

BOARD OF COUNTY COMMISSIONERS

KLAMATH COUNTY, OREGON

IN THE MATTER OF THE APPLICATION)  
FOR ZONE CHANGE NO. 80-3 FOR )  
WILLIAM RAJNUS )

O R D E R

THIS MATTER having come on for hearing upon the applica-  
tion of William Rajnus for a zone change from AF (Agricultural  
Forestry) to A (Agricultural), by the Klamath County Planning  
Commission, on real property described as a portion of Tax Lot  
182, Section 16, Township 41, Range 12, Klamath County, Oregon.  
Public hearings having been heard by the Klamath County Planning  
Commission on February 26, 1980, 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 March 27, 1980, 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 a change of zone 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 the site to

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1 be located south of the Merrill-Malin Highway, about 1/4 mile  
2 west of Malin.

3 2. The Board of County Commissioners found the site to  
4 be about 4.75 acres in size and rectangular in shape.

5 3. The Board of County Commissioners found that the  
6 purpose of the zone change is to allow the separation of the  
7 homestead from the farmland and that the use of the property  
8 would remain the same.

9 4. The Board of County Commissioners found that proper  
10 notification was sent to surrounding property owners, concerned  
11 agencies, the local media, and the Malin Area Committee, comply-  
12 ing with L. C. D. C. Goal No. 1.

13 5. The Board of County Commissioners found that existing  
14 and proposed use of the site conforms to the Agricultural Compre-  
15 hensive Land Use Plan designation, complying with L. C. D. C.  
16 Goal No. 2.

17 6. The Board of County Commissioners found that the  
18 present and proposed use of the property is agricultural, there-  
19 fore addressing L. C. D. C. Goal No. 3.

20 7. The Board of County Commissioners found that the site  
21 is adequately served by utilities and other public facilities,  
22 therefore addressing L. C. D. C. Goal No. 11.

23 8. The Board of County Commissioners found site fronts  
24 on a paved highway and has adequate access to Malin and other  
25 areas of the county, therefore addressing L. C. D. C. Goal No. 12.

26 CONCLUSIONS OF LAW FOR ZONE CHANGE:

27 1. The property affected by the change of zone is  
28 adequate in size and shape to facilitate those uses normally

1 allowed in conjunction with such zoning.

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

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

9 4. The proposed change of zone is in keeping with land  
10 uses and improvements, trends in land development, density of  
11 land development and prospective needs for development in the  
12 affected area.

13 5. The proposed change of zone is in keeping with any  
14 land use plans duly adopted and does in effect represent the  
15 highest, best and most appropriate use of the land affected.

16 NOW, THEREFORE, it is hereby ordered that the application  
17 for the zone change from AF (Agricultural Forestry) to A  
18 (Agricultural) for William Rajnus on the subject property is  
19 hereby granted.

20 DONE AND DATED THIS 23<sup>rd</sup> DAY OF April, 1980

21  
22 Oliver A. Thayer  
Chairman

23  
24 Wesley Kuonen  
Member

25  
26 Harold L. Kynne  
Member

27 APPROVED AS TO FORM:

28 By: Robert D. Brown

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 28th day of  
April A.D., 19 80 at 4:45 o'clock P M., and duly recorded in Vol M80  
of Deeds on Page 7888.

FEE None

WM. D. MILNE, County Clerk

By: Bernice A. Ketch Deputy