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3 In the Matter of Request for)  
4 Conditional Use Permit No. )  
5 80-45 for Bobbie Young )  
6

Klamath County Planning  
Findings of Fact and Order

7  
8 A hearing was held in this matter at Klamath Falls,  
9 Oregon, on December 10, 1980, and continued to January 14, 1981,  
10 pursuant to notice given in conformity with Ordinance No. 35,  
11 Klamath County, before the Klamath County Assistant Hearings  
12 Officer, James R. Uerlings. The applicant was present. The  
13 Klamath County Planning Department was represented by Jonathan  
14 Chudnoff. The Hearings Reporter was Barbara Thomson.

15 Evidence was presented on behalf of the Department and  
16 on behalf of the applicant. There was one adjacent property owner  
17 present who stated he had objections to the proposed Conditional  
18 Use Permit requested by the applicant.

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

21 Klamath County Exhibit A, the Staff Report  
22 Klamath County Exhibit B, photos of subject property  
23 Klamath County Exhibit C, Klamath County Assessor's Map  
24 of subject property  
25 Klamath County Exhibit D, letter from Klamath Falls City  
26 Water Department  
27 Applicant's Exhibit No. 1, plot plan  
28 Applicant's Exhibit No. 2, illustration of mobile home  
Applicant's Exhibit No. 3, photographs

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1 Applicant's Exhibit No. 4, revised plot plan

2 Opposition's Exhibit No. 1, letter from Joe & Mary Moran

3 The hearing was then closed, and based upon the evidence  
4 submitted at the hearing, the Hearings Officer made the following

5 Findings of Fact:

6 FINDINGS OF FACT:

7 1. The site for the proposed use is adequate in size  
8 and shape to accommodate said use and all yards, spaces, walls  
9 and fences, parking, loading, landscaping and other features  
10 required to adjust said use with land and uses in the neighborhood  
11 are present or will be adequately provided.

12 2. The site for the proposed use has adequate access  
13 to streets and highways which are adequate in width and pavement  
14 type to carry the quantity and kind of traffic generated by the  
15 proposed use.

16 3. The proposed use will have no adverse effect on  
17 abutting property or the permitted use thereof because there is  
18 property within close proximity to this land that is already zoned  
19 for Mobile Home Park.

20 4. The granting of the Conditional Use Permit is con-  
21 sistent with the goals of L. C. D. C.

22 5. This Conditional Use Permit is approved subject to  
23 the following conditions.

24 CONDITIONS:

25 1. Applicant shall follow plot plan as amended, Appli-  
26 cant's Exhibit No. 4.

27 2. Applicant shall place a mobile home of similar style  
28 as shown in photographs, Applicant's Exhibit No. 3.

3. Applicant shall comply with state, local, and federal regulations for placing the mobile home.

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

The real property described as the

"parcel of land generally located north of Pear street approximately 200 feet east of Washburn Way, and more particularly described as being in the SW $\frac{1}{4}$ , NW $\frac{1}{4}$ , of Section 34, Township 38, Range 9, being Tax Lot 1100, 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 2 day of March, 1981.

KLAMATH COUNTY HEARINGS DIVISION

BY

James R. Henning  
Assistant Hearings Officer

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County  
this 3rd day of March, A.D. 19 81 at 1:01 o'clock P.M., and  
duly recorded in Vol. M81, of Deeds on Page 3657.

By Bernetha A. Letcher EVYNN BIEHN, County Clerk

No Fee