

BOARD OF COUNTY COMMISSIONERS

17512

KLAMATH COUNTY, OREGON

Vol. 1182 Page 15642

1  
2 IN THE MATTER OF THE APPLICATION)  
3 FOR CONDITIONAL USE PERMIT NO. )  
4 23-82 for Tottsie Lorenz )

O R D E R

5 THIS MATTER having come on for hearing upon the application  
6 of Tottsie Lorenz for a Conditional Use Permit for homesite on  
7 resource land per Ordinance 48 on real property described as a  
8 portion of Section 4, and a portion of Tax Lot 1410, Township 36,  
9 Range 14. Public hearing having been heard by the Klamath County  
10 Planning Commission on June 22, 1982, wherefrom the testimony and  
11 information produced at the hearing by the applicant, Planning  
12 Staff and others in attendance, the Planning Commission recommended  
13 approval. Following action by the Planning Commission, a public  
14 hearing before the Board of Commissioners was held on August 23,  
15 1982, wherefrom the testimony at said hearing it appeared that the  
16 record below was accurate and complete at the hearing before the  
17 Planning Commission and that the application should be granted.

18 The Board of Commissioners makes the following Findings of  
19 Facts and Conclusions of Law:

20 FINDINGS OF FACT:

21 1. The Board of Commissioners finds the applicant to be  
22 Tottsie Lorenz.

23 2. The Board of Commissioners finds that the general  
24 location of site is approximately one and one fourth miles north  
25 of Campbell Road and two miles east of its junction with Camp Six  
26 Road.

27 3. The Board of Commissioners finds that the size of  
28 property involved for change in land use is approximately five

1 acres and rectangular in shape.

2 4. The Board of Commissioners finds that the ground is  
3 rolling to flat, with sagebrush, juniper and scattered pine making  
4 up the vegetation.

5 5. The Board of Commissioners finds, based on testimony  
6 given, that site is not suitable for raising forest products in  
7 any economical fashion and site does not have commercial forest  
8 species on site as of now.

9 6. The Board of Commissioners found site for Conditional  
10 Use Permit would be for a homesite in a rural setting to provide  
11 a residence for person employed in agriculture.

12 7. The Board of Commissioners find that per testimony,  
13 that access would be off of an easement off of Campbell Road,  
14 a county road. This road is gravelled and appears to be able  
15 to carry the kind of traffic that would be generated by proposed  
16 use.

17 8. The Board of Commissioners find, per testimony, that  
18 the effect on adjacent and surrounding properties would be  
19 minimal to none in that it does not adversely effect agriculture  
20 or forestry uses.

21 9. The Board of Commissioners found, per testimony, that  
22 Department of Environmental Quality approval for septs would be  
23 necessary prior to the installation of septic systems.

24 10. The Board of Commissioners find that Conditional Use  
25 Permit would not have an adverse effect on wildlife on Goal 5  
26 elements.

27 11. The Board of Commissioners found notification had been  
28 sent to all those of ocncern.

1        12. The Board of Commissioners found site to be predom-  
2 antly Class IV soils. Residence would now be in conjunction with  
3 agricultural uses since it is for a person who would be employed  
4 on the ranch.

5        13. The Board of Commissioners found site to have no Timber  
6 Site Productivity Rating and no potential for commercial timber  
7 production.

8        14. The Board of Commissioners found site for change in use  
9 not being in a historic area or having significant natural resour-  
10 ces.

11       15. The Board of Commissioners found a portion of the site  
12 to be located in a flood hazard area; however, residence will not  
13 be constructed in flood plain.

14       16. The Board of Commissioners found that the site did not  
15 have facilities such as electricity and telephones but is within  
16 the Bly School District.

17       17. The Board of Commissioners found per testimony that it  
18 was not necessary that this residence be served with electrical  
19 and telephone facilities. The primitive homesite would be used  
20 for a person employed by the surrounding ranch.

21       18. The Board of Commissioners found per testimony that the  
22 proposed dwelling would be in conjunction with farm use although  
23 the Conditional Use Permit was necessary under Ordinance 48 in  
24 order to partition the property.

25       19. The Board of Commissioners found per testimony that the  
26 proposed dwelling was compatible with farm use, consistent with  
27 the intent of the agricultural zone, would not interfere with  
28 accepted farming practices on adjacent land, and would not alter

1 the overall land use pattern of the area, and would lie situated  
 2 on generally unsuitable land for the production of farm crops  
 3 and livestock when considering the drainage and flooding of the  
 4 area, the sparse vegetation and the small size of the tract.

5 CONCLUSIONS OF LAW:

6 1. The Board of County Commissioners concludes that this  
 7 change in Comprehensive Land Use Plan permits orderly and  
 8 beneficial development, while protecting the character of  
 9 neighborhoods and communities, and the social and economic  
 10 stability of the County.

11 2. The Board of County Commissioners concludes that this  
 12 change in Comprehensive Land Use Plan supports the protection and  
 13 preservation of the County's space and recreational resources  
 14 while providing for appropriate development.

15 3. The Board of County Commissioners concludes that this  
 16 change in Comprehensive Land Use Plan will further the goals and  
 17 policies of the Klamath County Comprehensive Plan.

18 NOW, THEREFORE, it is hereby ordered that the application  
 19 for the Conditional Use Permit for Tottsie Lorenz on subject  
 20 property is hereby granted.

21  
 22 DONE AND DATED THIS 22<sup>nd</sup> DAY OF Nov., 1982.

23  
 24  
 25  
 26 APPROVED AS TO FORM:  
 27 BOIVIN AND BOIVIN

28 Robert D. Boivin

Floyd L. Wynne  
 Commissioner Floyd Wynne

Nell Kuonen  
 Commissioner Nell Kuonen

Alvin A. Cheyne  
 Commissioner Alvin Cheyne

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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 -23rd day of November A.D., 1982 at 4:26 o'clock P M,  
 and duly recorded in Vol M82, of Deeds on page 15642.

EVELYN, BIEHN COUNTY CLERK

Fee \$ None

Commissioners Journal

by Bernetha A. Helwich Deputy