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BEFORE THE HEARINGS OFFICER

KLAMATH COUNTY, OREGON

In the Matter of Request for)
Conditional Use Permit No. 43-84) Klamath County Planning
for Daniel Lee Eddy, Applicant.) Findings of Fact and Order

A hearing was held on this matter on October 18, 1984, pursuant to notice given in conformity with Ordinance No. 45.2, Klamath County, before the Klamath County Hearings Officer, Jim Spindor. The applicant was represented by Cynthia Hawkins. The Klamath County Planning Department was represented by Jonathan Chudnoff. The Hearings Reporter was Judy Whitaker.

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

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

- Klamath County Exhibit A, Staff Report
- Klamath County Exhibit B, Assessor's Map
- Klamath County Exhibit C, Plot Plan
- Klamath County Exhibit D, Letter from Lawrence and Dorothy Fotinakis
- Klamath County Exhibit E, Revised Plot Plan

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

CONCLUSIONS OF LAW:

1. The proposed use is conditionally permitted in the zone within which it is proposed to be located.

1 2. The location, size, design and operating characteris-
2 tics of the proposed use are in conformance with the Klamath
3 County Comprehensive Plan.

4 3. The location, size, design and operating characteris-
5 tics of the proposed use will be compatible with and will not
6 have a significant adverse effect on the appropriate development
7 and use of abutting property in the surrounding area.

8 4. The granting of this conditional use permit is con-
9 sistent with the goals of the L.C.D.C.

10 FINDINGS OF FACT:

11 The requested use has been granted based on the following
12 findings of fact:

13 1. The request is for a conditional use permit for a
14 mobile home for individual use in the RM zone. The parcel is
15 Lot 1, Block 1 of a proposed subdivision known as B Bar C
16 Mobile Home Ranch. The applicants are in the process of
17 developing this property as part of a mobile home subdivision.
18 They wish to place a mobile home at the north end of the prop-
19 erty.

20 2. The area includes several mobile home parks. The
21 mobile home in question will be 30' x 60' and will be served
22 by underground facilities.

23 3. Neither agricultural land nor forest land will be
24 affected by the granting of this permit.

25 4. There are no inventoried Goal 5 resources on or
26 adjacent to the property which will be affected by this permit.

27 5. The property is within the Klamath Disposal Company's
28 solid waste collection franchise area, served by the county

1 landfill on Old Fort Road.

2 6. The mobile home will be connected to the city sewer
3 system.

4 7. The property fronts on a paved county road. Basin
5 Transit Service buses operate on Green Springs Drive.

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

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

13 The real property described as

14 "being generally located south of Green Springs Drive
15 and southwest of Mallard Lane, and more particularly
16 described as being located in the SE $\frac{1}{4}$ of Section 5,
Township 39, Tax Lot 700,"

17 is hereby conditionally granted a Conditional Use Permit in
18 accordance with the terms of the Klamath County Zoning
19 Ordinance No. 45.2, and, henceforth, will be allowed to
20 establish a mobile home for individual use in the RM (Medium
21 Density Residential) zone.

22 Entered at Klamath Falls, Oregon, this 2nd day of
23 November, 1984.

24 KLAMATH COUNTY HEARINGS DIVISION

25 Jim Spindor
26 Jim Spindor, Hearings Officer

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28 Return: Commissioners Journal

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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 6th day of November A.D., 1984 at 3:07 o'clock P M,
and duly recorded in Vol M84, of Deeds on page 18884.

EVELYN BIEHN, COUNTY CLERK
by: Ann Smith, Deputy

Fee: \$ None