

## BEFORE THE HEARINGS OFFICER FOR KLAMATH COUNTY

In the matter of the request  
for a Conditional Use Permit

Conditional Use Permit  
Case No. CUP 91-97

Park Development Group, LLC  
Applicant

97 NOV 20 P137

This matter came before Michael L. Brant, Hearings Officer for Klamath County, Oregon, on November 7, 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 CUP for a 112 unit Mobile Home Park on approximately 18.5 acres. Testimony was received from Cameron

Gloss, Francis Roberts, Doug Adkins, Robert Wood and residents of Stewart Lenox. The Developers own approximately 3 additional acres, adjoining the subject property, which are expected to be developed for mobile homes later.

Concern was expressed regarding adequacy of streets to accommodate the additional traffic from the development, what will be included in the project to assure that one hundred (100) percent of all water generated on the property will be retained on the subject property.

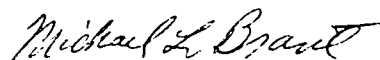
#### CONCLUSION

There was insufficient evidence upon which to render a decision. I recommend that a traffic study be conducted, the developers present evidence showing overall future plans for development of the entire property including the additional three acres and the construction which will assure retention of 100 percent of the water generated on the subject property.

#### ORDER

This matter is continued to a future date to be scheduled by the Planning Department to allow time for a traffic study and presentation of such further evidence as the Applicant may wish to provide.

Dated this 18th day of November 1997



Michael L. Brant  
Hearings Officer

38135

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 Hearings Officer the 20th day  
of November A.D., 19 97 at 1:37 o'clock P. M., and duly recorded in Vol. M97,  
of Deeds on Page 38133.

Return: Commissioners Journal.

Bernetha G. Letsch, County Clerk

FEE No Fee

By

Kathleen Ross