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BOARD OF COUNTY COMMISSIONERS

KLAMATH COUNTY, OREGON

Vol. ^m 79

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4 IN THE MATTER OF THE APPLICATION)
5 FOR ZONE CHANGE NO. 79-20 BY)
6 LOUIE D. DIXON)

O R D E R

7
8 THIS MATTER having come on for hearing upon the appli-
9 cation of Louie D. Dixon for a zone change from AF (Agricultural-
10 Forestry) to A (Agriculture), by the Klamath County Planning
11 Commission, on real property described as Township 39, Range 10,
12 Section 17, Tax Lot 17. Public Hearings having been heard by
13 the Klamath County Planning Commission on June 26, 1979, wherefrom
14 the testimony, reports, and information produced at the hearing by
15 the applicant, members of the Planning Department Staff and other
16 persons in attendance, the Planning Commission recommended approv-
17 al to the Board of County Commissioners. Following action by the
18 Planning Commission, a public hearing before the Board of County
19 Commissioners was regularly held on July 26, 1979, wherefrom the
20 testimony at said hearing it appeared that the record below was
21 accurate and complete and it appeared from the testimony, reports
22 and exhibits introduced at the hearing before the Planning
23 Commission that the application for a zone change for the subject
24 property, should be granted.

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

FINDINGS OF FACT:

- 28 1. The Board of County Commissioners found that the

1 size and shape of property for change in zone is adequate for
2 proposed use.

3 2. The Board of County Commissioners found that the
4 location of the property lends itself to agriculture.

5 3. The Board of County Commissioners found that there
6 are additional lands in the area zoned A (Agricultural).

7 4. The Board of County Commissioners found that change
8 of zone will not have an effect on the surrounding property.

9 5. The Board of County Commissioners found that the
10 proposed use and density has been justified by applicant.

11 6. The Board of County Commissioners found that noti-
12 fication had been given and area committee and agencies had been
13 notified, thus addressing L.C.D.C. Goal No. 1.

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

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

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

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

27 11. The Board of County Commissioners found that the
28 change of zone will provide dwellings for agricultural uses,

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1 thus addressing L.C.D.C. Goal No. 10.

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

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

11 CONCLUSIONS OF LAW:

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

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

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

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

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

1 NOW, THEREFORE, it is hereby ordered that the application
 2 for zone change from AF (Agriculture Forestry) to A (Agriculture)
 3 for Louie D. Dixon on the subject property, is hereby granted.

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

5
 6 Harold L. Myrnes
 7 Chairman

8
 9 Alvin A. Cheyne
 10 Member

11 Ree Kuonen
 12 Member

13
 14
 15 APPROVED AS TO FORM:
 16 Boivin, Boivin & Aspell

17 BY: Robert D. Boivin

18
 19
 20 STATE OF OREGON; COUNTY OF KLAMATH; ss.

21 Filed for record at request of Klamath County

22 this 10th day of September A. D. 1979 at 9:25 clock AM.,

23 duly recorded in Vol. M79, of Deeds on Page 21433

24 Wm. D. MILNE, County Clerk

25 No Fee

26 By: Branch & Litch