

## BEFORE THE HEARINGS OFFICER OF KLAMATH COUNTY, OREGON

1 IN THE MATTER OF THE REQUEST FOR )  
 2 CONDITIONAL USE PERMIT 10-88 FOR ) FINDINGS OF FACT,  
 3 WILLIAM AND CONNIE GOMEZ TO ESTAB- ) CONCLUSIONS OF LAW, AND  
 4 LISH AN RV CAMPGROUND AND MOBILE ) ORDER  
 5 HOME PARK )

6 This matter came before Special Hearings Officer, John Monfore,  
 7 on May 19, 1988, in the Klamath County Commissioners' Conference  
 8 Room. The hearing was held pursuant to notice given in conformity  
 9 with the Klamath County Land Development Code and related ordinances.  
 10 The applicant, Connie Gomez, appeared and testified at the hearing.  
 11 No person appeared in writing or at the hearing in opposition to  
 12 this request. The Klamath County Planning Department was repre-  
 13 sented by Kim Lundahl, and the recording secretary was Karen Burg.  
 14 The Klamath County Planning Department file and all contents  
 15 thereof of this file and that of related case CLUP & ZC 1-88 were  
 16 incorporated into the record as evidence. The Special Hearings  
 17 Officer, after reviewing the evidence presented, makes the follow-  
 18 ing findings of fact, conclusions of law, and decision:

FINDINGS OF FACT:

19 1. William and Connie Gomez have applied for a Conditional  
 20 Use Permit to locate an RV and mobile home park on fifteen acres  
 21 at Sand Creek Station.

22 2. The subject property is level and moderately wooded. An  
 23 existing commercial use, Sand Creek Station, has been established  
 24 since 1948.

25 3. The property is located in Section 24, Township 31S,  
 26 Range 7EWM and is Tax Lot 3107-24-300.

KLAMATH COUNTY LAND DEVELOPMENT CODE CRITERIA:

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 28 Klamath County Land Development Code Section 44.003 sets

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1 forth the criteria for granting a Conditional Use Permit.

2 KLAMATH COUNTY CODE FINDINGS OF FACT AND CONCLUSIONS

3 The following findings of fact and conclusions are made con-  
4 cerning the criteria set forth in Land Development Code Section  
5 44.003:

6 A. The subject use is conditionally allowed in the Highway  
7 Commercial zone as applied to the property pursuant to Land  
8 Development Code Section 51.014.

9 B. The location, size, design, and operating characteristics  
10 of the proposed use are in conformance with the Comprehensive Plan.

11 C. Substantial written and oral testimony in the record  
12 demonstrates the proposed use will be compatible with and will  
13 not have significant adverse effects on the surrounding properties  
14 as to their use, enjoyment, and development.

15 ORDER

16 The subject application for a Conditional Use Permit to  
17 operate an RV campground and mobile home park is granted subject  
18 to the following:

19 Prior to operation of the granted Conditional Uses, the  
20 applicant shall:

21 1. Demonstrate compliance with local and State regulations  
22 governing this type of facility to the Planning Director.

23 2. Submit engineering plat as required by Department of  
24 Commerce to the Planning Director

25 3. Demonstrate compliance with Oregon State Department of  
26 Forestry standards concerning fuel breaks and adjacent forest pro-  
27 tection from fire.

28 4. Provide that new outbuildings be sided in wood-tone

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1 materials for appealing appearance.

2 5. Provide that signage will conform to State and County  
3 requirements.

4 6. Submit to the Planning Director approved Highway 97  
5 approach permits.

6 DATED THIS 15 DAY OF June, 1988

7  
8 John Monfore  
9 John Monfore, Special Hearings Officer

10 Approved as to Form and Content:

11 David Mannix  
12 David Mannix, Deputy County Counsel

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14 Klamath County Land Development Code Section 24.007 provides:

15 "An order of the Hearings Officer shall be final unless appealed  
16 within ten (10) days of its mailing by a party having standing  
17 in accordance with the procedures set forth in Chapter 3,  
18 Article 33 of this Code."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 20th day  
of June A.D., 19 88 at 8:35 o'clock A. M., and duly recorded in Vol. M 88  
of Deeds on Page 9468.

FEE

Evelyn Biehn, County Clerk  
By Carlene Mullender

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28 C.U.P. 10-88 - GOMEZ  
Page 3