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KLAMATH COUNTY PLANNING COMMISSION

KLAMATH COUNTY, OREGON Vol. m Page 3892

IN THE MATTER OF THE REQUEST)
FOR CONDITIONAL USE PERMIT)
NO. 79-37 FOR JACK BAUMANN)

O R D E R

THIS MATTER having come on for hearing upon the applica-
tion of Jack Baumann for a Conditional Use Permit for use of a
veternarian clinic on real property described as Township 39,
Range 9, SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 2, being Tax Lot 100 plus Lot 86 and
portions of Lot 87 and Lot 88 of Pleasant Home Tract No. 2,
Klamath County, Oregon. Public hearing having been heard by the
Klamath County Planning Commission on December 18, 1979, wherefrom
the testimony, reports, and information produced at the hearing
by the applicant, members of the Planning Department, and other
persons in attendance, the Planning Commission approved Condition-
al Use Permit No. 79-37 for placement of a veteranarian clinic on
a parcel of land zoned CP (Commercial Administrative Professional).

The Planning Commission makes the following Findings of
Fact and Conclusions of Law as required by Ordinance No. 17, being
the Klamath County Zoning Ordinance.

FINDINGS OF FACT:

1. The Planning Commission found site for veteranarian
clinic to be generally located west of Homedale Road and south
of Miller Avenue and approximately 189 feet north of South Sixth
Street.

2. The Planning Commission found site to be "L" shaped
and per applicant's plot plan the clinic could meet the Property
Development Standards of the CP (Commercial Administrative Pro-

1 fessional) zone.

2 3. The Planning Commission after hearing all testimony
3 felt use would not have an adverse effect on abutting properties
4 as there were other commercial uses to the south and southwest.

5 4. The Planning Commission found site had adequate
6 access off of Homedale Road, which is a paved county road, and
7 appears to be able to carry the kind of traffic that would be
8 generated from proposed use, that being a veterinarian clinic.

9 5. The Conditional Use Permit is approved subject to
10 the following conditions:

11 CONDITIONS:

12 1. The Planning Commission stated there will be a
13 STC Rating of a reduction for forty-five (45) decibels in the
14 building envelope when developed.

15 2. The Planning Commission stated that there will be
16 no outside kennel runs on subject property zoned CP (Commercial
17 Administrative Professional).

18 3. The Planning Commission stated that applicant will
19 take care of all the odors and eliminate by means of immediate
20 disposal or filtration system.

21 CONCLUSIONS OF LAW:

22 1. Site for veterinarian clinic relates to streets and
23 streets are adequate county streets in width to carry the quantity
24 of traffic generated by said use.

25 2. Veterinarian clinic will have no adverse effect on
26 abutting properties due to conditions.

27 3. Site for veterinarian clinic is adequate to accommo-
28 date said use and will conform to uses in the neighborhood.

4. The conditions stated in the decision are deemed necessary to protect the public health, safety, and general welfare.

NOW, THEREFORE, it is hereby ordered that the application for Conditional Use Permit No. 79-37 for a veterinarian clinic in a CP (Commercial Administrative Professional) zone for Jack Baumann is approved.

DONE AND DATED THIS 26th DAY OF February, 1980.

[Signature]
Chairman

Vice Chairman

[Signature]
Member

[Signature]
Member

[Signature]
Member

[Signature]
Member

Member

Member

Member

APPROVED AS TO FORM:
Boivin & Boivin
BY [Signature]

C.U.P. 79-37

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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 29th day of February A.D., 19 80 at 10:13 o'clock A M., and duly recorded in Vol. 880 of Deeds on Page 3892.

FEE None

WM. D. MILNE, County Clerk

By [Signature] Deputy