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2 In the Matter of Request for)
3 Conditional Use Permit No. 14-83) Klamath County Planning
4 for Mary Margaret Davis, Applicant) Findings of Fact and Order
5)

6 A hearing was held on this matter on July 21, 1983, pursuant
7 to notice given in conformity with Ordinance No. 45.1, Klamath
8 County, before the Klamath County Hearings Officer, Jim Spindor.
9 The applicant was present. The Klamath County Planning Department
10 was represented by Jonathan Chudnoff. The Hearings Reporter was
11 Sharon Cosand.

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

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

17 Klamath County Exhibit A, Staff Report

18 Klamath County Exhibit B, Plot Plan

19 Klamath County Exhibit C, Assessor's Map

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

23 CONCLUSIONS OF LAW:

- 24 1. The proposed use is conditionally permitted within the
25 zone within which it is proposed to be located.
26 2. The location, size, design and operating characteristics
27 of the proposed use are in conformance with the Klamath County
28 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 and 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 be as attractive as the nature of the use and its location and
8 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 CONDITIONS:

14 a. The applicant shall follow the plot plan as set forth
15 on Klamath County Exhibit "B".

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

18 c. The applicant shall provide an adequate driveway and at
19 least two off-street parking places for said mobile home.

20 d. The applicant shall obtain DEQ approval for their septic
21 system and shall provide the Klamath County Planning Department
22 with a copy of said approval.

23 FINDINGS OF FACT:

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

26 1. Applicant makes this request to allow a mobile home for
27 residential use for family members. The zone in question is low
28 density residential. The property in question is approximately

1 fifty feet by one hundred twenty feet, and is rectangular in shape.

2 This mobile home will serve as a single family residence.

3 2. A plot plan was submitted by applicants which was
4 admitted as Klamath County Exhibit "B", which shows their inten-
5 tions with regard to placement of the mobile home. As can be
6 seen from this plot plan, it will be necessary to put in a
7 driveway and to provide parking spaces.

8 3. It will be necessary for the property to have a septic
9 system, and therefore, DEQ approval will be needed.

10 4. No one testified in opposition to the granting of the
11 conditional use permit, and there was no evidence presented that
12 there would be any detrimental affects to the liveability of
13 abutting property owners in the surrounding neighborhood.

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

16 That real property described as

17 "being generally located on Grape Street and approxi-
18 mately 80' north of Dover, and more particularly
19 described as being located in the SE $\frac{1}{4}$, SW $\frac{1}{4}$, Section
5, Township 39, Range 9, Tax Lots 2500 and 2600,
Klamath County, Oregon,"

20 is hereby granted a Conditional Use Permit in accordance with
21 the terms of the Klamath County Zoning Ordinance No. 45.1, and,
22 henceforth, will be allowed a mobile home for family members in
23 the RL (Low Density Residential) zone.

24
25 Entered at Klamath Falls, Oregon, this 19th Day of
26 August, 1983.

27 KLAMATH COUNTY HEARINGS DIVISION

28

D. J. Spindler

Hearings Officer

STATE OF OREGON: COUNTY OF KLAMATH :ss

I hereby certify that the within instrument was received and filed for
record on the 19 day of August A.D., 1983 at 4:20 o'clock P.M.
and duly recorded in VolM83, of DEEDS on page 14032.

EVELYN BIEHN COUNTY CLERK

Fee \$ no fee

by [Signature] Deputy