

'97 APR 22 P1:35

## BEFORE THE HEARINGS OFFICER FOR KLAMATH COUNTY

In the matter of the request  
for a Conditional Use Permit

Conditional Use Permit  
Case No. 25-97

Lawrence Denig  
Applicant

This matter came before Michael L. Brant, Hearings Officer for Klamath County, Oregon, on April 18, 1997, 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 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. The Applicant appeared. Based upon the evaluation of the Staff Report and consideration of the other 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 extensive impact services including an adult Go-cart Grand Prix race track, a children's Go-cart Grand Prix race track, bumper boat rides, miniature golf courses, baseball/softball batting



cages, outdoor playground with soft play apparatus, a building containing video games for adults and children and other accessory buildings and parking lots.

The subject property is zoned Heavy Industrial in a portion of the NE 1/4 SW 1/4, T39S, and is generally located between Broadmore and Avalon and between Crosby and Hilyard and contains 7.35 acres. Public access to the facility is from Broadmore. Water service is provided by the City of Klamath Falls, sewer service from South Suburban Sanitation District, electricity from Pacific Power and fire protection from Klamath County Fire District # 1.

The proposed use meets all of the criteria of the KCLDC Articles 53.430A, 53.440 and 44.030 A, B and C.

#### CONCLUSION

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

#### ORDER

The requested Conditional Use Permit No. 25=97 is approved upon the following conditions:

1. The Applicant must comply with the requirements of the Klamath County Planning, Building, and Health Departments and Klamath County Fire District #1.



Dated this 19th day of April, 1997

*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 22nd day  
of April A.D., 19 97 at 1:35 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 12182

FEE No Fee

Return: Commissioners Journal

by Bernetha G. Letsch, County Clerk  
*Kathleen Ross*