

BEFORE THE HEARINGS OFFICER
KLAMATH COUNTY, OREGON

In the Matter of Request for)
Conditional Use Permit 77-25 for) Klamath County Planning
Kathryn Moore, Applicant) FINDINGS OF FACT AND ORDER

A hearing was held in this matter at Klamath Falls, Oregon on September 15, 1977, pursuant to notice given in conformity with Ordinance No. 35, Klamath County, before Klamath County Hearings Officer, Del Parks. The applicant was present. The Klamath County Planning Department was represented by Wayne Sorensen and Carl Shuck. The Hearings Reporter was Isabel Rodriguez.

Evidence was presented on behalf of the Department and on behalf of the applicant. There were no adjacent property owners present who stated they had any objections to the proposed Conditional Use Permit requested by the applicant.

The following Exhibits were offered, received and made a part of the record:

Klamath County Exhibit A, the Staff Report

Klamath County Exhibit B, photos of the subject property

Klamath County Exhibit C, a Klamath County Assessor's map of the subject property

Klamath County Exhibit D, a Klamath County Zoning map of the subject property

Klamath County Exhibit E, Affidavit of Publication

Applicant's Exhibit 1, Plot Plan

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1 The hearing was then closed and based upon the evidence
2 submitted at the hearing, the Hearings Officer made the following
3 findings of fact:

4 FINDINGS OF FACT:

5 1. The site for the proposed use is adequate in size and
6 shape to accommodate a mobile home, and all setback lines will be
7 met by the proposed plot plan.

8 2. There are adequate streets to accommodate the proposed
9 use with the exception that there is not adequate access as proposed
10 in the event that lots 33 and 34 are not under the same ownership.

11 3. The Conditional Use Permit will be issued for a period
12 of five years, and the applicant will have the option within the
13 five year period to demonstrate to the Planning Department that there
14 is independent access confined solely to lot 33 in which the appli-
15 cant will be granted a perpetual Conditional Use Permit.

16 4. There was no testimony that the proposed use would
17 have any adverse effect on the abutting property for the permitted
18 uses of that property; in fact, the evidence demonstrates that nearly
19 half of the structures in the area are of a mobile-home type.

20 5. There are no other conditions necessary to protect the
21 public health, safety and welfare.

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

24 That real property described as the

25 "Lot 34, Casitas Addition
26 generally located on the east
27 side of Arthur Street approxi-
28 mately 80 feet north of Barry
Avenue approximately 236 feet
west of Altamont Drive, Klamath
County, Oregon."

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1 is hereby granted a Conditional Use Permit in accordance with the
2 terms of the Klamath County Zoning Ordinance No. 17 and henceforth
3 will be granted a Conditional Use Permit for the placement of a
4 Mobile Home in an RD 10,000 zone in accordance with the above named
5 conditions.

6 Entered at Klamath Falls, Oregon, this 21 day
7 of September, 1977.

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9 KLAMATH COUNTY HEARINGS DIVISION

10
11 By Del Ruck
12 Hearings Officer
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Klamath County - Planning Department

COURTHOUSE — 503-882-2501, Ext. 285 — KLAMATH FALLS, OREGON 97601

IN THE MATTER OF
MAILING NOTICES FOR
Kathryn Moore

AFFIDAVIT OF MAILING

STATE OF OREGON
County of Klamath

I, Isabel Rodriguez, being first duly sworn, depose
and say that I am an employee of the Klamath County Planning
Department, and that on the 21st of September, 1977 did deposit in
the U.S. postal system five (5) copies of said MAILING NOTICE,
a copy of same being attached hereto, in a sealed envelope addressed
to those individuals on the mailing list attached hereto.

Isabel Rodriguez

SUBSCRIBED and sworn to before me this 21st day of
September 1977.

Ronald B. Lippette
NOTARY PUBLIC FOR OREGON

My commission expires

6/9/81

WE ARE AN EQUAL OPPORTUNITY EMPLOYER

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Copies of the attached Order for Kathryn Moore sent to the following:

Kathryn Moore
Route 1 Box 82
Tulelake, CA 96134

Lura Quigley
3205 Barry Avenue
Klamath Falls, OR 97601

Board of Commissioners
Courthouse Annex
Klamath Falls, OR 97601

County Clerk's Office
Courthouse
Klamath Falls, OR 97601

Assessor's Office
Courthouse Annex
Klamath Falls, OR 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY PLANNING

this 26th day of SEPTEMBER A. D. 1977 at 11:06 o'clock AM., and

duly recorded in Vol. M77, of DEEDS on Page 17962

NO FEE XX

Wm D. MILNE, County Clerk

By Hazel Drayton