

BEFORE THE HEARINGS OFFICER

KLAMATH COUNTY, OREGON

In the Matter of Request for)
Conditional Use Permit No. 80-12) Klamath County Planning
for Jim Boatner, Applicant) FINDINGS OF FACT AND ORDER

A hearing was held in this matter at Klamath Falls, Oregon, on April 9, 1980, pursuant to notice given in conformity with Ordinance No. 35, Klamath County, before the Klamath County Hearings Officer, Jim Spindor. The applicant was present. The Klamath County Planning Department was represented by Jonathan Chudnoff. The Hearings Reporter was Barbara Thomson.

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

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

Klamath County Exhibit A, Staff Report
Klamath County Exhibit B, photos of subject property
Klamath County Exhibit C, Klamath County Assessor's Map of the subject property
Applicant's Exhibit No 1, Plot Plan
Applicant's Exhibit No. 2, 2A, 2B, 2C, 2D; photos
The hearing was then closed, and based upon the evidence

1 submitted at the hearing, the Hearings Officer made the following
2 Findings of Fact:

3 FINDINGS OF FACT:

4 1. The site is adequate in size and shape to house the
5 proposed activity and fits in with the neighborhood as is shown
6 by the fact that there are other mobile homes in the immediate
7 area.

8 2. The site has adequate access to the streets and high-
9 ways to carry the traffic flow generated by the proposed use.

10 3. There would be no adverse effect on the abutting
11 property owners, nor did anyone testify in objection to the
12 granting of the permit.

13 4. The granting of this permit is consistent with the
14 goals of the L. C. D. C.

15 5. The Conditional Use Permit is approved subject to
16 the following conditions:

17 CONDITIONS:

18 1. Applicant shall remove all existing buildings from
19 said property.

20 2. Applicant shall install a driveway with adequate
21 parking for two vehicles.

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

24 That real property described as the
25 "parcel of land approximately 13,775 square
26 feet in size, and generally located west of
27 Gary Street about 100 feet south of its
28 intersection with Bryant Avenue, and more
particularly described as being in Section
2, Township 39, Range 9, Tax Lots 2100 and
2201, Klamath County, Oregon"

1 is hereby granted a Conditional Use Permit in accordance with the
2 terms of the Klamath County Zoning Ordinance No. 35, and, hence-
3 forth will be allowed placement of a mobile home in the RD 10,000
4 (Single Family Residential) zone.

5 Entered at Klamath Falls, Oregon, this 5th day of
6 MAY, 1980.

9 KLAMATH COUNTY HEARINGS DIVISION

10 BY [Signature]
11 Hearings Officer

12
13
14 DATE OF OREGON; COUNTY OF KLAMATH; ss.

15 Filed for record at request of Klamath County
16 this 5th day of May A. D. 1980 at 1:18 o'clock P M., or
17 duly recorded in Vol. M80, of Deeds on Page 8220

18 Wm D. MILNE, County Clerk

19 By [Signature]

20 No Fee