

63464

BEFORE THE HEARINGS OFFICER
KLAMATH COUNTY, OREGON

Vol. 38 Page 11973

In the Matter of Request for)
Conditional Use Permit 22-86 for) Klamath County Planning
Michael D. Shackelford) Findings of Fact and Order

A hearing was held on this matter on June 5, 1986, pursuant to notice given in conformity with Ordinance No. 45.2, Klamath County, before the Klamath County Hearings Officer, Jim Spindor. The applicant was present. The Klamath County Planning Department was represented by Kim Lundahl. The Hearings Reporter was Janet Libercajt.

Evidence was presented on behalf of the applicant and on behalf of the Department. 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, Plot Plan
- Klamath County Exhibit C, Assessor's Map
- Klamath County Exhibit D, Pictures

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

'85 JUL 8 PM 3 28

11974

1 Comprehensive Plan.

2 3. The location, size, design, and operating characteristics
3 of the proposed use will be compatible with and will not have
4 significant adverse affect on the appropriate development and use
5 of abutting property and the surrounding neighborhood.

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

8 5. This Conditional Use Permit is granted subject to the
9 following conditions:

10 a. The applicant shall install a driveway into the
11 property.

12 b. The applicant shall appropriately landscape the
13 property.

14 FINDINGS OF FACT:

15 The requested use has been granted with conditions based
16 on the following Findings of Fact:

17 1. This request is for a Conditional Use Permit to locate
18 a mobile home in the RL (Low Density Residential) zone. The
19 request is in conjunction with Variance Request 6-86.

20 2. The property is located west of Riverside Drive, 100
21 feet north of Cable Avenue. The lot in question is approximately
22 50 feet by 130 feet.

23 3. This mobile home is to be occupied by a retired relative
24 relocating from California. The site will accomodate a single
25 wide mobile home.

26 4. There are other mobile homes in the immediate area.

27 5. Notice of this hearing was sent to surrounding property
28 owners, to concerned public agencies, and published in the

11975

1 Herald & News, a Klamath Falls newspaper.

2 6. No one testified in opposition to the granting of this
3 permit, and no evidence was presented that there would be any
4 adverse affects to the abutting property or surrounding area by
5 the granting of this permit.

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

8 That real property described as

9 "Being generally located west of Riverside Drive, 100 feet
10 north of Cable Avenue, and more particularly described as
11 Lot 5, Block 1 of Riverview, Klamath County, Oregon,"

12 is hereby conditionally granted a Conditional Use Permit in
13 accordance with the terms of the Klamath County Zoning Ordinance
14 No. 45.2, and, henceforth, will be allowed to locate a mobile
15 home in the RL (Low Density Residential) zone.

16 Entered at Klamath Falls, Oregon, this 8th Day of July,
17 1986.

18 KLAMATH COUNTY HEARINGS DIVISION

19 *Jim Spindor*
20 Jim Spindor, Hearings Officer

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of July A.D., 19 86 at 3:28 o'clock P M., and duly recorded in Vol. M86
of _____ Deeds on Page 11975

FEE No Fee

EVELYN BIEHN County Clerk
By *Deanna H. Detoch*

26
27 Commissioners Journal

28
C.U.P. 22-86/Shackleford
Page 3