

03271

BEFORE THE BOARD OF COMMISSIONERS
KLAMATH COUNTY, OREGON

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IN THE MATTER OF APPEAL OF)
CONDITIONS ON VARIANCE 12-87)
FOR NED PUTNAM)

ORDER NO. 88-179

I. NATURE OF REQUEST

A public hearing was held on this application on November 30, 1987, and after hearing testimony from Planning Department staff, applicant, applicant's representative, and people in opposition, hearing was continued to December 16, 1987, for decision only. Due to inclement weather, hearing was continued to December 23, 1987. The appeal was in reference to Hearings Officer Order dated November 3, 1987.

II. THOSE INVOLVED

The applicant, Ned Putnam, was present. The Planning Department was represented by Carl Shuck. The recording secretary was Karen Burg. Michael Spencer, County Legal Counsel, was also present. Those in opposition were Sam Redkey, Ray Kolb, and Laverne Smith. Members of the Board of Commissioners at the hearing were Jim Rogers, Chairman, Ted Lindow, and Roger Hamilton.

III. LEGAL DESCRIPTION

Site located in a portion of Section 2, Township 39, Range 9, Tax Lot 300; Lots 1, 2, and a portion of Lot 3 of Bailey Tracts.

IV. FINDINGS

In reviewing evidence and testimony at previous hearings, the Board of Commissioners, on the appeal of conditions of Variance 12-87 for Ned Putnam, modified and clarified conditions as follows:

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28 JAN 7 PM 3 33

CONDITIONS

1. The entire 22 foot strip of land from the property line on Homedale Road to the easterly edge of the proposed building shall be landscaped to commercial acceptability.

2. No trees shall be placed closer than 8 feet to the Homedale Road property line.

3. The area from the Homedale property line to the proposed building may be planted in lawn or with a low growing ground cover or may be covered with a combination of bark and low growing ground cover.

4. The applicant may incorporate a concrete or block retaining wall along the easterly property line of Homedale Road if necessary to prevent the applicant's land from sloughing off onto the Homedale Road sidewalk or right of way.

5. The applicant shall install a fence not less than 6 feet and not more than 8 feet in height along the easterly property line shown on the applicant's landscape plan and shall be constructed of open mesh or materials that do not obscure vision.

6. Applicant shall install a wall or screened fencing on the southerly property boundary of 6 feet in height and shall extend from the easterly Homedale Road property line, westerly to the east edge of the proposed building. The fence or wall shall not block visibility from the easterly property boundary to 5 feet westerly and shall be constructed of chain link type fencing.

7. No part of the 22 foot strip of land between the Homedale property line and the edge of the proposed building shall be used for parking or storage of any material.

1 8. The applicant shall remove all scrap iron, wrecked trucks
2 and trailers and shall properly pave, landscape and screen as
3 per conditions set forth in this Order.

4 9. The applicant shall provide the required drainage and
5 structure information and other items required by this Order to
6 the Planning Director for his review for approval within 90 days
7 of the date of this Order.

8 V. ORDER

9 Therefore, the Board of Commissioners addressed the issues
10 of concern and spelled out the conditions of this appeal of
11 Variance 12-87 for Ned Putnam.

12 Dated this 6th Day of January, 1988.

13 BOARD OF COUNTY COMMISSIONERS

14 [Signature]
15 Chairman

16 [Signature]
17 Commissioner

18 [Signature]
19 Commissioner

20 Approved as to Form and Content:

21 [Signature]
22 Michael Spender, County Legal Counsel

23 Appeal of Conditions/Variance 12-87
24 Page 3

25 STATE OF OREGON: COUNTY OF KLAMATH: ss.

26 Filed for record at request of Klamath County Planning Department
27 of January A.D., 19 88 at 3:33 o'clock P M., and duly recorded in Vol. M88 day
28 of Deeds on Page 362

FEE NONE
Return: Commissioners' Journal

Evelyn Biehn, County Clerk
By [Signature]