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BEFORE THE HEARINGS OFFICER

KLAMATH COUNTY, OREGON

In the Matter of a Request for) CONDITIONAL USE PERMIT

C.U.P. 38-86

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

CHARLES L. and MICHAELA JOYCE

THIS MATTER came before Assistant Hearings Officer, JAMES R. UERLINGS, on the 18th day of September, 1986, at 1:30 p.m. in the Klamath County Commissioners' Hearing Room. The hearing was held pursuant to notice given in conformity with the Klamath County Development Code and related ordinances. applicants, CHARLES and MICHAELA PAULSEN, appeared in person and the Planning Department was represented by Kim Lundahl.

The following exhibits were marked, entered and received into evidence and made a part of the record: Exhibits "A" through "E".

The Assistant Hearings Officer, after reviewing the evidence presented, makes the following findings of fact, conclusions of law and decision.

FINDINGS OF FACT:

This request for a conditional use permit is for the placement of a double-wide mobile home on an individual lot on land zoned Medium Density Residential under Section 51.007 of the Klamath County Land Development Code.

Page 1 - FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

2 Deal Tracts the subject property in	17553
2. The subject property is described as Deal Tracts, bearing Klamath County Tax Account #380 The property is located generally North of Frieda St West of Gary Street, in the New Deal Tracts. The property is a located generally North of Frieda St The property is described as a located generally North of Frieda St	Lot 20, New
5 Gary Street in Scherally North of Fr.	^{09-35CC-300} .
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18 Residential. Surrounding zoning con-	dary.
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5. Public services and facilities serving the pr 20 Suburban Sanitary District, fire protection by the Klamath County Fire District No. 1, electricity by Pacific	oper-
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C. That the location, size, design and operating characteristics of the proposed development will be compatible

with, and will not adversely effect, the livability or appropriate development of abutting properties in the surrounding neighborhood.

22 Consideration shall be given to the harmony in

scale, bulk and utilities; to harmful effects, if any, upon

desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets and to other relevant

impact of development. 26

Page 3 - FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

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Conformance with Relevant Klamath County Policies:

Goal 1 - Citizen Involvement:

This application has been set for hearing September 18, 1986. Notice of this hearing has been posted in public places, published in the Herald & News, and mailed to adjacent property owners and concerned agencies.

Goal 2 - Land Use Planning:

The application process enacts the acknowledged plan and policies through the vehicle of the Land Development Code.

As the project site is located within the Urban Growth Boundary, statewide planning goals are not affected by this application.

EXHIBIT "A", Page 1 and Last.

STATE OF OREGON: COUNTY OF KLAMATH: SS.	and Last.	
of September		
A.D. 10 86	o'clock P M., and duly recorded in Vol.	
Return: Commissioners' Journal	on Page 17652 Evelyn Biehn, County Clerk By	M86 day
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