

STAFF REPORT/DISPOSITION

CASE NO. AND HEARING DATE: CUP 57-98

H.O. Agenda: 8-7-98

APPLICANT, ADDRESS: Winema Real Estate for WAMPLER
 P.O. Box 376
 Chiloquin, OR 97624

REQUEST:

NON FARM CUP to allow development of a "LOT OF RECORD" home on 60 acres zoned EFU-CG.

AUTHORITY: Article 54

PROJECT LOCATION: five miles north of Beatty, one mile east of Godova Springs Rd.,

DESCRIPTION: pors. SE ¼ Sec. 24, T 35S R 12E. T.A. 3512-24-2000.

ACCESS: Easmts thru T 1110

ZONE/PLAN: EFU-CG/AG

SCS/LCC: Maset (55B) Class Vle

TIMBER SITE RATE: NA

UTILITIES:

WATER: well

SEWER: septic

FIRE DIST: To be determined

AGENCIES/PARTIES/NOTIFIED/RESPONDING:

Responses as shown on the exhibit list have been received in response to notification sent out July 9, 1998 to the following parties:

Public Works	US FS
BLM	Health Services
13 property owners	ODF
DLCD	ODFW

NARRATIVE:

The applicant wishes to establish a **LOT OF RECORD DWELLING** on 60 acres zoned EFU-CG north of Beatty. The criteria were reviewed and it appears the application before the Hearings Officer complies. This application is processed via the **LOT OF RECORD** criteria as the family ownership tracks before January 1, 1985.

EXHIBITS:

- a. Staff Report
- b. Application Questionnaire and attachments
- c.
- d.
- e.

RECOMMENDATION:

Land Development Code Article 54 conditionally permits the location of single-family residences and other uses not in conjunction with farm use. The Hearings Officer is required to consider and to make findings in support/non support of the criteria as set out on page V-37D of the Code. The Department's application process requires the applicant submit supporting documentation to enable the Hearings Officer to make appropriate findings before and during the hearing process to clarify the intent of an Order.

The Planning Department recommends *approval*.

The Hearings Officer, based on testimony received and the information set out above, **APPROVES** this application.

DATED this 7 day of August, 1998

Joan-Marie Michelson, Hearings Officer

NOTICE

This land use decision may be appealed to the Board of County Commissioners. To appeal you must file a Notice of Appeal within seven days of the date above. Please contact the Planning Department for additional information as to your rights and responsibility.

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STATE OF OREGON: COUNTY OF KLAMATH: ss

Filed for record at request of Klamath County the 7th day
of August A.D., 19 98 at 3:51 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 29200
Return: Commissioners Journal By Bernetha G. Letsch, County Clerk
FEE No Fee