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BOARD OF COUNTY COMMISSIONERS

KLAMATH COUNTY, OREGON

IN THE MATTER OF THE APPLICATION)
FOR ZONE CHANGE 78-20 FOR)
HAROLD KELLISON)

O R D E R

THIS MATTER having come on for hearing upon the application of Harold Kellison for a zone change from AF (Agriculture Forestry) to A (Agriculture) by the Klamath County Planning Commission, on real property described as Township 35, Range 7, Section 12 as well as south $\frac{1}{2}$ of Lot 2. Public hearings having been heard by the Klamath County Planning Commission on July 25, 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 September 5, 1978, 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:

1. The Board of County Commissioners found, per

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1 testimony, the Applicant's property was adequate in size and shape
2 in that site was 7 acres in size.

3 2. The Board of County Commissioners found, per testi-
4 mony, the Applicant's use, that being a mobile home, was allowed
5 outright in the A Zone and that there would not be adverse effect
6 to the surrounding properties.

7 3. The Board of County Commissioners found site was
8 located west of the Williamson River-Chiloquin Highway, which is
9 a paved highway and appears to be able to carry the kind of traf-
10 fic that would be generated by such use, that being a mobile home.

11 4. The Board of County Commissioners found that the site
12 for change of zone was in conformance with Comprehensive Lane Use
13 Plan map.

14 5. The Board of County Commissioners found that LCDC
15 Goal No. 1, Citizen Involvement, pertains in that the land owners
16 within 250 feet were notified in order to give testimony at the
17 Planning Commission hearing as well as the Board of Commissioners
18 hearing.

19 6. The Board of County Commissioners found that change
20 of zone from AF (Agriculture Forestry) to A (Agriculture) on ap-
21 proximately 7 acres will not reduce agriculture land, thus ad-
22 dressing Goal No. 3.

23 7. The Board of County Commissioners found that Appli-
24 cant had DEQ approval, thus addressing LCDC Goal No. 6.

25 8. The Board of County Commissioners found, per testi-
26 mony, that there was a housing need and that a mobile home would
27 provide such need, thus addressing LCDC Goal No. 10.

28 9. The Board of County Commissioners found site had

1 public facilities to site, such as electricity, telephone service
2 and that site was within the County School District.

3 CONCLUSIONS OF LAW:

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

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

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

14 4. That the proposed change of zone is in keeping with
15 land uses and improvements, trends in land development, density
16 of land development and prospective needs for development in the
17 affected area.

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

21 NOW, THEREFORE, it is hereby ordered that the applica-
22 tion for zone change from AF (Agriculture Forestry) to A (Agri-
23 culture) for Harold Kellison on the subject property is hereby
24 granted.

25 DONE AND DATED THIS 29 DAY OF December, 1978.
26 Will Kuersten Harold L. Kuersten Harold L. Kuersten
Chairman Member Member

27 APPROVED AS TO FORM:
Boivin, Boivin & Aspell

28 By: John L. Kuersten CLERK OF OREGON; COUNTY OF KLAMATH; ss.

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Filed for record CLERK OF OREGON

this 3rd day of January A. D. 1979 at 8:45 o'clock AM

uly recorded in Vol. 1479 of DEEDS on Page 148

no fee

Wm D. MILNE, County Clerk

By Jacqueline M. Milne