

51796

BEFORE THE BOARD OF COMMISSIONERS
KLAMATH COUNTY, OREGON

Vol. 1085 Page 12372

1 In the Matter of Request for
2 Conditional Use Permit 25-85 for)
3 Donald and Sharon Tucevich) Klamath County Planning
4) Findings of Fact and Order
5 ORDER NO. 109

6 A hearing was held on this matter on July 10, 1985, pursuant
7 to notice given in conformity with the Klamath County Land Develop-
8 ment Code, before the Board of Commissioners. The Klamath County
9 Planning Department was represented by Carl Shuck. The applicants
10 were represented by Mr. Charles Clausen.

11 Evidence was presented on behalf of the Department and on
12 behalf of the applicants. There were no adjacent property owners
13 present, and no opposition was expressed toward the proposal.

14 The hearing was then closed, and based upon the evidence
15 submitted at the hearing, the Board of Commissioners made the
16 following Findings of Fact and Conclusions of Law:

FINDINGS OF FACT:

- 17 1. The request herein is to allow two non-farm parcels with
18 Parcel 1 being 11 acres in size and Parcel 2 being 13.3 acres
19 in size. The property in question is located west of State Highway
20 427 and approximately 1/4 mile south of the Williamson River Store,
21 with access via a 30 foot easement to State Highway 427.
- 22 2. The area to the east has lots approximately 15 acres
23 and smaller in size.
- 24 3. The property is in an area of irrigated pasture and homes.
25 There is no timber management in the area, nor are any other forest
26 uses defined by Goal 4 established on or adjacent to this property.
- 27 4. There are two septic systems on the proposed parcels
28 as well as two individual mobile homes.
5. The property is within the Chiloquin-Agency Lake Fire

'85 AUG 6 AM 9 26

1 District, with fire station at Agency Loop Road, approximately
2 3 miles away.

3 CONCLUSIONS OF LAW:

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

6 2. The location, size, design, and operating characteristics
7 of the proposed use are in conformance with the Klamath County
8 Comprehensive Plan.

9 3. The location, size, design, and operating characteristics
10 of the proposed use will be compatible with and will not have a
11 significant adverse effect on the appropriate development and use
12 of abutting property and the surrounding neighborhood.

13 4. The granting of this Conditional Use Permit is consistent
14 with the goals of the LCDC.

15 The Board of County Commissioners, based on the foregoing
16 Findings of Fact, accordingly orders as follows:

17 That real property described as

18 "being generally located west of State Highway 427
19 and approximately 1/4 mile south of Williamson River
20 Store, and more particularly described as being Tax
Lot 701 located in the SE 1/4 of Section 30, Town-
ship 35, Range 7, Klamath County, Oregon,"

21 is hereby granted a Conditional Use Permit in accordance with the
22 terms of the Klamath County Zoning Ordinance No. 45.2, and, hence-
23 forth, will be allowed to establish two non-farm parcels of 11
24 and 13.3 acres in size each in the EFU-CG zone.

25 Entered at Klamath Falls, Oregon, this 1st Day of August 1985.

26 KLAMATH COUNTY BOARD OF COMMISSIONERS

27 Carroll Zorn Gerbert
28 Carroll Zorn Gerbert
Chairperson

Jim Rogers
Commissioner

Roger Hamilton
Commissioner

Approved as to Form:

Robert D. Boivin
Robert D. Boivin, County Legal Counsel

Page 2

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 6th day
of August A.D., 19 85 at 9:26 o'clock A M., and duly recorded in Vol. M85
of Deeds on Page 12372

Evelyn Biehn
By _____

County Clerk

FEE

NONE

Ret: Commissioners' Journal