

1. The use requested is for the development of a community park facility for the use of subdivision residents in the

2013-2014

1 AU-5 zone.

2 2. The location, site, design, and operating character-
3 istics of the proposed use are in conformance with the Klamath
4 County Comprehensive Plan, so long as the conditions set forth
5 hereinbelow are followed.

6 3. The location, site, design, and operating character-
7 istics of the proposed use will be compatible with and will
8 not adversely affect the liveability of abutting properties
9 and the surrounding neighborhood, so long as the conditions
10 set forth hereinbelow are followed.

11 4. The location, design, and site planning of the
12 proposed use will provide a convenient and functional living
13 environment and will be as attractive as the nature of the use
14 and its location and setting warrant, so long as the conditions
15 set forth hereinbelow are followed.

16 5. The granting of this conditional use permit is
17 consistent with the goals of the LCDC so long as the conditions
18 set forth hereinbelow are followed.

19 6. The conditional use permit is granted subject to the
20 following conditions:

21 CONDITIONS:

22 a. The applicant shall obtain DEQ approval with regard
23 to the site.

24 b. The applicant shall obtain a road approach permit
25 from the Oregon State Highway Division prior to use of the site.

26 c. The applicant shall provide the facilities and
27 personnel necessary to keep the area clean and to guard against
28 vandalism.

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1 7. The granting of this conditional use permit with
2 conditions is based upon the following Findings of Fact:

3 FINDINGS OF FACT:

4 a. The request is for the development of a community
5 park facility for use by the Oregon Shores Subdivision residents.
6 There are approximately forty families now residing in this area.
7 There are potentially eleven hundred households in the subdivision.
8 Immediate plans are for the construction of a shower/restroom
9 facility and a cooking shelter. A community hall and a boat ramp
10 are planned for some time in the future.

11 b. The applicant's plot plan herein indicates that
12 there is sufficient room for all driveways, buildings, and
13 parking areas contemplated by the applicant.

14 c. The proposed activity will fit in with the surrounding
15 area as the buildings and related activities will be screened
16 from the nearby highway by trees.

17 d. The site does have adequate access to streets to
18 carry the traffic flow which will be generated by the proposed
19 use as the property fronts on State Highway 427.

20 e. There was no testimony in opposition to the granting
21 of this permit, and there was no evidence presented that the
22 granting of this permit will have an adverse affect on any
23 abutting property owners.

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

26 That real property described as
27 the area between Agency Lake and Highway 427,
28 Oregon Shores area, and more particularly described
as Tax Lot 202, located in the NW $\frac{1}{4}$ of S. 18, T. 35, R. 7

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1 is hereby granted a Conditional Use Permit in accordance with
2 the terms of the Klamath County Zoning Ordinance No. 45, and,
3 henceforth, will be allowed to develop a community park facility
4 for the use of subdivision residents.

5
6 Entered at Klamath Falls, Oregon, this 18th day of
7 Dec., 1982.

8
9 KLAMATH COUNTY HEARINGS DIVISION

10
11 *Dee B. Martin*
12 Hearings Officer

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14
15
16 STATE OF OREGON; COUNTY OF KLAMATH; ss.

17 Filed for record

18 This 6 day of Dec. A.D. 19 82 at 1:02 o'clock P.M.
19 ~~filed~~ recorded in Vol. M82 of Deeds on Page 17221

20 No Fee

21 *Evelyn Biehn* County Clerk

22 COMMISSIONERS JOURNAL