

BOARD OF COUNTY COMMISSIONERS

Klamath County, Oregon

IN THE MATTER OF APPLICATION)
FOR CHANGE OF ZONE No. 78-9,)
FOR HOY D. JOHNSON) O R D E R

THIS MATTER having come on for hearing upon the application of Hoy D. Johnson for a Change of Zone No. 78-9, for a change from RA (Residential-Agricultural) to RD 10,000 (Single-Family Residential) Zone and a public hearing having been heard by the Klamath County Planning Commission on April 25, 1978 and wherefrom the testimony, reports and information produced at the hearing by the applicant, members of the Planning Department staff and other persons in attendance, the Planning Commission recommended approval to the Board of County Commissioners. Following action by the Planning Commission, a public hearing before the Board of County Commissioners was regularly held on May 17, 1978, wherefrom the testimony, reports and information produced at the hearing below that the record below was accurate and complete for application for a Change of Zone for certain real property described as Tax Lot 1000, Section 34, Township 33S, Range 9 E.W.M., Klamath County, Oregon, and therefore should be granted.

The Board of County Commissioners makes the following Findings of Fact and Conclusions of Law as required by Ordinance No. 17, the Klamath County Zoning Ordinance.

FINDINGS OF FACT:

1. Testimony by applicant indicated that the proposed Zone Change was adequate in size in that lot size was .96 acres in size

1 and is large enough to develop these lots, each being 100'x140'.

2 2. Testimony by Planning Department staff pointed out to
3 the Planning Commission that location of proposed site was located
4 north of Beverly Drive and east of the Eastside Bypass.

5 3. Testimony by applicant indicated to the Planning Commis-
6 sion that there were other single-family dwellings in the area
7 on lots Zoned RD 10,000 which are to the west of proposed site.

8 4. Testimony indicated that Beverly Drive was a paved County
9 Road and it appeared that such road could be used for access and
10 that such road was adequate to carry the additional traffic that
11 would be generated by proposed use, that being Single-family
12 Residences.

13 5. Testimony indicated to the Planning Commission on April.
14 25, 1978, that applicant has been contacted by several people
15 for such a need for smaller lots to develop for residences.

16 6. The record showed that a letter from the North Suburban
17 Area Committee was read on April 25, 1978, indicating they approved
18 of such Zone Change and therefore addressed L.C.D.C. Goal No. 1
19 of L.C.D.C..

20 7. Goal No. 10, Housing Goal, of L.C.D.C. was addressed
21 in that with approval of this Zone Change, this will allow develop-
22 ment for housing on smaller lots of which there is a need.

23 8. Goal No. 14, Urban Growth Goal of L.C.D.C., was addressed
24 in this particular Zone Change in that, this change could be within
25 an Urban Growth Boundary Line.

26 CONCLUSIONS OF LAW:

27 1. The property affected by the Change of Zone is adequate
28 in size and shape to facilitate those uses normally allowed in

1 conjunction with such zoning.

2 2. The property affected by the proposed Change of Zone
3 is properly related to streets and highways to adequately serve
4 the type of traffic generated by such uses that may be permitted
5 therein.

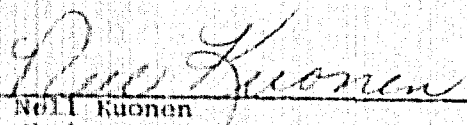
6 3. The proposed Change of Zone will have no adverse effect
7 or only limited adverse effect on any property or the permitted
8 uses thereof within the affected area.

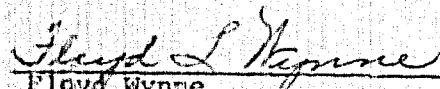
9 4. That the proposed Change of Zone is in keeping with any
10 land use plans duly adopted and does, in effect, represent the
11 highest, best and most appropriate use of the land affected.

12 5. That the proposed Change of Zone is in keeping with
13 land uses and improvements, trends in land development, density
14 of land development, and prospective needs for development in the
15 affected area.

16 NOW, THEREFORE, IT IS HEREBY ORDERED that the application of
17 Roy D. Johnson for a Change of Zone from RA (Residential-Agricultur-
18 al) to RD 10,000 (Single-Family Residential) Zone on real property
19 described as Tax Lot 1000, Section 34, Township 38S, Range 9 E.W.M.
20 Klamath County, Oregon, is hereby granted.

21 DONE AND DATED THIS 31st day of August, 1978.

22
23 
24 Nell Kuonen
Chairman

25
26 
27 Floyd Wynne
Commissioner

19722

Lloyd Gift
Lloyd Gift
Commissioner

APPROVED AS TO FORM:

Robert S. Brown

Boivin, Boivin & Aspell
County Legal Counsel

STATE OF OREGON, COUNTY OF Klamath; ss.

Filed for record on request of Klamath County

on the 7th day of September A. D. 1978 at 9:34 clock A.M., or

lastly recorded in Vol. 2473, of Deeds on Page 19719

Wm D. MILWE, County Clerk

By *Donna F. Hetch*

No Fee