

'96 NOV -5 P3:15

BEFORE THE HEARINGS OFFICER OF KLAMATH COUNTY, OREGON

In the matter of the request for)
a conditional use permit for) Conditional Use Permit
) Case No. CUP 90-96
)
SILVER BOW RANCH, L.L.C.)
)
)

This matter came before Michael L. Brant, Hearings Officer for Klamath County, Oregon, on November 1, 1996, 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. Carl Shuck and the recording secretary was Assistant Planner 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. 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 establish a Bed and Breakfast Facility within an existing structure on 60 acres on the bank of the Williamson River, zoned EFU-CG. The property is identified as 620 Williamson River Drive, Parcels 1-3 LP 2-92, and located west of the Waterwheel Campground. Access is from Williamson River Drive. The applicant testified in favor of the permit. Mrs. Reis stated that the access road is too narrow to

accommodate additional traffic and if the requested permit is granted the approval should be conditioned upon widening of the road. The Applicant agreed to limit the use of the facility to two guest rooms and accommodate no more than six guests at a time. The proposed use meets all of the conditional use criteria and requirements of the Klamath County Land Development Code.

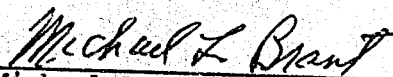
CONCLUSION

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 90-96 is granted upon the condition that the Applicant limit the use of the facility to two guest rooms, accommodate no more than six guests at a time and shall comply with the requirements of the Klamath County Planning, Health and Building Departments regarding Bed and Breakfast Facilities. Also the Applicant shall file and cause to be recorded in the Deed Records of Klamath County a written statement which recognizes the rights of adjacent and nearby land owners to conduct farm and forest operations consistent with accepted farming practices and the Forest Practices Act, ORS 30.090 and rules for uses authorized by the Klamath County Land Development Code.

Dated this 4th day of November 1996 .



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 5th day
of November A.D., 19 96 at 3:15 o'clock P.M., and duly recorded in Vol. M96,
of Deeds on Page 34986.

FEE No Fee: Return:

Commissioners Journal

Bernetha G. Letsch County Clerk

By

Bernetha G. Letsch