

BEFORE THE HEARINGS OFFICER

KLAMATH COUNTY, OREGON

92293

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In the Matter of Request for)
Conditional Use Permit No. 80-29) KLAMATH COUNTY PLANNING
for Hung Truong, Applicant) FINDINGS OF FACT AND ORDER

A hearing was held in this matter at Klamath Falls, Oregon, on September 10, 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. There was one adjacent property owner present who stated she was in favor of the Conditional Use Permit requested by the applicant.

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

Klamath County Exhibit A, Staff Report

Klamath County Exhibit B, photos of the subject property

Klamath County Exhibit C, Klamath County Assessor's Map of the subject property

Applicant's Exhibit No. 1, Plot Plan

Applicant's Exhibit No. 2, petition signed by property owners stating no objection to the proposed use

The hearing was then closed, and based upon the evidence

1 submitted at the hearing, the Hearings Officer made the following
2 Findings of Fact:

3 FINDINGS OF FACT:

- 4 1. The site is adequate in size and shape to house the
5 the proposed activity and fits in with the neighborhood so long
6 as the conditions imposed hereinbelow are followed.
- 7 2. The site has adequate access to streets and highways
8 to carry the traffic flow which would be generated by the proposed
9 use.
- 10 3. There would be no adverse effect on the abutting
11 property owners, nor did anyone testify in objection to the
12 granting of this permit.
- 13 4. The granting of this permit is consistent with the
14 goals of the L. C. D. C.
- 15 5. This Conditional Use Permit is granted subject to
16 the following conditions:

17 CONDITIONS:

- 18 1. Any sign advertising applicant's business shall
19 fit in with the neighborhood as near as possible, and shall not
20 be placed on applicant's property without prior approval of the
21 Planning Department.

- 22 2. Applicant shall provide adequate parking on his
23 property for all vehicles which come to his residence.

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

26 That real property described as the

27 "parcel of land approximately 7,500 square
28 feet in size, generally located on the east
side of Diamond Street approximately 300 feet

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south of Highway No. 66, being in the Stewart
Lennox area, and more particularly described
as being in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township
39, Range 9, being Tax Lot 8300, Klamath County,
Oregon"

is hereby granted a Conditional Use Permit in accordance with the
terms of the Klamath County Zoning Ordinance No. 35, and, hence-
forth will be allowed a ceramic shop in the RD 7,000 (Single
Family Residential) zone.

DONE AND DATED THIS 5th DAY OF NOVEMBER,

1980.

KLAMATH COUNTY HEARINGS DIVISION
BY [Signature]
Hearings Officer

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Commissioners
this 10th day of November A. D. 1980 at 10:09 o'clock A. M., and
duly recorded in Vol. M80, of Deeds on Page 21712

Wm D. MILNE, County Clerk

By [Signature]

No Fee