

## BEFORE THE HEARINGS OFFICER OF KLAMATH COUNTY, OREGON

In the matter of the request  
for DANIEL EDDY LIVING TRUST

)  
)  
) ZONE CHANGE  
) NO. ZC 12-93  
)  
)

This matter came before Michael L. Brant, Hearings officer for Klamath County, Oregon, on December 17, 1993 in the Klamath County Planning Department Conference Room in Klamath Falls, Oregon. The Klamath County Planning Department was represented by Mr. Carl Shuck and the recording secretary was Ms. Karen Berg. The Klamath County Planning Department file and all the exhibits and other contents therein is incorporated by this reference into this matter.

The Hearing was held pursuant to notice given in conformity with the Klamath County Land Development Code and related Statutes and Ordinances. The applicant was represented by Cynthia Eddy was present and testified.

The report prepared by staff was read and the contents thereof were received in evidence. Based upon the evaluation of the testimony and consideration of the evidence received, the Hearings Officer makes the following findings of fact and conclusions and the following decision:

## FINDINGS OF FACT:

1. The Applicant is requesting a Zone Change from RL (Low Density Residential) to RM (Medium Density Residential) in order to develop approximately 14 acres into a manufactured home park to include 82 residential spaces, a recreational center and pool.
2. The subject property is located east of Mallard Lane and

southeast of Greensprings Drive, and is legally described as located in a portion of Sec. 5, T 39S, R 9E W.M., T.L. 3909-05D-800 and 1100, with access off Mallard Lane and Greensprings Drive.

3. Water and sewer services are received from the City of Klamath Falls and power from Pacific Power & Light Company. The property is situated within the Stewart Lennox Fire District.

4. Authority for the proposed zone change is found in section 47.030 of Article 47, paragraphs A and B, and hearings officer review procedure.

5. To the southwest of the subject property there are located two other mobile home parks.

6. The zone change will not alter the present use of the adjacent properties or the character of the neighborhood.

#### CONCLUSION

There is no reasonable basis upon which to deny the proposed zone change.

#### ORDER

Based upon the findings and conclusion herein the Zone change from RS to RM as requested is granted.

DATED this 30th day of December, 1993.

Michael L. Brant  
Michael L. Brant  
Hearings Officer

KLAMATH COUNTY LAND DEVELOPMENT CODE SECTION 24.060 PROVIDES:

"An Order of the Hearings Officer may be appealed to the Board of County Commissioners within seven (7) days of its mailing as set forth in Article 33."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 11th day  
of Jan A.D., 19 94 at 9:45 o'clock A M., and duly recorded in Vol. M94  
of Deeds on Page 997

FEE none

Evelyn Biehn County Clerk

By Pauline Millender