

## BEFORE THE HEARINGS OFFICER OF KLAMATH COUNTY, OREGON

In the matter of the request for )  
a conditional use permit by ) Conditional Use Permit  
DAVID and LYNN CROUSE ) Case No. 76-95  
 )  
 )  
 )  
 )  
 )  
 )

This matter came before Michael L. Brant, Hearings Officer for Klamath County, Oregon, on November 3, 1995, in the Klamath County Museum Meeting Room in Klamath Falls, Oregon. The hearing was held pursuant to notice given in conformity with the Klamath County Land Development Code and related statutes and ordinances. The Klamath County Planning Department was represented by Mr. Kim Lundahl and the recording secretary was Ms. Karen Burg. The Klamath County Planning Department file and all the exhibits and other contents therein is incorporated by this reference into this matter. The Klamath County Planning Department staff report was received. The applicant was present and testified.

Based upon the evaluation of the staff report and consideration of the evidence received, the hearings officer makes the following findings of fact and conclusions and makes the following decision.

## FINDINGS OF FACT

The applicant requests a conditional use permit to allow a post 1976 manufactured home as a replacement dwelling on a parcel greater than 20,000 square feet in size in the RURAL zone. The existing dwelling is unsuitable for residential occupancy and

will be converted to a storage building. The proposed manufactured home will be in good condition. The Applicant also requests a permit to place a 1963 single wide mobile home on the subject property. The single wide has recently been completely overhauled and refurbished. The subject property consists of two (2) acres located at 21917 Highway 140, north of the highway, west of the Dairy Cafe and is a portion of the SW 1/4 NW 1/4 Section 34, T38S, R11 1/2EWM, T.A. 3811V-34B-3700. The property is accessed from Highway 140.

Applicants' proposed use meets the requirements of Article 44, Section 44.030(A), (B) and (C) of the Klamath County Land Development Code.

#### CONCLUSION

There is no reasonable basis upon which to deny the requested conditional use permit.

#### ORDER

It is hereby ordered that the requested conditional use permit 76-95 is granted.

DATED THIS 16th day of November, 1995

*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 17th day  
of November A.D., 19 95 at 2:28 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 31470.

FEE No Fee

By Bernetha G. Letsch, County Clerk  
*Annette Mueller*