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BEFORE THE HEARINGS OFFICER

KLAMATH COUNTY, OREGON

In the Matter of Request for)
Minor Partition No. 6-82 for)
Richard F. Putnam)

Klamath County Planning
Findings of Fact and Order

A hearing was held on this matter on May 20, 1982, pursuant to notice given in conformity with Ordinance No. 45, Klamath County, before the Klamath County Hearings Officer, Jim Spindor. The applicant's representative was present. The Klamath County Planning Department was represented by Becky Achten. The Hearings Reporter was Barbara Thomson.

Evidence was presented on behalf of the Department and on behalf of 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, Tentative Map of Partition
- Klamath County Exhibit C, Klamath County Assessor's Map
- Klamath County Exhibit D, Code Requirements
- Klamath County Exhibit E, Public Works Department Comments and copy of Survey No. 3493

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

FINDINGS OF FACT:

1. The proposed tentative plan of the applicant is to partition approximately 42,808 square feet into two lots of 22,370 square feet and 20,438 square feet, for residential use.

1 The applicant's property is within the urban area of Klamath Falls.
2 The proposed plan is in conformance with the Klamath County
3 Comprehensive Plan.

4 2. Said proposed tentative plan is in conformance with all
5 applicable provisions of this code, other county codes and ordin-
6 ances, and Oregon law.

7 3. No creation of a street or road is required as part of
8 the applicant's proposed plan.

9 4. There is nothing in the record to indicate that the
10 proposed plan will prohibit the extension of any dedicated streets
11 or roads.

12 5. The applicant's property is situated in the unincorpor-
13 ated territory of Klamath County, Oregon, namely on the east side
14 of Kane Street, approximately 1400' north of its intersection with
15 Shasta Way.

16 6. The proposed partition is adjacent to Kane Street, how-
17 ever, it will not conflict with said street.

18 7. The parcels in applicant's proposed plan are located
19 and laid out to properly relate to adjoining or nearby lots or
20 parcel lines, utilities, streets and other existing or planned
21 facilities, as can be seen by applicant's map attached to his
22 application herein.

23 8. The applicant's property is physically suitable for the
24 type and proposed density, which is for two family residences,
25 one on each parcel, and conforms to existing zone standards.

26 9. The applicant's property is not in any residential,
27 commercial or industrial subdivision, planned unit development
28 or approved land partition, that will be approved after the

1 effective date of the Klamath County Comprehensive Plan.

2 10. The applicant's proposal is not for a retirement lot
3 and a lot for the child of the owner in an exclusive farm use zone.

4 11. The granting of this minor partition is consistent with
5 the goals of the L.C.D.C.

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

8 That real property described as the

9 "parcel of land generally located on the east side of Kane
10 Street, approximately 1400 feet north of its intersection
11 with Shasta way, and more particularly described as being
Lot 45, Fair Acres No. 1, Tax Account No. 3809-3540-7001,
Klamath County, Oregon"

12 is hereby granted a minor partition for the purpose of creating
13 a flag lot for access, said partition being Minor Partition 6-82.
14

15 Entered at Klamath Falls, Oregon, this 27th day of
16 MAY, 1982.

17
18 KLAMATH COUNTY HEARINGS DIVISION

19
20
21 *De K. Smith*
Hearings Officer

22
23 STATE OF OREGON; COUNTY OF KLAMATH; ss.

24 Filed for record .

25 His 28 day of May 11:29 A. D. 19 82 at 11:29 o'clock A. M., and
26 duly recorded in Vol. M 82, of Deeds on P. O. 6739

27 No Fee

EVERETT DEHN, County Clerk

28 By *De K. Smith*