

KLAMATH COUNTY, OREGON

IN THE MATTER OF THE APPLICATION)
FOR ZONE CHANGE NO. 81-10 FOR)
FRANCIS LILLY, APPLICANT)

O R D E R

A hearing on this matter was held before the Klamath County Planning Commission on May 26, 1981. Information was presented by the applicant and by the Planning Department Staff and written comments were submitted by the Bureau of Reclamation and by Margaret and Charles Cheyne, neighboring property owners. The Planning Commission then recommended that the proposed zone change be approved. The Klamath County Board of Commissioners heard this matter on July 9, 1981, and, after reviewing the testimony and exhibits submitted at the earlier hearing voted to approve the request.

The Board of County Commissioners makes the following Findings of Fact:and Conclusions of Law:

FINDINGS OF FACT FOR ZONE CHANGE:

1. The Board of County Commissioners finds that the proposed zone change is from AF (Agricultural Forestry), twenty-acre minimum, to A (Agricultural), one-acre minimum. The purpose of the change according to the applicant is to allow for the sale of a portion of the property.

2. The Board of County Commissioners finds that the property is approximately 35 acres in size and is located northeast of Lorella in the Langell Valley area.

3. The Board of County Commissioners finds that the property is reached via a twenty-foot easement from the East

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1 Langell Valley Road and a bridge over the Langell Valley
2 Irrigation District's North Canal.

3 4. The Board of County Commissioners finds that the
4 property is generally hilly and rocky and for the most part the
5 vegetation consists of sagebrush and juniper.

6 5. The Board of County Commissioners finds that the
7 prevalent land use in the area is agricultural.

8 CONCLUSIONS OF LAW FOR ZONE CHANGE:

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

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

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

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

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

26 Based on the foregoing Findings of Fact and Conclusions of
27 Law, the Klamath County Board of Commissioners approves the
28 zone change from AF (Agricultural Forestry) to A (Agricultural)

for that property known as Tax Lot 200, located in the NW $\frac{1}{4}$ of
 Section 36, Township 39, Range 12, Klamath County, Oregon.

DONE AND DATED THIS 31st DAY OF August, 1981.

Ree Kuonen
 Chairman

Hoyd L. Kynne
 Commissioner

 Commissioner

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

on this 2nd day of Sept. A.D. 1981
 at 8:49 o'clock A. M, and duly
 recorded in Vol. M-81 of Deeds
 Page 15563

APPROVED AS TO FORM:
 BOIVIN & BOIVIN

BY John L. Brown

EVELYN BIEHN, County Clerk

By John L. Brown Deputy

Fee NONE

Commissioners Journal