

87897

KLAMATH COUNTY, OREGON

In the Matter of Request for )  
Conditional Use Permit No. 80-22) Klamath County Planning  
for Thomas M. Gerbing, Applicant) FINDINGS OF FACT AND ORDER

A hearing was held in this matter at Klamath Falls, Oregon, on July 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 Kathi Reyes.

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 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, petition from adjacent property owners in favor of Conditional Use Permit

The hearing was then closed, and based upon the evidence submitted at the hearing, the Hearings Officer made the following Findings of Fact:

20 AUG 7 PM 2 08

1            FINDINGS OF FACT:

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

6            2. The site has adequate access to the streets and  
7 highways to carry the traffic flow to be generated by the proposed  
8 use.

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

12            4. The granting of this Conditional Use Permit is  
13 consistent with the goals of the L. C. D. C.

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

16            CONDITIONS:

17            1. The applicant shall obtain approval from the  
18 Department of Environmental Quality for his septic tank and give  
19 proof thereof to the Klamath County Planning Department.

20            2. The applicant shall follow the plot plan which he  
21 has submitted to the Planning Department, Applicant's Exhibit  
22 No. 1.

23            3. The applicant shall use residential siding on any  
24 mobile home which is placed on the site.

25            4. The applicant shall landscape his property to fit  
26 in with the surrounding area.

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

C.U.P. 80-22

Page -2-



That real property described as the

14687

"parcel of land generally located southeast  
of the intersection of Sloan, Easy, and  
Johnson Streets in Rocky Point, and more  
particularly described as being in Section  
3, Township 36, Range 6, being Tax Lots  
2800, 2900, and 3900, Klamath County, Oregon"

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

Entered at Klamath Falls, Oregon, this 4<sup>th</sup> day of

August, 1980.

KLAMATH COUNTY HEARINGS DIVISION

BY Jo Spindler  
Hearings Officer

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County

this 7th day of August A. D. 1980 at 2:08 o'clock P. M., and

duly recorded in Vol. M80, of Deeds on Page 14685

Wm D. MILNE, County Cl.

By Bernetha Hetch

No Fee

Commissioners Journal