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BOARD OF COUNTY COMMISSIONERS

In and For the County of Klamath, State of Oregon

In the Matter of the Comprehensive)
Land Use Plan Associated with the)
Application for Zone Change No. 74-67) O R D E R
by JACK SIMINGTON)

THIS MATTER came on for hearing upon the application of JACK SIMINGTON for a Comprehensive Land Use Plan amendment accompanying Zone Change Hearing No. 74-67, by the Klamath County Planning Commission, and said application having been recommended by that body to be approved on that parcel of land, a description of the real property referred to in the application is attached hereto marked Exhibit "A" and incorporated by reference herein. A public hearing on said application having been regularly held on January 6, 1975, before the Board of Commissioners, and it appearing to said Board of Commissioners from the testimony, reports and information produced at said hearing by the Applicant, the Planning Commission and the Planning Department, that the application should be granted, the Board of Commissioners makes the following Findings of Fact and Conclusions of Law as required by Ordinance No. 17, the Klamath County Zoning Ordinance:

1. Applicant owns property which is located on both East and West side of Highway 97, roughly .25 miles south of the junction of Weed Road and Highway 97. The parcel of property subject to this Zone Change is 0.8 acres which lies within the property on the southwest side of Highway 97.

ORDER: COMPREHENSIVE LAND USE PLAN
ZONE CHANGE 74-67, JACK SIMINGTON
Page 2 of 3

2. The applicant seeks a Zone Change on the property in order to continue the manufacturing on the premises of chain saw grinding equipment, and a machinery repair business.

3. Testimony, business records and receipts indicate that the property was used for machinery repair purposes continuously since 1970 by the applicant, and that chain saw chain grinders have been manufactured on the premises continuously since May, 1972. Both uses began prior to the effective date of Klamath County Zoning.

4. Applicant recently built a new building for his manufacturing process on the premises. Applicant seeks a Zone Change on a parcel of land lying completely within the boundaries of his land and buffered on all sides;

5. That the parcel of land in question may not be used for its intended purposes under the present zone.

6. The proposed Change of Zone will have no adverse effect on any property or the permitted uses thereof within a seven hundred (700) foot radius from the external boundaries of applicant's property, excluding highways and rights-of-way, as was evidenced by the lack of adverse testimony from adjacent property owners.

7. The proposed change of zone is in keeping with the Klamath County Comprehensive Land Use Plan map and text, as duly adopted and Klamath County Zoning Ordinance in that prior to the effective date of zoning the land was used for the purpose to which this application relates.

NOW, THEREFORE, IT IS HEREBY ORDERED that the application for the Comprehensive Land Use Plan change of JACK SIMINGTON accompanying Change of Zone No. 74-67 from Agriculture to Light Industrial on a parcel of real property particularly described as Exhibit "A" attached hereto and incorporated by reference herein, is hereby granted and approved.

DONE AND DATED this 20th day of January, 1975.

Lloyd Giff
Chairman of the Board

Raymond P. Thorne
County Commissioner

Raymond P. Thorne
County Commissioner

Approved as to Form:

Paul H. Agell
County Legal Counsel

RECEIVED
 Klamath County
 JAN 23 1975

A parcel of land approximately 9.3 or 10.0 acres
 generally located on the west side of Highway 97,
 approximately 1/2 mile south of the intersection
 of Wood Road and Highway 97, and more particularly
 described as portion 5th Section 12, Township 34 S.
 Range 7E East of the Willamette Meridian, Klamath
 County, Oregon

STATE OF OREGON, }
 County of Klamath } ss.

Filed for record at request of:

KLAMATH COUNTY BOARD OF COMMISSIONERS
 on this 22 day of January A.D. 19 75
 at 10:40 o'clock A.M. and duly
 recorded in Vol. M 75 of DEEDS
 Page 976

WM. D. MILNE, County Clerk

Fee NONE

By *Hazel L. Lange* Deputy.