

## BEFORE THE BOARD OF COUNTY COMMISSIONERS

Klamath County, Oregon

IN THE MATTER OF APPLICATION )  
FOR CHANGE OF ZONE No. 78-3, ) O R D E R  
HERMAN RONTVEIT )

THIS MATTER having come on for hearing upon the application of Herman Rontveit for a Change of Zone from AF (Agricultural-Forestry) to A (Agricultural) Zone and a public hearing having been heard by the Klamath County Planning Commission on March 28, 1978, 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 1, 1978, wherefrom the testimony, reports and information produced at the hearing below, it appeared that the record below was accurate and complete and that the application for a Change of Zone for certain real property described as Tax Lot 1500, Section 15, Township 39S, Range 10 S.W.M., and generally located north of the Klamath Falls-Lakeview Highway, should be granted.

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

FINDINGS OF FACT:

1. On March 28, 1978, it was pointed out to the Planning Commission that the subject parcel for Change in Zone to A (Agri-

1 cultural) Zone was located north of the Klamath Falls-Lakeview  
2 Highway.

3 2. Testimony from the Planning Department Staff indicated  
4 that proposed site for Change of Zone was approximately 14.2  
5 acres in size and that 10 acres would be sold with the remaining  
6 4.2 acres remaining under the ownership of Herman Rontvedt.

7 3. A Plot Plan, marked Applicant's Exhibit No. 1, was  
8 produced, indicating how the 14 acres would be split.

9 4. Testimony from applicant indicated to the Planning  
10 Commission that with the proposed site being a 10 acre parcel and  
11 a 4.2 acre parcel in size that these two parcels were adequate  
12 in size and shape to accomodate said uses of the A (Agricultural)  
13 Zone.

14 5. Testimony from applicant indicated that approximately  
15 4.2 acres of the 14 acres was sagebrush and rock and therefore  
16 not adequate for agricultural practices.

17 6. Testimony from the applicant, indicated that there were  
18 not too many small acreages in the area and therefore indicated  
19 a definite need for these size of acreage.

20 7. The Area Committee made no comments on such proposal and  
21 also no objections were expressed by people at the hearing and  
22 therefore Goal No. 1 of LCDC was addressed, that being, Citizen  
23 Involvement.

24 8. Goal No. 3 of LCDC, that being the Agricultural Goal,  
25 was addressed in that use of the two parcels would remain as  
26 Agricultural uses.

27 9. Goal No. 10 of LCDC was addressed in that the Change of  
28 Zone to A (Agricultural) Zone would allow a home site on two

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1 parcels.

2 CONCLUSIONS OF LAW:

3 1. The property affected by the Change of Zone is adequate  
4 in size and shape to facilitate those uses normally allowed in  
5 conjunction with such zoning.

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

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

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

16 5. That the proposed Change of zone is in keeping with land  
17 uses and improvements, trends in land development, density of  
18 land development, and prospective needs for development in the  
19 affected area.

20 NOW, THEREFORE IT IS HEREBY ORDERED that the application of  
21 Herman Romtvedt for a Change of Zone from AP (Agricultural-Forestry)  
22 to A (Agricultural) Zone on real property described as being  
23 Tax Lot 1500, Section 15, Township 39S, Range 10 E.W.M., generally  
24 located north of the Klamath Falls-Lakeview Highway is hereby  
25 granted.

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

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*Nell Kuonen*

Nell Kuonen  
Chairman

*Floyd L Wynne*

Floyd Wynne  
Commissioner

*Lloyd Gift*

Lloyd Gift  
Commissioner

STATE OF OREGON, COUNTY OF KLAMATH; ss.

and for record at request of Klamath County

on the 1st day of September A. D. 1978 at 9:34 clock A. M., or

duly recorded in Vol. 478 of Deeds on Page 19723

Wm D. MILNE, County Clerk

*Wm D. Milne*

No Fee

APPROVED AS TO FORM:  
Bolvin, Bolvin and Aspell.

By: *John D. Bolvin*  
County Legal Counsel