

BEFORE THE BOARD OF COUNTY COMMISSIONERS
In and For the County of Klamath, State of Oregon

IN THE MATTER OF APPLICATION)
FOR TEMPORARY PERMIT 77-4,)
NEVA BLEAKNEY)

O R D E R

THIS MATTER having come on before the Board of County Commissioners for a hearing upon the Application No. 77-4 by Neva Bleakney, requesting the issuance of a provisional Temporary Permit for the purpose of placement of a mobile home on that certain real property described as Tax Lot 6200, Lot 28, Riverview Subdivision, the SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 5, Township 39, Range 9, East of the Willamette Meridian, Klamath County, Oregon, and a public hearing having been held on April 1, 1977, at 10:30 a.m. in the Commissioners' Hearing Room, Klamath County Courthouse Annex, to consider the application under Article 116, Klamath County Zoning Ordinance No. 17, the Board of Commissioners makes the following findings of fact and conclusions of law:

Findings of Fact:

1. On April 1, 1977, applicant requested a Temporary Permit for the purpose of placing a mobile home on an RD 5,000 zoned lot.
2. According to Article 42, Section 42.003 of Ordinance No. 17, a mobile home is not permitted in an RD 5,000 zone except upon approval of a Conditional Use Permit.
3. Applicant has applied for a Conditional Use Permit at a scheduled hearing before the Planning Commission of which date has not been set.
4. Testimony on April 1, 1977 indicated the applicant is being forced off of the lot where her mobile home is currently placed. Testimony indicated the mobile home will be forced off the lot per Court Action on April 13, 1977.
5. Applicant presented receipts showing approval for the septic system from the Department of Environmental Quality. Water hook-ups for City water already exists on the subject property.
6. Staff indicated there are mobile homes located on both sides of the subject property. There are also other mobile homes in the area, a mobile home park located across the street and also some conventionally constructed older homes in the area.
7. Testimony indicated access to the property is off of Laurel Street which is adequate to carry the traffic generated by the addition of a mobile home.
8. Applicant will situate the mobile home on the lot to comply with the property development standards of the RD 5,000 zone.

9. Applicant stated that she talked with the owners of the surrounding properties and they feel the mobile home will be compatible with the surrounding area and uses.

Conclusions of Law:

1. The area surrounding the subject property consists of mobile homes, a mobile home park and older conventionally constructed homes.

2. Applicant purchased the subject lot because of the compatibility of the intended use with the surrounding uses.

3. A Temporary Permit will not be detrimental to the livability or appropriate development of the area, but will be compatible with abutting properties and neighborhood for the duration of the permit.

NOW, THEREFORE, IT IS HEREBY ORDERED that the Board of County Commissioners, being authorized by Article 116, of Ordinance No. 17, does herewith issue a Temporary Permit commencing on the day this Temporary Permit No. 77-4 is recorded in the Deed Records of Klamath County, Oregon, for the purpose of placement of a mobile home on property currently zoned RD 5,000, said property being Tax Lot 6200, Lot 28, Riverview Subdivision, SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 5, Township 39, Range 9, East of the Willamette Meridian, Klamath County, Oregon, and being further subject to the following conditions:

1. Applicant's mobile home shall be located on the lot in conformance with all property development standards of the RD 5,000 zone.

2. Temporary Permit 77-4 shall run for a period of six months from the date of recording in the Klamath County Deed Records.

3. Applicant shall apply for a Conditional Use Permit at a scheduled hearing before the Planning Commission. At the expiration of the six month period, or should said Conditional Use Permit not be approved by the Planning Commission, applicant shall remove the mobile home from the lot.

4. Applicant is aware that approval of the Temporary Permit by the Board of Commissioners does not constitute an approval of the Conditional Use Permit.

DONE AND DATED THIS 5th Day of April, 1977

Lloyd Gift
Lloyd Gift, Chairman

Neil Kuonen
Neil Kuonen, Commissioner

Raymond P. Thorne
Raymond Thorne, Commissioner

APPROVED AS TO FORM:
Boivin, Boivin & Aspell
County Legal Counsel

By *Boivin*



6716

Klamath County ~ Planning Department

VETERANS MEMORIAL BUILDING — 503-882-2501 — KLAMATH FALLS, OREGON 97601

April 6, 1977

NOTICE

Dear Property Owners:

The attached Temporary Permit Order will become effective April 18, 1977, unless there is an appeal by you or adjacent property owners.

Please call our office if you have any questions concerning this Temporary Permit, and please be advised that you do have a right to appeal this matter as mentioned above.

Sincerely,

Denise Hill
Denise Hill
Secretary

Attachment

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY BOARD OF COMMISSIONERSthis 20th day of APRIL A. D. 1977 at 12:40 o'clock P. M.Filed for record in Vol. M 77, of DEEDS on Page 6714

FEE NONE

Wm D. MILNE, County Clerk
By *Hazel Drazic*