

BEFORE THE PLANNING COMMISSION
FOR KLAMATH COUNTY, OREGON

In the Matter of a
CONDITIONAL USE PERMIT
for
DANIEL EDDY

C.U.P. 24-84

FINDINGS OF FACT, DECISION
AND ORDER

THIS MATTER came on for a hearing before the Klamath County Planning Commission on June 26, 1984, in the Commissioners' Hearing Room at the Klamath County Courthouse. The hearing was held pursuant to Notice given in conformity with the Klamath County Development Code and related ordinances. The representative for Daniel Eddy was present at the Hearing and presented evidence and testimony. The Klamath County Planning Department was represented by Planning staff.

The Planning Commission incorporated into the Hearing all testimony and Exhibits "A" through "F" in the matter for the request for the conditional use permit for a mobile home subdivision. The Hearing was closed. The Planning Commission, after reviewing all the evidence presented, made the following decision:

FINDINGS OF FACT:

1. The applicant is the owner of the property located within Klamath County and described as Section 5, Township 39, Range 9, Tax Lots 700 and 1200, located south of Greensprings Drive and southwest of Mallard Lane, Klamath County, Oregon.
2. The applicant desires a conditional use permit to allow for the development of a thirty-three (33) lot mobile home

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1 and will not adversely effect the livability or the
2 appropriate development of abutting properties and the
3 surrounding neighborhood.

4 5. The proposed use will be in harmony in scale, bulk,
5 coverage and density with the existing uses. No harmful
6 effects will be made upon the desirable neighborhood character.

7 6. The following conditions are deemed necessary in
8 order to protect the health, safety and welfare of the
9 citizens of Klamath County:

10 A. That the applicant follow his plot plan as
11 submitted herein.

12 B. That the applicant take all steps necessary in
13 order to prevent drainage from the property directly onto
14 Pacific Power and Light property and meet with Pacific Power
15 and Light and make an agreement to drain drainage into
16 Pacific Power and Light's drainage ditch.

17 C. Plat must meet City requirements regarding
18 sewer and water standards.

19 D. Drainage from Elizabeth-Michelle intersection.

20 E. Streets will be constructed with sidewalks on
21 both sides or as recommended by the City to eliminate side-
22 walk on one side.

23 F. Sewer easement from Suzanne Street to Lot 1
24 needed.

25 THEREFORE, it is hereby ordered that the request by
26 the applicant for the conditional use permit for a mobile
27 home subdivision on the subject property described as
28 Section 5, Township 39, Range 9, Tax Lots 700 and 1200,

1 subdivision. The current plan designation is urban
2 residential, and the zone designation is RM. The adjacent
3 and/or surrounding zoning is CN and RL (with a mobile home
4 park use). The property is approximately 16.5 acres,
5 irregular in shape.

6 3. Sewer is provided by the City of Klamath Falls, as
7 well as the water. The property is served by Klamath County
8 Fire District #1, Pacific Power and Light, and Pacific
9 Northwest Bell.

10 4. Generation of traffic would not be beyond the
11 capacity of the street where access is to be.

12 5. The location, design and site planning of the
13 proposed development will provide for a convenient and
14 functional living, working, shopping, and civic environment
15 and will be as attractive as the nature of the use and its
16 location in this setting warrant.

17 CONCLUSIONS OF LAW:

18 1. This request for a conditional use permit on the
19 subject property meets all the applicable Klamath County
20 Development Code criteria and policies governing such.

21 2. This request for a conditional use permit is con-
22 sistent with, and complies with, all the applicable State-
23 wide Planning Goals and statutes.

24 3. The proposed use has a location, size, design and
25 operating characteristics which are in conformance with the
26 Klamath County Comprehensive Plan.

27 4. The location, size, design and operating character-
28 istics of the proposed development will be compatible with,

Klamath County, Oregon, is hereby granted provided that the
applicant follows the conditions as set forth above.

DONE AND DATED this 24th DAY OF July, 1984.

KLAMATH COUNTY PLANNING COMMISSION

Richard N. Lipowitz
Richard Nellipowitz, Chairman

Gordon DeArmond
Gordon DeArmond, Member

Gil Moty
Gil Moty, Member

Steve Miller
Steve Miller, Member

Ed Livingston
Ed Livingston, Member

Mildred Brooks
Mildred Brooks, Member

Return: Commissioners Journal

John Monfore, Member

APPROVED AS TO FORM:

Robert D. Boivin
BOIVIN & BOIVIN

FINDINGS OF FACT, DECISION AND ORDER
Page 4

STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for
record on the 25th day of July A.D., 1984 at 11:08 o'clock A M,
and duly recorded in Vol M84, of Deeds on page 12561.

Fee: \$ None

EVELYN BIEHN, COUNTY CLERK

by: Pam Ann D., Deputy