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KLAMATH COUNTY, OREGON

IN THE MATTER OF THE APPLICATION )  
FOR A ZONE CHANGE NO. 78-54, BY )  
T.D. JACKSON )

O R D E R

THIS MATTER having come on for hearing upon the appli-  
cation of T.D. Jackson for a Zone Change from AF (Agricultural-  
Forestry) to A (Agricultural), by the Klamath County Planning  
Commission, on real property described as Township 39S, Range 10  
EWM, Section 31. Public hearings having been heard by the  
Klamath County Planning Commission on November 28, 1978 and  
December 5, 1978, wherefrom the testimony, reports, and informa-  
tion 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 January 16, 1979, 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 Commissioners found proposed site for

1 change in zone from AF (Agricultural-Forestry) to A (Agricultural)  
2 to be located east of Highway 39 being the Klamath Falls-Merrill  
3 Highway and west of Lost River.

4 2. The Board of Commissioners found proposed site for  
5 change of zone to be approximately 40 acres in size.

6 3. The Board of Commissioners found that there were  
7 other agriculture zones in the surrounding area..

8 4. The Board of Commissioners found that the Area  
9 Committee had been notified and that the Area Committee did testify  
10 at the hearing, thus addressing L.C.D.C. Goal No. 1, Citizen  
11 Involvement.

12 5. The Board of Commissioners found site for change  
13 of zone was in conformance with the existing land use plan,  
14 that being Agriculture and the land is agricultural itself, thus  
15 addressing L.C.D.C. Goal No. 3, Agriculture.

16 6. The Board of Commissioners found site for change  
17 of zone that there is water available which would be by well.

18 7. The Board of Commissioners found that Department  
19 of Environmental Quality will determine septic tank suitability,  
20 thus addressing L.C.D.C. Goal No. 6, Air, Water and Land Resources  
21 Quality.

22 8. The Board of Commissioners found that there are  
23 adequate public facilities, for fire protection, electricity,  
24 school and telephone, thus addressing L.C.D.C. Goal No. 11, Public  
25 Facilities and Services.

26 9. The Board of Commissioners found proposed site  
27 for change of zone had access onto Highway 39, Klamath Falls-  
28 Merrill Highway, and also allows transportation to and from site,

thus addressing L.C.D.C. Goal No. 12, Transportation.

CONCLUSIONS OF LAW:

1. The property affected by the proposed 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.

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 any land use plans duly adopted and does, in effect, represent the highest, best and most appropriate use of the land affected.

5. 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.

NOW, THEREFORE, it is hereby ordered that the appli-

(CONTINUED ON PAGE 4)

1 cation for a Zone Change from AF (Agricultural-Forestry) to A.  
 2 (Agricultural) for T.D. Jackson on subject property, is hereby  
 3 granted.

4 DONE AND DATED THIS 1st DAY OF March, 1979.

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7  
8 CHAIRMAN OF THE BOARD

9  
10 Oliver A. Thorne  
11 COUNTY COMMISSIONER

12  
13 Neil Kuonen  
14 COUNTY COMMISSIONER

15  
16  
17  
18  
19 APPROVED AS TO FORM:  
20 Boivin, Boivin & Aspell

21 By: [Signature]  
22 COUNTY LEGAL COUNSEL

23 STATE OF OREGON, )  
24 County of Klamath )  
25 Filed for record at request of

26 Klamath County  
27 on this 6th day of March A.D. 19 79  
28 at 10:18 o'clock A M, and duly  
recorded in Vol. M79 of Deeds  
Page 4960

Wm D. MILNE, County Clerk

By: [Signature] Deputy

Fee None