

BEFORE THE HEARINGS OFFICER OF KLAMATH COUNTY, OREGON

In the matter of the request for)
 a zone change by) Zone Change
) Case No. ZC 1-96
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MERLIN FJARLE

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This matter came before Michael L. Brant, Hearings Officer for Klamath County, Oregon, on April 5, 1996, 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 Klamath County Planning Department staff report was received. Based upon the evaluation of the staff report and consideration of the evidence received, the hearings officer makes the following findings of fact and conclusions and makes the following decision.

FINDINGS OF FACT

The applicant requests a Zone Change from Heavy Industrial/IH to Light Industrial/IL to permit establishment of a commercial business park. The requested change is permitted by Article 47, A & B, 1-5 of the Klamath County Land Development Code. The subject property is located at 4100 Washburn Way, along the west side of Washburn Way north of the railroad overpass, a portion of S9, T39S, R9EWM, T.A. 3909-9-200 and 300 and is accessed directly from Washburn Way. Water is supplied by the City of Klamath Falls.

Electric power is supplied by Pacific Power. Sewer service is furnished by South Suburban Sanitary District and fire protection is provided by KCFD No. 1.

The requested zone change and proposed use meets all of the criteria and requirements of the Klamath County Land Development Code Article 47, Section 47.030 A - D.

CONCLUSION

There is no reasonable basis upon which to deny the requested Zone Change.

ORDER

It is hereby ordered that the requested Zone Change 1-96 is granted.

DATED THIS 6th day of April 1996 .

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 Planning the 9th day
of April A.D., 19 96 at 9:03 o'clock AM., and duly recorded in Vol. M96
of Deeds on Page 9891

Bernetha G. Letsch, County Clerk

By [Signature]

FEE No Fee Return: Commissioners Journal