

15502

BOARD OF COUNTY COMMISSIONERS

KLAMATH COUNTY, OREGON

Vol. 1782 Page 12211

1 IN THE MATTER OF THE APPLICATION)
2 FOR COMPREHENSIVE LAND USE PLAN)
3 CHANGE AND ZONE CHANGE NO. 4-82)
4 BY NOEL REULAND, APPLICANT)

O R D E R

5
6 THIS MATTER having come on for hearing upon the application
7 of Noel Reuland for a Comprehensive Land Use Plan from Forestry
8 to Rural Residential and a zone change from F-II (Forestry II)
9 to R (Rural), on real property described as being the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of
10 Section 26, Township 39, Range 12, Tax Lot 8400. Public hearings
11 having been heard by the Klamath County Planning Commission on
12 March 30, 1982, wherefrom the testimony, reports, and information
13 produced at the hearing by the applicant, members of the Planning
14 Department Staff and other persons in attendance, the Planning
15 Commission recommended approval to the Board of County
16 Commissioners. Following action by the Planning Commission, a
17 public hearing before the Board of County Commissioners was
18 regularly held on May 10, 1982, wherefrom the testimony at said
19 hearing it appeared that the record below was accurate and
20 complete and it appeared from the testimony, reports and exhibits
21 introduced at the hearing before the Planning Commission that
22 the application for a change of Comprehensive Land Use Plan and
23 zone change for the subject property, should be granted.

24 The Board of County Commissioners makes the following
25 Findings of Fact and Conclusions of Law.
26

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

SEP 14 AM 11 30

1 1. The Board of Commissioners finds that the applicant's
2 name to be Noel Reuland.

3 2. The Board of Commissioners finds site to be east of
4 Gale Road and approximately 1 1/8 miles north and east of
5 Langell Valley Road and north of town of Lorella.

6 3. The Board of Commissioners found size of property to be
7 approximately 40 acres in size and approximately square in shape.

8 4. The Board of Commissioners found site to be predominately
9 Class VII soils.

10 5. The Board of Commissioners found that there would be
11 little or no effect on the surrounding property as there will be
12 no change in the use of the property.

13 6. The Board of Commissioners found, per testimony that was
14 given, that this area will not grow trees commercially as the
15 soil type and the type of property indicate an extremely low
16 potential for Forestry purpose.

17 7. The Board of Commissioners found that notification had
18 been sent to the surrounding property owners as well as to those
19 agencies of concern and to the area committee.

20 8. The Board of Commissioners found site had predominately
21 Class VII soils and that Policy 3 of Goal 3 states rural
22 development shall be directed onto those soils.

23 9. The Board of Commissioners found, per testimony, that
24 sewage would be by individual septic systems.

25 10. The Board of Commissioners found site to have electricity
26 and telephone service as well as being in the Bonanza School
27 District.

28

1 11. The Board of Commissioners found site to have access
2 off of Gale Road which is a paved county road, and it appears
3 said road can carry the kind of traffic that would be generated
4 by proposed use.

5 12. The Board of Commissioners found site to be inside
6 the Bonanza Fire District with site being in a medium fire area.

7 CONCLUSIONS OF LAW FOR COMPREHENSIVE LAND USE PLAN AND ZONE
8 CHANGE:

9 1. The Board of County Commissioners concludes that this
10 change in zone permits orderly and beneficial development, while
11 protecting the character of neighborhoods and communities, and
12 the social and economic stability of the County.

13 2. The Board of County Commissioners concludes that this
14 change in zone supports the protection and preservation of the
15 County's space and recreational resources while providing for
16 appropriate development.

17 3. The Board of County Commissioners concludes that this
18 change in zone will further the goals and policies of the
19 Klamath County Comprehensive Plan.

20 Now, Therefore, it is hereby ordered that the application
21 for the Comprehensive Land Use Plan change from Forestry to
22 Rural Residential and zone change from F-II (Forestry II) to
23 R (Rural) for Noel Reuland on subject property is hereby granted.
24

25 Done and Dated this 9th Day of September, 1982

26
27 Hayd L. Rynne
28 Chairman

12214

Alvin A. Cheyne
Commissioner

Neil Kuonen
Commissioner

Approved as to Form
Boivin and Boivin

By: Wm. 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. M 82, of Deeds on Page 12211

No Fee

EVERETT BIEHN, County Clerk
By: Joyce M. Biehn

COMMISSIONERS JOURNAL