

BEFORE THE HEARINGS OFFICER OF KLAMATH COUNTY, OREGON

In the Matter of the Request)	Zone Change Case No. 3-89
for a Zone Change for Frank)	FINDINGS OF FACT, CONCLUSIONS
Faran.)	OF LAW AND ORDER

THIS MATTER came before Deputy Hearings Officer Michael C. Miller on April 6, 1989 in the Klamath County Commissioners' Hearing Room. The applicant was present and represented himself. The Klamath County Planning Department was represented by Carl Shuck and the Recording Secretary was Karen Burg. The applicant's testimony and the Klamath County Planning Department's file and all contents thereof were incorporated into the record as evidence. The Deputy Hearings Officer, after reviewing the evidence presented, makes the following Findings of Fact, Conclusions of Law and Decision:

FINDINGS OF FACT:

1. The current physical characteristic of the neighborhood is predominantly single-family residences. Some of the residences are single and double-wide mobile homes.
2. The lot size is in excess of 12,000 square feet.
3. The applicant proposes to situate one double-wide mobile home on the property in place of a dilapidated, conventionally-constructed residence. The dimensions of the mobile home are 48 x 28 or approximately 1,344 square feet. There will be no other mobile home on the subject lot.
4. The site plan presented by the applicant meets all necessary set-back requirements.

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CONCLUSION:

1. The proposed change of zone is in conformity with the Comprehensive Plan and all provisions of the Land Development Code.
2. The property affected by the proposed change of zone is adequate in size and shape to facilitate a single-family residence which is a mobile home.
3. The property affected by the proposed change of zone is properly related to the streets to adequately serve a single-family residence.
4. The proposed change of zone will have no adverse effect on the appropriate use and development of the abutting properties.

ORDER:

It is appropriate to change the zone of the subject parcels from RH (high density residential) to RS (suburban residential) to allow the use of a double-wide mobile home.

DATED THIS 19th day of April, 1989.

Michael C. Miller
 Michael C. Miller
 Deputy Hearings Officer

Klamath County Land Development Code Section 24.007 provides:
 "An Order of the Hearings Officer shall be final unless appealed within ten (10) days of its mailing by a party having standing in accordance with the procedures set forth in Chapter 3, Article 33 of this Code."

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER -2-

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 20th day
 of April A.D., 19 89 at 4:02 o'clock P.M., and duly recorded in Vol. M89
 of Deeds on Page 6716

FEE none

Evelyn Biehn County Clerk
 By Deanne Miller

Return: Commissioners Journal