

73661

BOARD OF COUNTY COMMISSIONERS

KLAMATH COUNTY, OREGON

Vol 179

Page

21423

IN THE MATTER OF APPLICATION FOR)
ZONE CHANGE NO. 79-21 BY SCOTT)
M. DIXON)

O R D E R

THIS MATTER having come on for hearing upon the application of Scott M. Dixon for a zone change from AF (Agriculture-Forestry) to A (Agriculture), by the Klamath County Planning Commission, on real property described as Township 39, Range 10, Section 17, Tax Lot 1000. Public hearings having been heard by Klamath County Planning Commission on June 26, 1979, 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 July 26, 1979, wherefrom the testimony at said hearing it appeared that the record below was accurate and complete and it appeared from the testimony, reports and exhibits introduced at the hearing before the Planning Commission that the application for 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 that the

1 existing and surrounding land uses and trends are agricultural.

2 2. The Board of County Commissioners found site for
3 change in zone is adequate in size and shape.

4 3. The Board of County Commissioners found site for
5 change in zone to be in conformance with surrounding land uses.

6 4. The Board of County Commissioners found site for
7 change in zone has adequate access.

8 5. The Board of County Commissioners found change in
9 zone will have no effect on the surrounding property.

10 6. The Board of County Commissioners found applicant
11 had adequately addressed need for change in zone.

12 7. The Board of County Commissioners found that notifi-
13 cation had been sent out to the surrounding property owners and
14 those affected agencies and also the area committee.

15 8. The Board of County Commissioners found that the
16 site for change in zone was in conformance with the existing land
17 use, that being agriculture, thus addressing L.C.D.C. Goal No. 2.

18 9. The Board of County Commissioners found site was
19 used for agriculture, but was not feasible for a profitable
20 agricultural operation.

21 10. The Board of County Commissioners found that change
22 of zone would not affect air, water, or land resource quality,
23 thus addressing L.C.D.C. Goal No. 6.

24 11. The Board of County Commissioners found that the
25 effect on the economy of the area will be favorable, because of
26 increased residences in the area, thus addressing L.C.D.C. Goal
27 No. 9.

28 12. The Board of County Commissioners found that the
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1 change of zone will provide dwellings for agricultural uses,
2 thus addressing L.C.D.C. Goal No. 10.

3 13. The Board of County Commissioners found that there
4 are public facilities to site such as electricity, telephone, and
5 was within the Henley School District, thus addressing L.C.D.C.
6 Goal No. 11.

7 14. The Board of County Commissioners found that there
8 was access to site. The access is off of a county road which is
9 paved and appears to be able to carry the kind of traffic that
10 would be generated by proposed use, thus addressing L.C.D.C.
11 Goal No. 12.

12 CONCLUSIONS OF LAW:

13 1. The property affected by the change of zone is
14 adequate in size and shape to facilitate those uses normally
15 allowed in conjunction with such zoning.

16 2. The property affected by the proposed change of
17 zone is properly related to streets and highways to adequately
18 serve the type of traffic generated by such uses that may be
19 permitted therein.

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

23 4. That the proposed change of zone is in keeping with
24 land uses and improvements, trends in land development, density
25 of land development and prospective needs for development in the
26 affected area.

27 5. That the proposed change of zone is in keeping with
28 any land use plans duly adopted and does, in effect, represent

the highest, best and most appropriate use of the land affected.

NOW, THEREFORE, it is hereby ordered that the application for zone change from AF (Agricultural Forestry) to A (Agricultural) for Scott M. Dixon on the subject property, is hereby granted.

DONE AND DATED THIS 6th DAY OF September, 1979.

Harold L. Myrnes
Chairman

Alvin G. LaRyne
Member

Neil Kuonen
Member

APPROVED AS TO FORM:
Boivin, Boivin & Aspell

By: Robert L. Boivin

STATE OF OREGON; COUNTY OF KLAMATH; ss.

for record at request of Klamath County

on the 10th day of September A. D. 19 79 at 2:25 o'clock A M., and
fully recorded in Vol. 1179, of Deeds on Page 21429

Wm D. MILNE, County Clerk

No Fee

By: Lawrence A. Letiche