

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

IN THE MATTER OF APPLICATION)
FOR CHANGE OF ZONE NUMBER 76-25,)
FOR VERA L. CHASE)

O R D E R

THIS MATTER having come on for hearing upon the application for a Zone Change from RD 8,000 (Residential Single Family) to RD 6,000 (Residential Single Family) on real property more particularly described as being located in the east 89 feet of Lot 14, Block 5, Pleasant View Tracts, Section 2, Township 39, Range 9, Klamath County Oregon, and a public hearing on the application having been heard by the Klamath County Planning Commission on November 23, 1976, 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 Commissioners on January 10, 1977, where from the testimony, it appeared that the record was accurate and complete and it appearing from reports and information produced at the hearing that there was substantial evidence for the action taken by the Planning Commission and 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. There are similar zones in the immediate area.
2. Traffic access is off of Gary Street which is adequate.
3. The proposed use will have no adverse effect on adjoining property.
4. The property is adequate in size and shape to meet the setback requirements of the RD 6,000 zone.
5. In the immediate area there is no other property available for the construction of a garage.

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.

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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 Vera L. Chase for a zone change from RD 8,000 (Residential Single Family) to RD 6,000 (Residential Single Family) on real property more particularly described as being located in the east 89 feet of Lot 14, Block 5, Pleasant View Tracts, Section 2, Township 39, Range 9, Klamath County Oregon, is hereby approved.

DONE AND DATED THIS 14th day of February, 1977.

Lloyd Gift

Lloyd Gift
Chairman

Nell Kuonen

Nell Kuonen
Commissioner

Raymond P. Thorne

Raymond Thorne
Commissioner

APPROVED AS TO FORM:
Boivin and Boivin
County Legal Counsel

By *Bradford J. Aspin*

STATE OF OREGON,
County of Klamath

Filed for record at request of

KIAMATH COUNTY BOARD OF COMMISSIONERS

on this 25th day of FEBRUARY A.D. 1977

at ~~XXXXXX~~ 2:58 o'clock P M, and duty

recorded in Vol. M 77 of DEEDS

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Wm D. MILNE, County Clerk

By *Val Page* Deputy

FEE - NONE