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Vol. 18624

BEFORE THE HEARINGS OFFICER

KLAMATH COUNTY, OREGON

In the Matter of Request for)
Conditional Use Permit 78-16 for) Klamath County Planning
Dorman Turner for) FINDINGS OF FACT AND ORDER
Washburn Enterprises, Inc.)
)

A hearing was held in this matter at Klamath Falls, Oregon, on July 12, 1978, pursuant to notice given in conformity with Ordinance No. 35, Klamath County, before Klamath County Hearings Officer, Jim Spindor. The applicant was present accompanied by his attorney, Bud Smith. The Klamath County Planning Department was represented by Carl Shuck. The Hearings Reporter was Isabel Rodriguez.

Evidence was presented on behalf of the Department and on behalf of the applicant. There were adjacent property owners present who stated they had 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, Resolution from the Klamath County Commissioners

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1 Applicant's Exhibit 1, Plot Plan

2 Applicant's Exhibit 2, Tract 1080, Washburn Park,
3 indicating the size of the parcel

4 The hearing was then closed and based upon the evidence
5 submitted at the hearing, the Hearings Officer made the following
6 findings of fact:

7 FINDINGS OF FACT:

8 1. The site is adequate in size and shape to house the
9 proposed activity, and there is adequate access to the streets and
10 highways to carry the traffic flow generated by the proposed use.

11 2. There would be no adverse affect on the abutting
12 property owners nor did anyone testify in opposition to the
13 granting of this permit.

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

16 That real property described as the

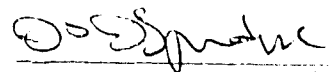
17 "parcel of land approximately two
18 acres in size and generally located
19 on the east side of Washburn Way,
20 approximately 322 feet north of Crosby
21 Avenue and approximately 750 feet south
22 of the OC & E Railroad and more partic-
ularly described as a portion of Lot
2, Block 3, Section 3, Township 39
South, Range 9 East of the Willamette
Meridian, Klamath County, Oregon"

23 is hereby granted a Conditional Use Permit in accordance with the
24 terms of the Klamath County Zoning Ordinance No. 17 and henceforth
25 will be allowed the placement of a mobile home and recreational
26 vehicle sales and service operation.

27 KLAMATH COUNTY HEARINGS DIVISION

28 Dated July 19, 1978

By



Hearings Officer

18623

IN THE MATTER OF)
 Conditional Use Permit)
 78-16)
 STATE OF OREGON)
 County of Klamath)

AFFIDAVIT OF MAILING

FOR

DORMAN TURNER FOR
 WASHBURN ENTERPRISES, INC.

The undersigned certifies that as an employee of the Klamath County Planning Department she served the foregoing on the parties on August 15, 1978 by depositing a copy of said Findings of Fact and Order in a sealed envelope in the United States mail at Klamath Falls, Oregon, with postage thereon fully prepaid and addressed to the said parties at their last known place of business or residence, as follows:

County Commissioners
 Courthouse Annex
 Klamath Falls, OR 97601

Clerk's Office
 Courthouse
 Klamath Falls, OR 97601

Assessor's Office
 Courthouse Annex
 Klamath Falls, OR 97601

Washburn Enterprises, Inc.
 P.O. Box 1886
 Klamath Falls, OR 97601

Bud Smith
 540 Main
 Klamath Falls, OR 97601

Isabel Rodriguez
 Hearings Reporter

SUBSCRIBED and sworn to before me this 15 day of August, 1978.

Carl C. Smith
 NOTARY PUBLIC FOR THE STATE OF OREGON
 My Commission Expires:

STATE OF OREGON; COUNTY OF KLAMATH; ss. :

I hereby certify that the within instrument was received and filed for record on the 22nd day of August A.D., 19 78 at 1:55 o'clock P M., and duly recorded in Vol. 170 of Deeds on Page 13624.

FEE None

WM. D. MILNE, County Clerk

By [Signature] Deputy