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BOARD OF COUNTY COMMISSIONERS

KLAMATH COUNTY, OREGON

No. 1782 Page 16783

1
2 IN THE MATTER OF THE APPLICATION)
3 FOR COMPREHENSIVE LAND USE PLAN)
4 MAP AND ZONE CHANGE NO. 19-82)
5 FOR FRED KOEHLER)

O R D E R

6 THIS MATTER having come on for hearing upon the application
7 of Fred Koehler for a Comprehensive Land Use Plan map change from
8 Forestry to Rural and a zone change from F-I to R on real property
9 described as a portion of Section 8, Tax Lot 2301, Township 35,
10 Range 7. Public hearing having been heard by the Klamath County
11 Planning Commission on July 27, 1982 wherefrom the testimony and
12 information produced at the hearing by the applicant, Planning
13 Staff and others in attendance the Planning Commission recommended
14 approval. Following action by the Planning Commission, a public
15 hearing before the Board of Commissioners was held on September
16 13, 1982, wherefrom the testimony at said hearing it appeared that
17 the record below was accurate and complete at the hearing before
18 the Planning Commission and that the application should be
19 granted.

20 The Board of Commissioners makes the following Findings of
21 Facts and Conclusions of Law:

FINDINGS OF FACT:

22 1. The Board of Commissioners finds the applicant to be
23 Fred Koehler.

24 2. The Board of Commissioners finds that the general
25 location of site is approximately 1/4 mile west of the
26 intersection of Highway 62 and 422 and approximately 1 mile east
27 of Agency Lake.

28 3. The Board of Commissioners finds that the size of

82 DEC 3 AM 10 01

1 property involved for change in land use is approximately 83
2 acres and L-shaped, and adequate in size and shape to serve the
3 proposed use.

4 4. The Board of Commissioners find that the area is
5 covered with some pine, bitterbrush, sagebrush, and native
6 grasses.

7 5. The Board of Commissioners finds, based on testimony
8 given, that the site is not suitable for raising forest products
9 in any economical fashion.

10 6. The Board of Commissioners found site for change to
11 Rural would be for a large lot subdivision in a rural setting.

12 7. The Board of Commissioners find that per testimony,
13 that access would be from a 30' easement off of the Chiloquin -
14 Williamson River Highway. This access appears to be able to
15 carry the kind of traffic generated by the proposed use.

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

20 9. The Board of Commissioners found per testimony that
21 drain fields or septic systems would be subject to DEQ approval
22 and that water would be provided by individual wells.

23 10. The Board of Commissioners find that change in land
24 use would not have an adverse effect on wildlife on Goal 5
25 elements.

26 11. The Board of Commissioners found notification had been
27 sent to all those of concern.

1 12. The Board of Commissioners found site to be predomi-
2 nantly Class IV and VI soils and an exception to the area was
3 taken.

4 13. The Board of Commissioners found site to have a Timber
5 Site Productivity class of V, however, testimony indicated that
6 site actually supported small, scattered pines which had little
7 commercial value.

8 14. The Board of Commissioners found site for change in
9 use, not being in a historic area or having significant natural.
10 resources adversely effected by the proposed change in zone.

11 15. The Board of Commissioners found site to be in the
12 Chiloquin - Agency Lake Fire District.

13 16. The Board of Commissioners found site to have public
14 facilities such as electricity and telephones and also is within
15 a school district.

16 CONCLUSIONS OF LAW:

17 1. The Board of County Commissioners conclude that this
18 change in Comprehensive Land Use Plan permits orderly and
19 beneficial development, while protecting the character of
20 neighborhoods and communities, and the social and economic
21 stability of the County.

22 2. The Board of County Commissioners conclude that this
23 change in Comprehensive Land Use Plan supports the protection and
24 preservation of the County's space and recreational resources
25 while providing for appropriate development.

26 3. The Board of County Commissioners conclude that this
27 change in Comprehensive Land Use Plan will further the goals and
28 policies of the Klamath County Comprehensive Plan.

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1 NOW, THEREFORE, it is hereby ordered that the application
2 for the Comprehensive Land Use Plan change from Forestry to
3 Rural and a zone change from F-I to R for Fred Koehler on subject
4 property is hereby granted.
5

6 DONE AND DATED THIS 29th DAY OF November, 19 82.
7
8
9

10 Floyd L. Wynne
11 Commissioner Floyd Wynne
12
13 Nell Kuonen
14 Commissioner Nell Kuonen
15
16 Alvin A. Cheyfe
17 Commissioner Alvin Cheyfe

18 APPROVED AS TO FORM:
19 BOIVIN AND BOIVIN:
20 Robert A. Boivin
21

22 STATE OF OREGON; COUNTY OF KLAMATH; ss.
23 Filed for record

24 this 2 day of Dec. A.D. 1982 at 10:01 o'clock A M and
25 duly recorded in Vol. M82, of Deeds on page 16783
26 No Fee
27

28 COMMISSIONERS JOURNAL

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By Evelyn Behn
EVELYN BEHN, County Clerk