

35067

BEFORE THE HEARINGS OFFICER

KLAMATH COUNTY, OREGON

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1 In the Matter of Request for)
2 Comprehensive Land Use Plan Change) Klamath County Planning
3 No. 1-84 for Barbara Bedard) Findings of Fact and Order
4)

5 A hearing was held on this matter on March 15, 1984, pursuant
6 to notice given in conformity with Ordinance No. 45.2, Klamath
7 County, before the Klamath County Hearings Officer, Jim Spindor.
8 The applicant was present. The Klamath County Planning Department
9 was represented by Jonathan Chudnoff. The Hearings Reporter was
10 Karen Alberto.

11 Evidence was presented on behalf of the Department and on
12 behalf of the applicant. There were no adjacent property owners
13 present.

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

16 Klamath County Exhibit A, Staff Report

17 Klamath County Exhibit B, Assessor's Maps (2)

18 Klamath County Exhibit C, Letter from Department of Environ-
19 mental Quality

20 Klamath County Exhibit D, Letter from Highway Division

21 Klamath County Exhibit E, Letter from Betty Ahern

22 The hearing was then closed, and based upon the evidence
23 submitted at the hearing, the Hearings Officer made the following
24 Conclusions of Law:

25 CONCLUSIONS OF LAW:

26 1. The proposed change is in compliance with the statewide
27 planning goals.

28 2. The proposed change is in conformance with all policies

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1 of the Klamath County Comprehensive Plan.

2 3. The proposed change is supported by factual information
3 which documents the public need for the change.

4 FINDINGS OF FACT:

5 The requested change has been granted with conditions based
6 on the following findings of fact:

7 1. The applicant makes this request to change the Comprehen-
8 sive Land Use Plan from Rural Community Residential to Transporta-
9 tion Commercial. The plan designation for Transportation Commer-
10 cial has in it the zones of Transportation Commercial and Highway
11 Commercial. Therefore, this requested change is in conjunction
12 with the Zone Change herein from Rural Community Residential to
13 Highway Commercial.

14 2. The property in question is approximately 3.1 acres and
15 rectangular in shape. It is generally located between State
16 Highway 97 and the Southern Pacific Railroad, and located at the
17 north and south of Fourth Street in the town of Chemult, Oregon.

18 3. The surrounding area is predominantly commercial or
19 industrial zoning, and, therefore, the requested change should not
20 have significant effects beyond the immediate area.

21 4. The site is within the Chemult Fire District with the
22 fire hall being in the town of Chemult.

23 5. No one testified in opposition to the granting of this
24 Comprehensive Land Use Plan change, and there was no evidence
25 presented that there would be any adverse effects on the appropriate
26 use and development of abutting properties.

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

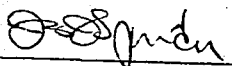
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That real property described as
"being generally located between State Highway 97
and the Southern Pacific Railroad; and located north
and south of Fourth Street in the town of Chemult,
Oregon,"

is hereby granted a Comprehensive Land Use Plan Change from Rural
Community Residential to Transportation Commercial.

Entered at Klamath Falls, Oregon, this 30th Day of
MARCH, 1984.

KLAMATH COUNTY HEARINGS DIVISION


Hearings Officer

Return: Commissioners Journal

STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for
record on the 2nd day of April A.D., 19 84 at 3:01 o'clock P. M.
and duly recorded in Vol M84, of Deeds on page 5258

EVELYN BIEHN, COUNTY CLERK

Fee: \$ None

by: , Deputy

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