specific conditions to minimize adverse affects upon surrounding
property that would be affected by the proposed change so long
as the conditions set forth hereinbelow are followed, in that this
change of zone will make use of the land which is consistent
with the use already in existence on the surrounding lands.

- 3. The granting of this zone change is consistent with the goals of the LCDC so long as the conditions set forth hereinbelow are followed.
- 4. The granting of this zone change is subject to the following condition:

CONDITION:

a. That the property in question shall not be divided into more than 41 lots, and that said 41 lots shall be of the dimensions set forth in Exhibit "C" herein.

FINDINGS OF FACT:

The requested zone change has been granted based on the following findings of fact:

- 1. The applicants request a zone change from RS to RM to allow a 41 lot subdivision on approximately 12.5 acres. The requested zone change would reduce the minimum lot size from 10,000 square feet to 4,000 square feet and would increase the number of dwelling units per acre from 1-4 to 5-9. Also, domestic animals would no longer be allowed as an outright use on this property.
- 2. The property is rectangular in shape and is currently used for pasture. The applicants are requesting the zone change to allow for a subdivision into 4l lots with a typical size of 8,000-9,000 square feet as can be seen on exhibit "C" herein.

Zone Change 17-83 Page 2

1 Land to the north, east and south of this parcel is subdivided
2 and built out, with lot sizes similar or somewhat larger than
3 those proposed. The land to the west is primarily in one-acre
4 lots.

3. All needed urban utilities are available along Summers Lane and in the adjacent subdivisions and can be extended to serve this property.

- 4. The property is in Soil Capacity Class IV and has irrigation available. It is not suited to commercial agricultural use because of its small size and its isolation from any other farm parcel. Farming would also be hampered by potential conflicts with the developed residential lots surrounding this parcel.
- 5. The soils in the area have no timber productivity rating and the only trees are residential landscaping. There are no trees on the property involved in this zone change.
- 6. There are no inventoried scenic, historic or natural resources on or adjacent to this property.
- 7. There are no inventoried natural hazards affecting the area of this zone change.
- 8. The property in question is within the Klamath Falls Urban Growth Boundary. The lots would be for single family or duplex use and are small enough to allow for moderate cost housing.
- 9. No request for a zone change has been considered by the Planning Department or any other authority on the same property or substantially the same property within one year immediately prior to the request herein.

The Hearings Officer, based on the foregoing Findings of Zone Change 17-83
Page 3

Fact, accordingly orders as follows: That real property described as "being generally located on summers Lane, between more park and Mazama Gardens subdivisions, and summers Park and Mazama Gardens subdivisions, and summers park and Mazama Gardens subdivisions, and the SEX, SEX of Section 10, located in the SEX, SEX of Section 10, for RM (Medium Density Residential) in accordance with the terms of the Klamath County Zoning Ordinance No. 45.1. Bof the Klamath County Zoning Ordinance No. 45.1. Entered at Klamath Falls, Oregon, this Located at Klamath Falls, Oregon, this Located No. 45.1. KLAMATH COUNTY HEARINGS DIVISION Rearings Officer Return to Commissioners Journal STATE OF OREGON, County of Klonchi) Filed for record of request of control of the record of request of control of the record of request of control of the record of the record of request of control of the record of the record of request of control of the record of the record of request of control of the record of the record of request of control of the record of the record of request of control of the record of the record of request of control of the record of the		
"being generally located on Summers Lane, between summers Park and Mazama Gardens subdivisions, and more particularly described as Tax Lots 200, 201, and 300, located in the SEk, SEk of Section 10, series of the Sek, SEk of Section 10, series of the Klamath County Residential) in accordance with the terms of the Klamath County Zoning Ordinance No. 45.1. Entered at Klamath Falls, Oregon, this Day of the Klamath County Zoning Ordinance No. 45.1. KLAMATH COUNTY HEARINGS DIVISION Return to Commissioners Journal Return to Commissioners Journal STATE OF OREGON, County of Klamath Filed for record of request of the County of Located in Vol. M. 30, of clock P. M. and duby in County Of the County County of Deeds The Note of Deeds of Deeds of the Note of Deeds of Deeds of Deeds of Deepty	Fact, according	60-
"being generally located on Summers Lane, between summers Park and Mazama Gardens subdivisions, and more particularly described as Tax Lots 200, 201, and 300, located in the SEk, SEk of Section 10, series of the Sek, SEk of Section 10, series of the Klamath County Residential) in accordance with the terms of the Klamath County Zoning Ordinance No. 45.1. Entered at Klamath Falls, Oregon, this Day of the Klamath County Zoning Ordinance No. 45.1. KLAMATH COUNTY HEARINGS DIVISION Return to Commissioners Journal Return to Commissioners Journal STATE OF OREGON, County of Klamath Filed for record of request of the County of Located in Vol. M. 30, of clock P. M. and duby in County Of the County County of Deeds The Note of Deeds of Deeds of the Note of Deeds of Deeds of Deeds of Deepty	2 That Orders as follows	48586
A Commers Park and Mazama Gardens subdivisions, and more particularly described as Tax Lots 200, 201, and 300, located in the SPk, SPk of Section 10, series in the Section 10, series in the SPk of Section 10, series in the SPk of	3 property describ	
bis hereby granted a zone Change from RS (Suburban Residential) 7 to RM (Medium Density Residential) in accordance with the terms 8 of the Klamath County Zoning Ordinance No. 45.1. 10 Entered at Klamath Falls, Oregon, this Day of 11 (XTOSAL), 1983. 12 Return to Commissioners Journal 13 Return to Commissioners Journal 14 STATE OF OREGON, County of Klamoth Jelied for record of request of 15 STATE OF OREGON, County of Klamoth Jelied for record of request of 16 STATE OF OREGON, County of Klamoth Jelied for record of request of 17 STATE OF OREGON, County of Klamoth Jelied for record of request of 18 STATE OF OREGON, County of Klamoth Jelied for record of request of 29 STATE OF OREGON, County of Klamoth Jelied for record of request of 20 STATE OF OREGON, County of Clock P. M. and duly recorded in Vol. M. 83 of Decids 26 STATE OF OREGON, County of Clock P. M. and duly recorded in Vol. M. 83 of Decids 26 STATE OF OREGON, County Clerk B. STATE OF OREGON, County Clerk 27 STATE OF OREGON, County Clerk 28 STATE OF OREGON, County Clerk 29 STATE OF OREGON, County Clerk 29 STATE OF OREGON, County Clerk 29 STATE OF OREGON, County Clerk 20 STATE OF OREGON, County Clerk 21 STATE OF OREGON, County Clerk 22 STATE OF OREGON, County Clerk 23 STATE OF OREGON, County Clerk 24 STATE OF OREGON, County Clerk 25 STATE OF OREGON, County Clerk 26 STATE OF OREGON, County Clerk 27 STATE OF OREGON, County Clerk 28 STATE OF OREGON, County Clerk 29 STATE OF OREGON, County Clerk 20 STATE OF OREGON, Count	"being generally,	·
bis hereby granted a zone Change from RS (Suburban Residential) 7 to RM (Medium Density Residential) in accordance with the terms 8 of the Klamath County Zoning Ordinance No. 45.1. 10 Entered at Klamath Falls, Oregon, this Day of 11 (XTOSAL), 1983. 12 Return to Commissioners Journal 13 Return to Commissioners Journal 14 STATE OF OREGON, County of Klamoth Jelied for record of request of 15 STATE OF OREGON, County of Klamoth Jelied for record of request of 16 STATE OF OREGON, County of Klamoth Jelied for record of request of 17 STATE OF OREGON, County of Klamoth Jelied for record of request of 18 STATE OF OREGON, County of Klamoth Jelied for record of request of 29 STATE OF OREGON, County of Klamoth Jelied for record of request of 20 STATE OF OREGON, County of Clock P. M. and duly recorded in Vol. M. 83 of Decids 26 STATE OF OREGON, County of Clock P. M. and duly recorded in Vol. M. 83 of Decids 26 STATE OF OREGON, County Clerk B. STATE OF OREGON, County Clerk 27 STATE OF OREGON, County Clerk 28 STATE OF OREGON, County Clerk 29 STATE OF OREGON, County Clerk 29 STATE OF OREGON, County Clerk 29 STATE OF OREGON, County Clerk 20 STATE OF OREGON, County Clerk 21 STATE OF OREGON, County Clerk 22 STATE OF OREGON, County Clerk 23 STATE OF OREGON, County Clerk 24 STATE OF OREGON, County Clerk 25 STATE OF OREGON, County Clerk 26 STATE OF OREGON, County Clerk 27 STATE OF OREGON, County Clerk 28 STATE OF OREGON, County Clerk 29 STATE OF OREGON, County Clerk 20 STATE OF OREGON, Count	more part:	1
bis hereby granted a zone Change from RS (Suburban Residential) 7 to RM (Medium Density Residential) in accordance with the terms 8 of the Klamath County Zoning Ordinance No. 45.1. 10 Entered at Klamath Falls, Oregon, this Day of 11 (XTOSAL), 1983. 12 Return to Commissioners Journal 13 Return to Commissioners Journal 14 STATE OF OREGON, County of Klamoth Jelied for record of request of 15 STATE OF OREGON, County of Klamoth Jelied for record of request of 16 STATE OF OREGON, County of Klamoth Jelied for record of request of 17 STATE OF OREGON, County of Klamoth Jelied for record of request of 18 STATE OF OREGON, County of Klamoth Jelied for record of request of 29 STATE OF OREGON, County of Klamoth Jelied for record of request of 20 STATE OF OREGON, County of Clock P. M. and duly recorded in Vol. M. 83 of Decids 26 STATE OF OREGON, County of Clock P. M. and duly recorded in Vol. M. 83 of Decids 26 STATE OF OREGON, County Clerk B. STATE OF OREGON, County Clerk 27 STATE OF OREGON, County Clerk 28 STATE OF OREGON, County Clerk 29 STATE OF OREGON, County Clerk 29 STATE OF OREGON, County Clerk 29 STATE OF OREGON, County Clerk 20 STATE OF OREGON, County Clerk 21 STATE OF OREGON, County Clerk 22 STATE OF OREGON, County Clerk 23 STATE OF OREGON, County Clerk 24 STATE OF OREGON, County Clerk 25 STATE OF OREGON, County Clerk 26 STATE OF OREGON, County Clerk 27 STATE OF OREGON, County Clerk 28 STATE OF OREGON, County Clerk 29 STATE OF OREGON, County Clerk 20 STATE OF OREGON, Count	5 and 300, located described subdivision	Ween
To RM (Medium Density Residential) in accordance with the terms of the Klamath County Zoning Ordinance No. 45.1. Entered at Klamath Falls, Oregon, this Oregon, this Day of 12 13 14 15 16 Return to Commissioners Journal Return to Commissioners Journal STATE OF OREGON, County of Momoth) Filed for record of request of 12:18 on his 27th day of Oct. A.D. 19 83 24 25 26 27 28 RETURN TO DENGE A.D. 19 83 PLEY W BIEHN, County Clerk Foo None Populy Populy Populy	Range 9 " SEL OF COTO SEL OF S	and
Co RM (Medium Density Residential) in accordance with the terms 9 10 Entered at Klamath Falls, Oregon, this Oregon, this Day of 11 12 13 14 15 16 17 18 Return to Commissioners Journal STATE OF ORECON, County of Klomoth) Filed for record of request of 17 18 19 20 21 22 23 24 24 25 26 EVELYN BIEHN, County Clerk By Anne Poppyy 28	nereby granted a 700),
Entered at Klamath Falls, Oregon, this No. 45.1. Day of Return to Commissioners Journal STATE OF OREGON, Scounty of Klamath J Filed for record or request of on this 27th day of Oct. AD. 19.83 recorded in Vol. M. 83 of Doeds recorded in Vol. M. 83 of Doeds Return to Commissioners Journal STATE OF OREGON, Scounty of Klamath J Filed for record or request of on this 27th day of Oct. AD. 19.83 recorded in Vol. M. 83 of Doeds Return to Commissioners Journal STATE OF OREGON, Scounty of Klamath J Filed for record or request of on this 27th day of Oct. AD. 19.83 recorded in Vol. M. 83 of Doeds Return to Commissioners Journal	CO RM (Medium D	
Entered at Klamath Falls, Oregon, this No. 45.1. Day of Return to Commissioners Journal STATE OF OREGON, Scounty of Klamath J Filed for record or request of on this 27th day of Oct. AD. 19.83 recorded in Vol. M. 83 of Doeds recorded in Vol. M. 83 of Doeds Return to Commissioners Journal STATE OF OREGON, Scounty of Klamath J Filed for record or request of on this 27th day of Oct. AD. 19.83 recorded in Vol. M. 83 of Doeds Return to Commissioners Journal STATE OF OREGON, Scounty of Klamath J Filed for record or request of on this 27th day of Oct. AD. 19.83 recorded in Vol. M. 83 of Doeds Return to Commissioners Journal	8 of the RI Density Residential (Suburban R	esiden+;-;
Entered at Klamath Falls, Oregon, this	9 In accordance with	-h .,
Entered at Klamath Falls, Oregon, this	Ordinance No. 45	" the terms
13 14 15 16 17 18 Return to Commissioners Journal STATE OF OREGON,) County of Klamath) Filed for record at request of on this 27th day of Oct. A.D. 19 83 of Doeds recorded in Vol. M. 83 of Doeds EVELYN BIEHN, County Clerk Foe None None	Entered at	
13 14 15 16 17 18 Return to Commissioners Journal STATE OF OREGON,) County of Klamath) Filed for record at request of on this 27th day of Oct. A.D. 19 83 of Doeds recorded in Vol. M. 83 of Doeds EVELYN BIEHN, County Clerk Foe None None	11 Course Riamath Falls, Oregon	
13 14 15 16 17 18 Return to Commissioners Journal STATE OF OREGON,) County of Klamath) Filed for record at request of on this 27th day of Oct. A.D. 19 83 of Doeds recorded in Vol. M. 83 of Doeds EVELYN BIEHN, County Clerk Foe None None	12 1983. 1983.	D
KLAMATH COUNTY HEARINGS DIVISION 16 17 18 Return to Commissioners Journal 20 21 22 23 24 24 25 26 27 28	사람들이 본 사이 (治) #10 - 사이트 사이트 (韓國書) 사이트 (1) - 横位 (王) - (韓國 (王) -	Day of
KLAMATH COUNTY HEARINGS DIVISION 17 18 Return to Commissioners Journal 20 21 22 23 24 25 County of Klamath) Filed for record or request of on this 27th day of Oct. A.D. 19 83 recorded in Vol. M 83 of Deeds EVELYN BIEHN, County Clerk Property 28		
RELAMATH COUNTY HEARINGS DIVISION 17 18 18 Return to Commissioners Journal 20 21 22 23 24 24 25 Filed for record at request of 18 19 19 20 21 22 23 24 25 10 10 10 10 10 10 10 10 10 1		
Hearings Officer Return to Commissioners Journal STATE OF OREGON,) County of Klamath) Filed for record at request of on this 27th day of Oct. A.D. 19_83 of Deeds Return to Commissioners Journal STATE OF OREGON,) County of Klamath) Filed for record at request of on this 27th day of Oct. A.D. 19_83 of Deeds EVEL YN BIEHN, County Clerk By Mark (A.D. 19_83) Peputy Peputy		
Hearings Officer Return to Commissioners Journal STATE OF OREGON,) County of Klamath) Filed for record at request of on this 27th day of Oct. A.D. 19_83 of Deeds Return to Commissioners Journal STATE OF OREGON,) County of Klamath) Filed for record at request of on this 27th day of Oct. A.D. 19_83 of Deeds EVEL YN BIEHN, County Clerk By Mark (A.D. 19_83) Peputy Peputy	16 KLAMATH COUNTY HEADING	
Hearings Officer Return to Commissioners Journal STATE OF OREGON,) County of Klamath) Filed for record at request of on this 27th day of Oct. A.D. 19_83 of Deeds Return to Commissioners Journal STATE OF OREGON,) County of Klamath) Filed for record at request of on this 27th day of Oct. A.D. 19_83 of Deeds EVEL YN BIEHN, County Clerk By Mark (A.D. 19_83) Peputy Peputy	F)COS ON "	VISION
20 21 22 STATE OF OREGON,) County of Klamath) Filed for record at request of 23 24 25 26 27 28 Counties Journal STATE OF OREGON,) County of Klamath) Filed for record at request of 28 29 20 STATE OF OREGON,) County of Klamath) Filed for record at request of 20 21 22 23 24 25 26 EVELYN BIEHN, County Clerk By State (Average of Deputy) 28	17	
20 21 22 STATE OF OREGON,) County of Klamath) Filed for record at request of 23 24 25 26 27 28 Counties Journal STATE OF OREGON,) County of Klamath) Filed for record at request of 28 29 Con this 27th day of Oct. A.D. 19 83 recorded in Vol. M 83 of Dee ds EVEL YN BIEHN, County Clerk By Free None Deputy Deputy	18 Hearings Officer	
21 County of Name Of OREGON,) County of Klamath) Filed for record at request of 23 24 25 26 EVEL YN BIEHN, County Clerk Populy Populy	19 Return to Commiss.	
21 County of Name Of OREGON,) County of Klamath) Filed for record at request of 23 24 25 26 EVEL YN BIEHN, County Clerk Populy Populy	oners Journey	
Filed for record at request of 23 24 25 26 EVEL YN BIEHN, County Clerk Populy Populy Populy		
Filed for record at request of 23 24 25 26 EVEL YN BIEHN, County Clerk Populy Populy Populy	21 STATE OF OREGON.	
24 25 26 27 28 29 20 20 20 21 21 22 23 24 25 26 27 28 20 20 20 20 21 21 22 23 24 25 26 27 28 28 20 20 20 20 20 21 21 22 23 24 25 26 27 28 28 28 20 20 20 20 20 20 20	Filed for -	77000
24 25 26 27 28 29 20 20 20 21 21 22 23 24 25 26 27 28 20 20 20 20 21 21 22 23 24 25 26 27 28 28 20 20 20 20 20 21 21 22 23 24 25 26 27 28 28 28 20 20 20 20 20 20 20	at request of	
25 26 27 28 28 26 27 28 27 28 28 27 28 28 27 28 28		
25 /*ecorded in Vol. M 83 of Deeds 26 27 28 /*ecorded in Vol. M 83 of Deeds **EVELYN BIEHN, County Clerk **By Arrange Some Deputy **Deputy **Deputy	24 2:18 day of Oct.	40:0
26 27 28 EVELYN BIEHN, County Clerk Foo None Deputy	25	
27 By Arr. Sounty Clerk Foo None Deputy	26 200 16583 of Do	eds
28 Deputy	en en 17 de la companya de la compa	
28 Deputy	By Taring XX	y Clerk
	28 1 1 1 1 1 1 1 1 1	Deputy
Change 17	Zone Change 17-83	
Page 4 Transe 17-83	age 4	