

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

APPLICATION NO./REVIEW DATE: CUP 95-98

H.O. Hearing: 11-20-98

APPLICANT/REPRESENTATIVE: Dorothy KETNER

P.O. Box 756

Chiloquin, OR, OR 97624

CUP to establish pre '76 mobilehome ('73 singlewide) on property zoned R-1 as conditionally permitted per LDC section 51.330 K.

LOCATION: Jet Ave.

LEGAL DESCRIPTION: Lot 6, Blk 3, Woodland Park

ACCESS: existing roadnet

ZONE/PLAN: R-1/Rural

UTILITIES:

EXHIBITS:

WATER: Well

FIRE: C/AL RFPD

ELECTRIC: Pacific

SEWER: Septic

a. Site Plan

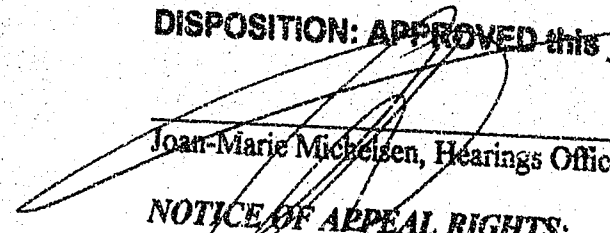
b. EHS memo

c. Additional Conds.

NARRATIVE AND RECOMMENDATION: The applicant wishes to *lawfully establish* a pre '76 mobilehome on property zoned for rural use north of Chiloquin. 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.

DISPOSITION: APPROVED this 19 day of NOVEMBER, 1998


Joan-Marie Michelsen, 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:
DORTHY KETNER

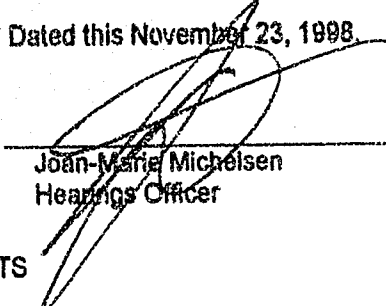
)
) ORDER
) CASE NUMBER 95-98
)

ORDER

Therefore, it is hereby ordered that the applicants request to develop a pre-1976 Mobilehome is approved subject to the following conditions:

- a. That approval is obtained for on-site sewage disposal and that the applicant provides proof of clearance from the Environmental Health Services Division and Building department within two (2) years following the date of this order, or obtain an extension of time, or this approval will be void.
- b. That all required building and placement permits or an extension of time be obtained within two (2) years following the date of this order or this approval will be void.
- c. Applicant will clean up the exterior of the trailer within 30 days of moving it to the new location.
- d. Applicant will install a front decking which is no smaller than the current decking no later than September 1999.
- e. Applicant will install modern exterior wood siding on the trailer and have it painted and finished no later than October, 1999.
- f. Applicant may but is not required to install a second roof over the trailer.

Dated this November 23, 1998.


Joan Marie Michelsen
Hearings Officer

NOTICE OF APPEAL RIGHTS

Your 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 Klamath County the 24th day
of November A.D., 19 98 at 3:50 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 43221.

Return: Commissioners Journal

Bernetha G. Letsch, County Clerk

FEE No Fee

By Kathleen Ross