

## BEFORE THE HEARINGS OFFICER FOR KLAMATH COUNTY

In the matter of the request  
for a Conditional Use Permit

Conditional Use Permit  
Case No. CUP 111-96

Connie Wood

Applicant

This matter came before Michael L. Brant, Hearings Officer for Klamath County, Oregon, on February 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 and testified. Neighbors testified in opposition. 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 wants to place a 1972 single wide mobile home on

property west of Mule Deer Drive in the Klamath Falls Forest Estates, Sprague River Unit, Ms. Wood testified that the mobile home unit will be refurbished off site prior to placement and will have natural wood siding. There is no electrical power to the area in which the subject property is located and the cost to have power delivered is prohibitive. Ms. Wood proposes to use a generator and at a later date add solar equipment for electricity and to burn wood for heat. She does not plan to personally occupy the mobile home but wood have a caretaker living in the unit. She may, at a later undetermined date, either personally occupy the property or sell it.

Neighbors testified that a 1972 mobile home, even with natural wood siding would detract from the visual and monetary value of the area. The other houses in the area are designed and site built to Code and to be unobtrusive in the natural setting. The neighbors further contend that a 1972 mobile home will deteriorate much more than a conventional site built home.

#### CONCLUSION

The proposed location for the placing of a 1972 mobile home is inappropriate. The Applicants proposal does not meet the requirements of the Klamath County Land Development Code Article 44.030 B and C when considered together with Article 50.010 A. Protection of the neighborhood would not be protected if the Applicant's request was granted.



4106

ORDER

The requested Conditional Use Permit is denied.

Dated this 8th day of February, 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 10th day  
of February A.D., 19 97 at 11:43 o'clock A. M., and duly recorded in Vol. M97  
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FEE No Fee: Return: Commissioners Journal

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