

BEFORE THE HEARINGS OFFICER OF KLAMATH COUNTY, OREGON

In the Matter of the Request)	C.U.P. 23-89
for a Conditional Use Permit)	FINDINGS OF FACT, CONCLUSIONS
for LONNIE SANBORN and)	OF LAW AND ORDER
CHRISTINE SANBORN.)	

This matter came before Hearings Officer William M. Ganong on June 1, 1989 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. Lonnie Sanborn was present and represented the Applicants at the hearing. The Klamath County Planning Department was represented by Mr. J. 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. This Application is for a Conditional Use Permit to establish a campground on land zoned CE, Commercial Highway, near Chiloquin, Oregon and west of Highway 97 north. The property is described as Klamath County Assessors Tax Lot No. 3407-33-0700.
2. The proposed facility would consists of approximately 40 spaces for recreational vehicles, automobiles and tents. A picnic area, restroom, and shower facility would also be located on the 3½ acres of land. The facility would be located immediately north of Melitas Restaurant and Motel. The facility would use the existing access from Highway 97 to the Melitas facility and would create no new access to the Highway.

1989 JUN 23 PM 3 51

3. This facility would be opened year around and would be the only facility of its kind in the area. The Collier Park facility which is used by over 5,000 people per year is opened only seasonally.

4. There was no comment from any agency or other party. The property will be served by a well located on the property and a septic system and drain field also located on the property. The subject property is located within the Chiloquin/Agency Lake Fire Distrist.

KLAMATH COUNTY LAND DEVELOPMENT CODE CRITERIA

Klamath County Land Development Code Section 44.003 sets forth the criteria which must be addressed in reviewing an application for a conditional use permit.

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 44.004:

1. The proposed use as a campground is conditionally permitted in the CH zone by KCLD Section 51.0014(C)(5).

2. Klamath County Planning Department has compared the request and proposal and has determined the location, size, design and operating characteristics of the proposed use are in conformance with the Klamath County Land Use Plan. Klamath Planning Department Staff recommends approval of this application. Hearings Officer concurs with the Planning Department findings and recommendation.

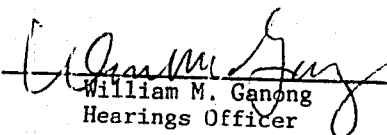
3. Hearings Officer further finds that the location, size, design and operating characteristics of the proposed development will be compatible with and will not have significant adverse effect on the appropriate development and use of abutting properties and the surrounding neighborhood.

This facility is an appropriate use of the subject property and provides a year around resort facility near the Chiloquin Airport, Spring Creek and Collier Park and will be an asset to the County. There is no evidence whatsoever in the record to suggest that it will have any adverse effect on the surrounding neighborhood.

ORDER

This application for a Conditional Use Permit to construct a campground on the above described property is granted. The Applicant shall keep the campground in an orderly and clean condition and shall comply at all times with all Klamath County ordinances, rules, codes and standards.

DATED this 21th day of June, 1989.


William M. Ganong
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 the Code."

STATE OF OREGON: COUNTY OF KLAMATH: OR.

Filed for record at request of Klamath County the 23rd day
of June A.D., 19 89 at 3:51 o'clock PM., and duly recorded in Vol. M89
of Deeds on Page 11287.

FEE none

Evelyn Biehn County Clerk

By Evelyn Biehn

Return: Commissioners Journal