

**CONDITIONAL USE PERMIT
HEARINGS OFFICER REVIEW/DISPOSITION**

APPLICATION NO./REVIEW DATE: CUP 43-98 H.O. Hearing: 7-10-98

APPLICANT/REPRESENTATIVE: **Cathy WABEL**

P.O. Box 439
Bonanza, OR 97623

CUP to establish pre '76 mobilehome (69 doublewide) on property zoned R-1 as conditionally permitted per LDC section 51.330 K.

LOCATION: 12755 Nightowl, Bly Mountain.

LEGAL DESCRIPTION: lots 44 and 45, Blk 20, KFFE #3

ACCESS: existing roadnet

ZONE/PLAN: R-1/Rural

UTILITIES:

EXHIBITS:

WATER: Well

FIRE: KCFD #5

a. Site Plan

ELECTRIC: Pacific

SEWER: Septic

b. EHS memo

c. Additional Conditions

NARRATIVE AND RECOMMENDATION: The applicant wishes to establish a 1973 mobilehome on property zoned for rural use on Bly Mtn.. Notification was sent out to interested agencies and adjacent property owners and **NO NEGATIVE RESPONSE** was received. Consideration of this application is allowed per Article 51.330 K and Article 44 of the Code. Staff recommends Hearings Officer approval subject to Code requirements for manufactured home placement as established by Environmental Health Services, and Building Department, subject to the following.

1. A placement permit must be obtained/approved within two years of the date set out below or this permit is null and void; and 2. Additional Conditions, Exhibit c.

All conditions on the attachment A

DISPOSITION: APPROVED this day of JULY, 1998



Joan-Marie Michelson, Hearings Officer

NOTICE OF APPEAL RIGHTS:

You are hereby notified this decision may be appealed to the Klamath County Board of County Commissioners by filing with the Planning Department a notice of appeal together with the required fee within SEVEN days following the date of mailing of this decision.

BEFORE THE HEARINGS OFFICER OF KLAMATH COUNTY, OREGON

In the Matter of the application by:
CATHY WABEL

)))
))) ORDER
))) CASE NUMBER 43-98
)))
)))

ORDER

Therefore, it is hereby ordered that the applicants request to develop a 1969 Mobilehome is approved subject to the following additional conditions:

- a. That approval for domestic sewage disposal be obtained prior to occupancy.
- b. That the applicant receive approval for and develop an on-site well or other source of water consistent with LDC 55.06(C)(4).
- c. The applicant is forbidden to occupy the location until the manufactured dwelling is approved for occupancy by the County Building Department and all conditions of this order have been met.
- d. That the applicant improve the siding and as proposed by the applicant sheath the structure in appropriate siding and install new windows within 9 months of this permit.
- e. That the applicant construct a deck or porch running along at least 1/3 of the front of the structure.
- f. That the applicant provide for and maintain appropriate landscaping around the premises.
- g. That all construction on the premises be complete by August 15, 1999.

Dated this 10th day of July, 1998


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.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of _____ the 13th day
of July A.D., 19 98 at 1:31 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 24987.

FEE \$none

Bernetha G. Letsch, County Clerk
By 