

KLAMATH COUNTY, OREGON

In the Matter of Request for)
Conditional Use Permit 6-85) Klamath County Planning
for Plum Valley Property Owners) Findings of Fact and Order
(Representative Philip Dyk))

A hearing was held on this matter on February 26, 1985, pursuant to notice given in conformity with Ordinance No. 45.2, Klamath County, before the Klamath County Planning Commission. The representative was present, as well as Plum Valley property owners and the Planning Department staff.

Evidence was presented on behalf of the Department and on behalf of the applicants.

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

Klamath County Exhibit A, Staff Report

Klamath County Exhibit B, Plat Map (Tract 1242)

Klamath County Exhibit C, Assessor's Map

The hearing was then closed, and based upon the evidence submitted at the hearing, the Planning Commission made the following Findings of Fact and Conclusions of Law:

FINDINGS OF FACT:

1. This is a request for non-forest homesites. The applicants desire to place homesites on their property in the FR (Forestry/Range) zone.

2. The property in question is in the FR zone. The property is approximately 480 acres in size and is

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1 irregular in shape.

2 3. The property is in the low-medium deer winter range;
3 evidence was presented by Oregon State Fish and Wildlife that
4 the trend of the area was basically set as a rural subdivision.

5 4. There was testimony that there are other mobile homes
6 in the subject area and that the proposed homesites would,
7 therefore, be compatible with other residences in the area.

8 5. No one testified in opposition to the granting of
9 this permit, and no evidence was presented that its approval
10 would have any adverse effect on the surrounding area.

11 CONCLUSIONS OF LAW:

12 1. The proposed use is conditionally permitted within the
13 zones within which it is proposed to be located.

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

17 3. The location, size, design, and operating character-
18 istics of the proposed use will be compatible with and will not
19 have significant adverse effects on the appropriate development
20 and use of abutting property owners and the surrounding area.

21 4. The conditions set forth in Section 51.021(D) FR
22 zone of the Klamath County Land Development Code have been met.

23 5. The granting of this conditional use is consistent
24 with the goals of the L.C.D.C.

25 6. The granting of this conditional use permit is subject
26 to the condition that the applicant obtain septic tank approval
27 on future lots to be developed, and that no further division
28 for non-forest homesites will be allowed without obtaining a

1 conditional use permit.

2 The Planning Commission, based on the foregoing Findings
3 of Fact, accordingly orders as follows:

4 That real property described as:

5 "Being located in Section 24 of Township 37,
6 Range 8, and Sections 19, 20, 28, 29, 30, 31,
32 and 33 of Township 37, Range 9"

7 is hereby conditionally granted a conditional use permit in
8 accordance with the terms of the Klamath County Zoning Ordinance
9 No. 45.2, and, henceforth, will be allowed to establish
10 non-forest homesites in the FR (Forestry/Range) zone.

11 Done and dated this 23rd day of April, 1985.

12 KLAMATH COUNTY PLANNING COMMISSION

13 John Monfore
14 John Monfore, Chairman

15 Ned Livingston
16 Ned Livingston, Vice-Chairman

17 Gordon DeArmond
18 Gordon DeArmond, Member

19 Mildred Brooks
20 Mildred Brooks, Member

21 Jon Elliott
22 Jon Elliott, Member

23 Fran Gorham
24 Fran Gorham, Member

25 Susan Crismon
26 Susan Crismon, Member

27 Steve Sherman
28 Steve Sherman, Member

APPROVED AS TO FORM:

Robert D. Boivin

C.U.P. 6-85

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Return: Commissioners Journal

STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for
record on the 24th day of April A.D., 19 85 at 11:42 o'clock A.M.,
and duly recorded in Vol. M85, of Deeds on page 5926.

Fee: \$ None

EVELYN BIEHN, COUNTY CLERK

by: Pam Smith, Deputy