

BOARD OF COUNTY COMMISSIONERS

KLAMATH COUNTY, OREGON

IN THE MATTER OF THE APPLICATION)
FOR A ZONE CHANGE No. 77-27, BY)
JOSEPH GREEN)

O R D E R

THIS MATTER having come on for hearing upon the application of Joseph Green for a Zone Change from A (Agricultural) to RD 8,000 (Single-Family Residential) Zone, by the Klamath County Planning Commission, on real property described as Township 39S, Range 9 EWM, NE $\frac{1}{4}$ of Section 1. Public hearings having been heard by the Klamath County Planning Commission on November 22, 1977, 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 December 20, 1977, wherefrom the testimony at said hearing it appeared that the record below was accurate and complete and it appears from the testimony, reports and exhibits introduced at the hearing before the Planning Commission that the application for a Zone Change for the subject property, 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 FOR ZONE CHANGE:

1. The Board of County Commissioners found site for change of zone to be located south of Carlson Drive and Unity

1 Street, with Cottage Avenue being to the east.

2 2. The Board of County Commissioners found site for
3 change of zone to be 8 acres in size and therefore meets the
4 property development standards of the RD 8,000 Zone.

5 3. The Board of County Commissioners found applicant
6 would have access to Carlson Drive and Unity Street of which are
7 paved and appear to carry the kind of traffic that would be
8 generated by proposed use.

9 4. The Board of County Commissioners found site for
10 change of zone would have limited adverse effect in that there
11 were other RD 8,000 to RD 10,000 Zones in the area and developed
12 for urban use.

13 5. The Board of County Commissioners found that surround-
14 ing property owners had been notified of scheduled hearings, thus
15 addressing L.C.D.C. Goal No. 1, Citizen Involvement.

16 6. The Board of County Commissioners found site for
17 change of zone was in conformance with the Comprehensive Land Use
18 Plan map, being Urban Density, thus addressing L.C.D.C. Goal No.
19 2, Land Use Planning.

20 7. The Board of County Commissioners found site for
21 change of zone was to be for urban type development which would
22 allow housing to be developed on the approximately 8 acres, thus
23 addressing L.C.D.C. Goal No. 10, Housing.

24 8. The Board of County Commissioners found site for
25 change of zone had facilities, such as water, electricity, sewer,
26 plus telephone service, thus addressing L.C.D.C. Goal No. 11,
27 Public Facilities and Services.

28 9. The Board of County Commissioners found site for

1 change of zone would be in any urban growth boundary line that
2 may be established at a later date in time when all land use
3 studies have been completed, thus addressing L.C.D.C. Goal No. 14,
4 Urbanization.

5 CONCLUSIONS OF LAW FOR ZONE CHANGE:

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

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

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

16 4. That the proposed change of zone is in keeping
17 with land uses and improvements, trends in land development,
18 density of land development and prospective needs for develop-
19 ment in the affected area.

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

24 NOW, THEREFORE, it is hereby ordered that the applica-
25 tion for a Zone Change from A (Agricultural) to RD 8.000 (Single-
26 Family Residential) zone for Joseph Green on the subject property
27 is hereby granted.

28 DONE AND DATED THIS 29 DAY OF December, 1978

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Wm D. Milne
Chairman

Harold L. Kynne
Member

Lloyd Giff
Member

APPROVED AS TO FORM:
Boivin, Boivin & Aspell

By: *Robert L. Brown*

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at *Coquille*
this 3rd day of January A. D. 1979 at 6:10 o'clock A. M., and
fully recorded in Vol. M 79, of D 206 on Page 55

Wm D. MILNE, County Clerk
By *Maureen J. Peterson*
no fee

Boivin