

BEFORE THE HEARINGS OFFICER OF KLAMATH COUNTY, OREGON

In the matter of the request )  
for FRANK GANONG )  
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ZONE CHANGE  
NO. ZC 4-91

This matter came before Neil D. Smith, Hearings officer for Klamath County, Oregon on 17 May 1991 in the County Commissioners' Hearing Room in Klamath Falls Oregon. The Klamath County Planning Department was represented by Mr. Carl Shuck the recording secretary was Ms. Karen Berg. The Klamath County Planning Department file and all the exhibits and other contents therein is incorporated by this reference into this matter.

The Hearing was held pursuant to notice given in conformity with the Klamath County Land Development Code and related Statutes and Ordinances. MR. Frank Ganong, the applicant for the above referenced zone change, was present and testified. Mr. Ganong's information was received and found to be in favor of the permit.

FINDINGS OF FACT :

1. The Applicant is requesting a Zone Change from IH (Heavy Industrial) to IL (Light Industrial).
2. The property is located at 2920 Bristol Avenue, Klamath Falls, Oregon. Leagaly described as "W1/2 Lot 12 and all of lots 13 & 14 except the East 500 feet and those portions acquired by Klamath County for road purposes. The parcalcs contain approximately 14.9 acres.
3. Authority for the proposed Zone Change found in section 47.030 B 1-5 of Article 47.
4. The Applicant's requested zone change is not in derogation of the Comprehensive Plan or the Land Development Code and in fact compliments the area by reduction of potential environmental and noise polution.
5. The lots involved in this change create an area which is adequate in size and shape to facilitate the use which is authorized in the IL zone.
6. The property is adequately served by maintained streets and municipal utilities and services.
7. The zone change will not alter the present de facto use of the adjacent properties or the character of the neighborhood.

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8. Exhibits G and H demonstrate that there is factual information upon which go base this change and its positive effect on the community.

9. Notices were sent to in conformance with relevant Klamath County Policy and there were no communications with the staff of at the hearing in opposition to this application.

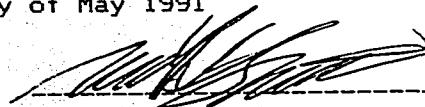
### CONCLUSION

There is no logical reason to refuse this zone change application since it will result in no negative impact on the present use of the property in this area and meets the criteria for such a change.

### ORDER

Based upon the findings and conclusion herein the Zone change from IH to IL as requested is granted.

DATED this 18th day of May 1991



Neil D. Smith, Hearings Officer

KLAMATH COUNTY LAND DEVELOPMENT CODE SECTION 24.007 PROVIDES:

" An Order of the Hearings Officer shall be final unless appealed within ten (10) days of its mailing by a party having standing in accordance with the procedures set forth in Chapter 3, Article 33 of this Code"

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 20th day of May A.D., 19 91 at 2:34 o'clock P M., and duly recorded in Vol. M91 of Deeds on Page 9512.

FEE none

Evelyn Biehn County Clerk

By Evelyn Biehn

Return: Commissioners Journal