

305722

BEFORE THE HEARINGS OFFICER

KLAMATH COUNTY, OREGON

Vol. 102

P. 7904

1 In the Matter of Request for)
2 Conditional Use Permit No. 18-84)
3 for Donald Coffman)
4)

Klamath County Planning
Findings of Fact and Order

5 A hearing was held on this matter on May 3, 1984, pursuant
6 to notice given in conformity with Ordinance No. 45.2, Klamath
7 County, before the Klamath County Hearings Officer, Jim Spindor.
8 The applicant was present. The Klamath County Planning Department
9 was represented by Jonathan Chudnoff. The Hearings Reporter was
10 Karen Alberto.

11 Evidence was presented on behalf of the Department and
12 on behalf of the applicant. There were no adjacent property
13 owners 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, Assessor's Map
19 Klamath County Exhibit D, Photo
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.

1 3. The location, size, design and operating characteristics
2 of the proposed development will be compatible with and will not
3 have significant adverse affects on the appropriate development
4 and use of abutting property owners and the surrounding neighbor-
5 hood.

6 4. The granting of this Conditional Use Permit is consistent
7 with the goals of the LCDC.

8 5. The granting of this Conditional Use Permit is subject
9 to the following conditions:

10 CONDITIONS:

11 a. The applicant shall follow the plot plan set forth on
12 Exhibit "B;" and

13 b. The mobile home in question shall be limited to occupancy
14 by family members.

15 FINDINGS OF FACT:

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

18 1. The applicant makes this request in order to allow
19 applicant's parents to locate a mobile home on a ten acre parcel.
20 The property in question is in the Rural (R-5) zone.

21 2. The applicant's mobile home and a storage building are
22 now on the property. The area is characterized by wooded homesites
23 2-20 acres in size which are developing with houses and mobile
24 homes. The property in question is not near any other parcels
25 other than the applicant's relatives.

26 3. The placement of this mobile home would be consistent
27 with the zoning and with the development trend of the area.

28 4. The property is in a forested area which has been

1 subdivided and developed for residential use. Public roads
 2 and electrical and telephone lines are established, as are houses
 3 and mobile homes.

4 5. Solid waste disposal sites are available at Crescent and
 5 LaPine. An additional septic system on the property would be
 6 subject to inspection and approval by the County Health Department.

7 6. No one testified in opposition to the granting of this
 8 Conditional Use Permit, and there was no evidence presented that
 9 there would be any adverse affects on the appropriate development
 10 and use of abutting property owners and the surrounding area.

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 north of River Pine Estates
 15 on Helliwell Road, and more particularly described
 16 as being located in the NE $\frac{1}{4}$, SE $\frac{1}{4}$, NW $\frac{1}{4}$ of Section 13,
 Township 23, Range 9, Klamath County, Oregon,"

17 is hereby granted a Conditional Use Permit in accordance with
 18 the terms of the Klamath County Zoning Ordinance No. 45.2, and,
 19 henceforth, will be allowed a mobile home for family members in
 20 the Rural-5 zone.

21 Entered at Klamath Falls, Oregon, this 4th Day of May,
 22 1984.

23
 24 KLAMATH COUNTY HEARINGS DIVISION

25 B. D. Spald

26 Hearings Officer

27 Return: Commissioners Journal

28 CUP 18-84
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STATE OF OREGON: COUNTY OF KLAMATH:ss
 I hereby certify that the within instrument was received and filed for
 record on the 14th day of May A.D., 19 84 at 9:26 o'clock A M,
 and duly recorded in Vol M84, of Deeds on page 7904.

Fee: \$ None

EVELYN BIEHN, COUNTY CLERK

by: Ann Smith, Deputy