

BEFORE THE HEARINGS OFFICER OF KLAMATH COUNTY, OREGON

In the matter of the request for a)	
Conditional Use Permit for)	CONDITIONAL USE PERMIT
KAREN PIAZZA)	NO. 28-95
_____)	
)	

This matter came before Michael L. Brant, Hearings Officer for Klamath County, Oregon, on June 2, 1995, in the Klamath County Museum Meeting Room in Klamath Falls, Oregon. The hearing was held pursuant to notice given in conformity with the Klamath County Land Development Code and related statutes and ordinances. The Klamath County Planning Department was represented by Mr. Kim Lundahl and the recording secretary was Ms. Karen Burg. The Klamath County Planning Department file and all the exhibits and other contents therein is incorporated by this reference into this matter. The applicant was present and testified.

FINDINGS OF FACT

1. The applicant requests a conditional use permit to allow the keeping of ten (10) dogs. The applicant withdrew her request for a permit to keep a specialty animal. The applicant has constructed a secure perimeter fence and secure cages to maintain her pet show dogs. Neighbors object to the keeping of more than four (4) dogs on the premises and object to training, showing or any kind of care relating to dogs. The applicant testified that dog training is limited to training her pets and her daughter's pets and does not include commercial operations. She does not show dogs on the property. Her property is well maintained and she evidences responsible conduct, including concern for avoiding activity which would unreasonably interfere with other members of the community.

2. The subject property is Lot 10, Block 9, Riverpines, which is located west of Mabel Drive and south of Hackett Drive and zoned Rural/R-1. Access is obtained from Mabel Drive.

3. The Klamath County Land Development Code 51.030 provides authority for the Conditional Use Permit requested.

4.A. The use complies with policies of the Comprehensive Plan.

B. The use is in conformance with all other required standards and criteria of this Code.

C. The location, size, design, and operating characteristics of the proposed use will not have a significant adverse impact on the livability, value or appropriate development of abutting properties and the surrounding area.

CONCLUSION

There is no logical reason to deny the conditional use permit requested.

ORDER

1. Based upon the findings and conclusions herein, the conditional use permit is approved.

Dated this 12th day of June, 1995.

Michael L. Brant
MICHAEL L. BRANT
Hearings Officer

KLAMATH COUNTY LAND DEVELOPMENT CODE SECTION 24.060 PROVIDES:

"An Order of the Hearings Officer may be appealed to the Board of County Commissioners within seven (7) days of its mailing as set forth in Article 33."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 13th day
of June A.D. 19 95 at 2:14 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 15547

RETURN: Commissioners Journal

FEE NONE

By Bernetha G. Leisch County Clerk