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BEFORE THE HEARINGS OFFICER  
KLAMATH COUNTY, OREGON

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In the Matter of Request for	)	Klamath County Planning
Conditional Use Permit 78-41 for	)	FINDINGS OF FACT AND ORDER
Clarence McKenzie, Applicant	)	

A hearing was held in this matter at Klamath Falls, Oregon, on January 10, 1979, pursuant to notice given in conformity with Ordinance No. 35, Klamath County, before Klamath County Hearings Officer, Jim Spindor. The Applicant was present. 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 no 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 A-1, Attachment
- 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, a Comprehensive Land Use Plan map of the subject property
- Applicant's Exhibit 1, Request for a Conditional Use Permit

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1           Applicant's Exhibit 2, Plot Plan of the subject property  
2           indicating that the required setbacks can be met  
3           Applicant's Exhibit 3, Plot Plan indicating other mobile  
4           homes in the surrounding area  
5           Applicant's Exhibit 4, a copy of the listing of the  
6           subject property  
7           Applicant's Exhibit 5, a copy of the Earnest Money  
8           Agreement regarding the subject property  
9           The hearing was then closed, and based upon the evidence  
10          submitted at the hearing, the Hearings Officer made the following  
11          findings of fact:

12           FINDINGS OF FACT:

- 13           1. The site is adequate in size and shape to house the  
14          proposed activity.
- 15           2. The requested use does fit in with the neighborhood  
16          as is shown by the fact that there are some forty mobile homes in  
17          the immediately area.
- 18           3. The site has adequate access to the streets and  
19          highways to carry the traffic flow generated by the proposed use.
- 20           4. There would be no adverse effect on the abutting  
21          property owners by the granting of this permit.
- 22           5. No one testified in objection to the granting of  
23          this permit.
- 24           6. The granting of this permit is consistent with the  
25          goals of the Land Conservation and Development Commission.
- 26           7. This requested use will be granted subject to the  
27          conditions: 1. That the Applicant receives permission from  
28          Klamath County for access and that he puts in an adequate

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1 driveway, and 2. That the Applicant will follow the plot plan and  
2 meet the required setbacks of the County.

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

5 That real property described as the

6 "parcel of land approximately 168 feet by  
7 80 feet in size generally located on the  
8 west side of Altamont Drive, approximately  
9 488 feet south of Bristol Avenue and  
10 approximately 560 feet north of Barry  
11 Avenue and more particularly described as  
Township 39 South, Range 9 East of the  
Willamette Meridian, Section 10, Lot 25  
and Tax Lot 1200 of Casitas Addition,  
Klamath County, Oregon"

12 is hereby granted a Conditional Use Permit in accordance with the  
13 terms of the Klamath County Zoning Ordinance No. 17 and henceforth  
14 will be allowed the placement of a mobile home on the subject  
15 property subject to the above-mentioned conditions. The granting  
16 of this permit does not allow a use which is not authorized in the  
17 particular zone.

18 Entered at Klamath Falls, Oregon, this 16<sup>th</sup> day  
19 of January, 1979.

20  
21 KLAMATH COUNTY HEARINGS DIVISION

22  
23 By J. J. Spindler

24 Hearings Officer

25 STATE OF OREGON; COUNTY OF KLAMATH; ss.

26 filed for record at request of Klamath County

27 this 19th day of January A. D. 1979 at 11:35 o'clock A.M., on

28 duly recorded in Vol. M79, of Deeds on Page 1630

Wm D. MILNE, County Clerk

By Bernice A. Litch

No Fee