

1 In the Matter of Request for)
 2 Conditional Use Permit No. 10-83) Klamath County Planning
 3 for Roy and Barbara Renn, Applicants) Findings of Fact and Order
 4)

5 A hearing was held on this matter on June 16, 1983, pursuant
 6 to notice given in conformity with Ordinance 45.1, Klamath
 7 County, before the Klamath County Hearings Officer, Jim Spindor.
 8 The applicants were present. The Klamath County Planning Depart-
 9 ment was represented by Jonathan Chudnoff. The Hearings Reporter
 10 was Karen Alberto.

11 Evidence was presented on behalf of the Department and on
 12 behalf of the applicants. There were no adjacent property owners
 13 present.

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

16 Klamath County Exhibit A, Staff Report
 17 Klamath County Exhibit B, Plot Plan
 18 Klamath County Exhibit C, Photos
 19 Klamath County Exhibit D, Assessor's Map
 20

21 The hearing was then closed, and based upon the evidence
 22 submitted at the hearing, the Hearings Officer made the following
 23 Conclusions of Law:

24 CONCLUSIONS OF LAW:

- 25 1. The proposed use is conditionally permitted in the zone
 26 within which it is proposed to be located.
- 27 2. The location, size, design and operating characteristics
 28 of the proposed use are in conformance with the Klamath County
 Comprehensive Plan.

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1 3. The location, size, design and operating characteristics
2 of the proposed use will be compatible with and will not adversely
3 affect the liveability of abutting property owners in the surround-
4 ing neighborhood.

5 4. The location, design and site planning of the proposed
6 use will provide a convenient and functional living environment
7 and will be as attractive as the nature of the use and its
8 location and setting warrant.

9 5. The granting of this conditional use permit is consistent
10 with the goals of the LCDC.

11 6. This conditional use permit is granted subject to the
12 following conditions:

13 a. The applicant shall follow the plot plan set
14 forth on Applicant's Exhibit B.

15 b. The mobile home in question shall be limited
16 to occupancy by family members.

17 c. DEQ approval shall be obtained for a new septic
18 system or for any additional use or alteration of the existing
19 system.

20 The above mentioned Conclusions of Law are based on the
21 following Findings of Fact:

22 FINDINGS OF FACT:

23 The requested use has been granted with conditions based
24 on the following findings of fact:

25 1. Applicant makes this request to allow a mobile home
26 for residential use for family members. The zone in question is
27 Rural Residential. The property in question is 634 feet by 322
28 feet and is rectangular in shape. This mobile home will serve

1 as a single family residence.

2 2. This request is for a second mobile home on a five acre
3 parcel zoned for a density of one dwelling per acre. A house and
4 barn are now on the property.

5 3. The property in question is an area of 1-5 acre lots
6 within the Keno rural community. The area is developed for
7 residential use, with a school, post office and stores approxi-
8 mately $\frac{1}{2}$ mile to the north.

9 4. Sewage is handled by a septic system and, therefore, is
10 subject to DEQ inspection and approval.

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

13 That real property described as
14 "being generally located on Whispering Pines Drive
15 and Bear Valley Drive, Keno, and more particularly
16 described as Lot 4, Block 1, Keno Whispering Pines,
Klamath County, Oregon,"

17 is hereby granted a Conditional Use Permit in accordance with
18 the terms of the Klamath County Zoning Ordinance No. 45.1, and,
19 henceforth, will be allowed a mobile home for a family member
20 in the RR (Rural Residential) zone.

21
22 Entered at Klamath Falls, Oregon, this 7th Day of
23 July, 1983.

24
25
26 KLAMATH COUNTY HEARINGS DIVISION

27
28 Doosquidar

Hearings Officer

STATE OF OREGON: COUNTY OF KLAMATH :ss
I hereby certify that the within instrument was received and filed for
record on the 11 day of July A.D., 19 83 at 10:09 o'clock A M.
and duly recorded in Vol M 83, of 4 deeds on page 10937.

Fee \$ no fee

EVELYN BIEHN COUNTY CLERK

by Lu Kuri Deputy