

BEFORE THE HEARINGS OFFICER OF KLAMATH COUNTY, OREGON

In the Matter of the Request for a Conditional Use)

) ORDER

Permit by: Adkins for Lundberg)

) CASE NUMBER CUP-106-98

1. NATURE OF THE REQUEST

The applicant, has applied for a permit to install a mobile home park on 16.68 acres. The land in question is Zoned R-S and is currently undeveloped. This request was heard by the hearings officer. The request was reviewed for conformance with Klamath County Land Development Code.

2. NAMES OF PARTICIPANTS

The hearings officer reviewing this application is Joan-Marie Michelsen. The applicant appeared and offered testimony beyond what was in the application. The planning department was represented by Kim Lundahl. The recording secretary was Karen Burg. Numerous other persons and agencies offered both oral and written testimony as well.

3. LOCATION OF AND OVERVIEW OF PROPERTY

Por Lots 73 and 74, Fairacres #1, generally East of Homedale and north of Shasta at the City Limits.

4. MATERIALS CONSIDERED

All evidence submitted by the applicant and located in the Staff Report was considered as was the oral testimony given at the hearing and all written comments.

5. FINDINGS

The Hearings officer FINDS AS FOLLOWS:

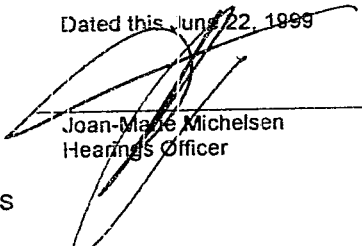
- a. That the major street adjacent to this development is Homedale Ave.
- b. That Homedale has a very poor safety record and is functioning well below acceptable levels at this time.
- c. That other intersections and streets in the impacted area are functioning at unacceptable levels at this time.
- d. That the proposed development is of an excessive density and would exacerbate the already poor transportation situation.
- e. That this level of density is inappropriate for this area.
- f. That the surrounding area is primarily low density and very stable.
- g. That the insertion of a rental type mobile home park at this site is inconsistent with the rest of the neighborhood.
- h. That regardless of the option to exit onto other streets most of the traffic will probably use Homedale as it is easier and closer.
- i. That Homedale will not tolerate this additional use.
- j. That the proposed development is inconsistent with the comprehensive plan.
- k. That the public facilities in the area may not be able to accommodate another higher density development.

6. ORDER

25402

Therefore, it is hereby ordered that the applicants request to install a mobile home park is denied.

Dated this June 22, 1999


Joan-Marie Michelsen
Hearings Officer

NOTICE OF APPEAL RIGHTS

You are hereby notified this application may be appealed to the Klamath County Board of Commissioners by filing with the Klamath County Planning Department a Notice of Appeal as set out in Section 33.004 of the Klamath County Land Development Code together with the fee required within SEVEN DAYS (7) following the mailing date of this order.

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State of Oregon, County of Klamath
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In Vol. M99 Page 25401
Linda Smith,
County Clerk Fee \$ 71.75