

BEFORE THE HEARINGS OFFICER OF KLAMATH COUNTY, OREGON

In the Matter of the Request)
 for a Conditional Use Permit)
 for HARRY ALDRIDGE and AUDREY)
 ALDRIDGE)

C.U.P. 26-87
 FINDINGS OF FACT, CONCLUSIONS
 OF LAW AND ORDER

This matter came before Hearings Officer William M. Ganong on July 16, 1987 in the Klamath County Commissioner's Hearing Room. The Hearing was held pursuant to the Notice given in conformity with the Klamath County Land Development Code and related ordinances. The applicant was represented by Harry Aldridge. The Klamath County Planning Department was represented by Mr. Kim Lundahl and the Recording Secretary was Karen Burg. The Klamath County Planning Department file and all contents thereof were incorporated in the record as evidence. The County Hearings Officer, after reviewing the evidence presented, makes the following Findings of Fact, Conclusions of Law and Decision:

FINDINGS OF FACT:

1. The Applicant has applied for a Conditional Use Permit to place a double wide mobile home in the RM Zone. The property is located south of Bristol Street and West of Homedale Road, Klamath County, Oregon and is more particularly described as Klamath County Tax Assessor Lot 3909-011DB-02000.

2. The mobile home which the applicant proposes to place on the subject property is a 1977 mobile home which is in good condition. The mobile home is 24 feet wide by 66 feet long. It was manufactured by Fleetwood. The land directly across the street from the subject property is zoned RS and mobile homes are

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allowed outright. There are three lots with mobile homes located on them within a block of the subject property. The Findings of Fact contained in the Planning Department Staff Report are adopted hereby and incorporated herein by this reference.

KLAMATH COUNTY LAND DEVELOPMENT CODE CRITERIA

Code Section 44.003 sets forth the review criteria for a Conditional Use Permit.

KLAMATH COUNTY LAND USE GOALS AND POLICIES COMPLIANCE

The Goal and Policy Findings set forth in the Klamath County Planning Department Staff Report are hereby adopted and incorporated herein by this reference.

KLAMATH COUNTY CODE FINDINGS OF FACT AND CONCLUSIONS

The following Findings of Fact and Conclusions are made concerning the review criteria set forth in Section 44.003 of the Land Development Code:

A. The proposed use which is the siting of a mobile home in the RM Zone is permitted by Section 51.007 (C) of the Klamath County Land Development Code.

B. The location, size, design and operating characteristics of the proposed use are in conformance with the Klamath County Comprehensive Plan. This finding is supported by the Findings set forth in the Klamath County Planning Department Staff Report and by the testimony of the applicant and plot plan submitted by the applicant and contained in the Planning Department file.

C. The location, size, design and operating characteristics of the proposed development will be compatible with and will not

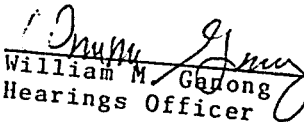
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have significant adverse affect on the appropriate development and use of abutting properties and surrounding neighborhood. The applicant's lot is of sufficient size to allow the placement of this relatively large mobile home. The lot has access to Bristol Avenue and is located across the street from an area where mobile homes are allowed outright and several mobile homes are already located in the subject neighborhood.

ORDER

The subject application for a Conditional Use Permit to place a double wide mobile home in the RM Zone in the property described above is granted. The applicant shall comply with all requirements in the Klamath County Department of Health Services, Klamath County Land Development Code and Klamath County Building Ordinances.

DATED this 30th day of July, 1987.


William M. Gayong
Hearings Officer

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Planning Department the 4th day
of August A.D. 19 87 at 8:38 o'clock A.M., and duly recorded in Vol. M87
of Deeds on Page 13851

FEE NONE
Return: Commissioners' Journal

Evelyn Biehn, County Clerk
By 