

BEFORE THE HEARINGS OFFICER OF KLAMATH COUNTY, OREGON

In the Matter of the Request)	C.U.P. Case No. 41-88
for a Conditional Use Permit)	FINDINGS OF FACT, CONCLUSIONS
for RICHARD W. COE.)	OF LAW AND ORDER

THIS MATTER came before Deputy Hearings Officer Michael C. Miller on December 1, 1988 in the Klamath County Commissioners' Hearing Room. The applicant was present and represented himself. The Klamath County Planning Department was represented by Mr. J. Kim Lundahl and the Recording Secretary was Karen Burg. The Klamath County Planning Department's file and all contents thereof were incorporated into the record as evidence. Oral testimony was received from Betty Ahern, the owner of property adjacent to the subject property. 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 Applicant has requested a Conditional Use Permit to allow him to establish and operate a recreational vehicle and mobile home park on an approximately 6.25 acre parcel. The property is currently zoned CH. Section 51.014 C (4)(5)(9) conditionally permits the proposed use subject to meeting the other requirements of the Land Development Code and the applicable requirements imposed by state and county regulatory agencies.

2. The Applicant testified that he is aware of the requirements for the proposed use and intends to comply with them.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER -1-

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CONCLUSION AND ORDER:

1. The application conforms to the criteria for a Conditional Use Permit set out in Article 44 of the Land Development Code. Accordingly, the proposed use is permitted on the following conditions:
 - a. A site plan prepared pursuant to Article 41 of the Land Development Code and showing conformance with Article 84 of the Land Development Code shall be submitted to the Planning Director prior to the issuance of any building permit.
 - b. The Applicant shall meet the requirements of Oregon Administrative Rules Chapter 333, Division 31 relating to sewer system approval, water supply approval and annual licensing.
 - c. The Applicant shall provide evidence of compliance with paragraph b above which shall be submitted to the Planning Director prior to the issuance of any building permit.
 - d. The Applicant shall fence the boundary line of the subject property which abutts Betty Aherns' property.
 - e. The Applicant shall not permit dogs to run at large. Dogs shall be allowed free movement only on the Applicant's property.

DATED THIS 7th day of December, 1988.

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
 of Dec. A.D. 19 88 at 2:28 o'clock P.M., and duly recorded in Vol. M88
 on Page 21024

FEE none

Return: Commissioners Journal

By *Evelyn Biehn* County Clerk