

KLAMATH COUNTY, OREGON

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In the Matter of Request for )	
Conditional Use Permit No. 80-6) )	Klamath County Planning
for Gertrude Lander, Applicant )	FINDINGS OF FACT AND ORDER

A hearing was held in this matter at Klamath Falls, Oregon, on March 12, 1980, pursuant to notice given in conformity with Ordinance No. 35, Klamath County, before the Klamath County Hearings Officer, Jim Spindor. The applicant was present. The Klamath County Planning Department was represented by Jonathan Chudnoff. The Hearings Reporter was Barbara Thomson.

Evidence was presented on behalf of the Department and on behalf of the applicant. There were no adjacent property owners present who stated they had objections to the proposed Conditional Use Permit requested by the applicant.

The following exhibits were offered, received, and made a part of the record:

- Klamath County Exhibit A, the Staff Report
- Klamath County Exhibit C, Klamath County Assessor's map of subject property
- Applicant's Exhibit No. 1, the Plot Plan
- Applicant's Exhibit No. 2, petition in support of permit
- Applicant's Exhibit No. 3, letter from Dr. Paul Eckman
- Applicant's Exhibit No. 4, photo of workshop
- Applicant's Exhibit No. 5, photo of workshop
- Applicant's Exhibit No. 6, photo of neighbor's land from Lander property

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1 The hearing was then closed, and based upon the evidence  
2 submitted at the hearing, the Hearings Officer made the following  
3 Findings of Fact:

4 FINDINGS OF FACT:

5 1. The site is adequate in size and shape to house the  
6 proposed activity and will fit in with the neighborhood so long  
7 as the condition imposed hereinbelow is followed.

8 2. The site has adequate access to the streets and  
9 highways to carry the traffic flow generated by the proposed use.

10 3. There would be no adverse effect on the abutting  
11 property owners, so long as the condition imposed hereinbelow is  
12 followed.

13 4. No one testified in objection to the granting of  
14 the permit.

15 5. The granting of this permit is consistent with the  
16 goals of the L. C. D. C.

17 6. The issuance of this Conditional Use Permit is  
18 conditioned on the applicant not having any signs on his property  
19 to advertise or designate that he has a business on said property.

20 The Hearings Officer, based on the foregoing Findings of  
21 Fact, accordingly orders as follows:

22 That real property described as the  
23 "parcel of land approximately one acre in size  
24 and generally located 1 3/4 miles east of Highway  
25 No. 97 and approximately 9 miles north of Gilchrist  
26 generally located south of Randy Road and approxi-  
27 mately 863 feet west of Jerry Road, and more  
particularly described as Lot 3, Block 8, Antelope  
Meadows Third Addition, being in Section 16,  
Township 23, Range 10, Tax Lot 14,100; Klamath  
County, Oregon"

28 is hereby granted a Conditional Use Permit in accordance with the  
C.U.P. 80-6

1 terms of the Klamath County Zoning Ordinance No. 35, and, hence-  
2 forth, will be allowed a home occupation in the SP-1 (Rural  
3 Residential) zone.

4 Entered at Klamath Falls, Oregon, this 26<sup>th</sup> day of  
5 MARCH, 1980.

7 KLAMATH COUNTY HEARINGS DIVISION  
8 *Bo Dym Dul*  
9 Hearings Officer

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STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Filed for record at request of Klamath County  
on 21st day of March A. D. 1980 at 1:44 o'clock P. M., and  
is recorded in Vol. 1130, of Deeds, on Page 5372

**W. D. MILNE**, County Clerk  
By *Lernetha Afetsch*