

KLAMATH COUNTY, OREGON

IN THE MATTER OF COMPREHENSIVE)
 LAND USE PLAN AND ZONE CHANGE)
 NO. 6-82 FOR ALEXANDER WILLIAMS)

Findings of Fact and Order

This request is for a Comprehensive Land Use Plan Change from Forestry to Agriculture and a zone change from F-I to AU-20.

The property consists of 100 acres described as the east $\frac{1}{2}$ of the northeast $\frac{1}{4}$ and the north $\frac{1}{2}$ of the northwest $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of Section 26, Township 35, Range 12. It is about $\frac{1}{3}$ mile east of Godowa Springs Road and five miles north of Beatty. The purpose of the request is to allow for a twenty acre parcel to be partitioned for a family member.

The land is generally rolling range land which is unused at present. Applicant's stated intent is to retire to this property and develop it for agricultural purposes.

The matter was reviewed before the Klamath County Hearings Officer on March 18, 1982 and before the Planning Commission on April 27, 1982. Testimony and exhibits were accepted from the applicant, a neighboring property owner, and from the Planning Department Staff. At the conclusion of its hearing, the Planning Commission recommended approval of the application.

The Board of County Commissioners took up the matter at a hearing on June 14, 1982. Upon reviewing the record, the Board voted to accept the Planning Commission's recommendation along with its findings and conclusions as follows:

FINDINGS OF FACT FOR COMPREHENSIVE LAND USE PLAN MAP
 CHANGE AND ZONE CHANGE:

1. The lot size is conforming.

SEP 14 AM 11 30

- 1 2. The surrounding uses are not threatened or endangered.
2 3. The use is conducive with those surrounding uses.
3 4. The access is clearly defined and not of an issue at
4 this point in this matter.

5 5. Notice of the hearing on this matter has been given to
6 neighboring property owners, the Beatty Area Committee and other
7 concerned agencies and to the Herald and News, therefore, addressing
8 L.C.D.C. Goal #1.

9 6. Applicant intends to move to the property when he
10 retires and to develop it for agricultural uses consistent with
11 the proposed zoning. Land use in this vicinity includes residential
12 subdivisions to the north and south (Tract 1110 and Sprague River
13 Valley Acres), as well as pasture, range and some timber. Parcel
14 size ranges from 20 acres up to several hundred acres, therefore,
15 addressing L.C.D.C. Goal #2.

16 7. The property is nearly all in SCS Soil Class VI. Mr.
17 Williams intends to farm the property when he moves there from
18 Los Angeles, therefore, addressing L.C.D.C. Goal #3.

19 8. The area is in Timber Site Productivity Class V,
20 capable of producing 50 to 85 cubic feet of timber per acre per
21 year. At the present time there is little timber on the property
22 and the owner is interested in agricultural rather than timber
23 development, therefore, addressing L.C.D.C. Goal #4.

24 9. The general area is archaeologically sensitive although
25 it is not known whether the property under consideration is of
26 historic significance. The Klamath Tribe has been notified. The
27 property does not include identified significant wildlife or
28 mineral resources, therefore, addressing L.C.D.C. Goal #5.

1 10. The proposed division of the property into agricultural
2 parcels would not affect air, water, or land resource quality,
3 therefore, addressing L.C.D.C. Goal #6.

4 11. There are no known natural or fire hazards occurring
5 on or near the property, therefore, addressing L.C.D.C. Goal #7.

6 12. The proposed zone change would not increase the need
7 for recreational facilities in the area. The property is close
8 to the Fremont and Winema National Forests, therefore, addressing
9 L.C.D.C. Goal #8.

10 13. The proposed rezoning would not affect the local or
11 state economy, therefore, addressing L.C.D.C. Goal #9.

12 14. The proposed zone change and partition could provide
13 for two agriculturally related homesites, therefore, addressing
14 L.C.D.C. Goal #10.

15 15. Electrical and telephone service can be brought to the
16 property. No other facilities are available, therefore, ~~a~~
17 addressing L.C.D.C. Goal #11.

18 16. The land is reached by easements from Godowa Springs
19 Road, therefore, addressing L.C.D.C. Goal #12.

20 17. The proposed rezoning would not affect energy
21 conservation, therefore, addressing L.C.D.C. Goal #13.

22 18. The site is outside of any urban or urbanizing area,
23 therefore, addressing L.C.D.C. Goal #14.

24 THEREFORE, it is hereby ordered that the property described
25 as the E½ of the NE¼ and the N½ of the NW¼ of the NE¼ of Section
26 26, Township 35, Range 12 be granted a Comprehensive Land Use
27 Plan Change from Forestry to Agriculture and a zone change from
28 F-I (Forestry) to AU-20 (Agricultural Use).

12210

Done and Dated this 9th Day of September, 1982

Frederic L. Wynne
Chairman

Alvin A. Thompson
Commissioner

Neil Kuonen
Commissioner

Approved as to Form
Boivin and Boivin

By: Robert Boivin

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 14 day of Sept A.D. 19 82 at 11:30 o'clock A M
duly recorded in Vol. M82, of Deeds on at 12207

No Fee

By Evelyn Biehn County
Joy McQuinn

COMMISSIONERS JOURNAL