Residential) on real property described as a parcel being the north portion of Lot 17, approximately 7,700 square feet of Lot 17, Block 8

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ORDER: ZONE CHANGE NO. 76-12
TOM PATTERSON
Page 3 of 3

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of Pleasant View Tracts, in Tosnship 39, Range 9, Section 2,
the southeast corner of Shasta Way and Etna Street, Klamath
County, Oregon is hereby approved.

DONE AND DATED THIS 16th day of November, 1976.

Chairman

[Signature]
County Commissioner

[Signature]
County Commissioner

APPROVED AS TO FORM:
Boivin and Boivin
County Legal Counsel

BY *[Signature]*

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of KLAMATH COUNTY BOARD OF COMMISSIONERS
this 17th day of NOVEMBER 12:15 A. D. 1976 at — o'clock P. M. and
duly recorded in Vol. M 76, of DEEDS on Page 18295
NO FEE Wm D. MILNE, County Clerk
[Signature]