

CONDITIONAL USE PERMIT HEARINGS OFFICER REVIEW/DISPOSITION

APPLICATION NO./REVIEW DATE: CUP 108-98

H.O. Hearing: 1-8-99

APPLICANT/REPRESENTATIVE: Richard and Cindy PRESSLEY
2525 Stortz Ave. North
Salem, OR 97303

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

LOCATION: 15651 Marcee Way, Klamath County

LEGAL DESCRIPTION: Lot 5, Blk 2, Klamath County

ACCESS: existing roadnet

ZONE/PLAN: R-1/Rural

UTILITIES:

EXHIBITS:

WATER: Well

FIRE: SR VFD

a. Site Plan

c. Additional Conds

ELECTRIC: Pacific

SEWER: Septic

b. EHS memo

NARRATIVE AND RECOMMENDATION: The applicant wishes to *lawfully establish* a pre '76 mobilehome on property zoned for rural use north of Sprague River. 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 25 day of JANUARY, 1999

Joan-Marie Mickelson, 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
R AND C PRESSLEY

)
) ORDER
) CASE NUMBER 108-38
)

ORDER

Therefore, it is hereby ordered that the applicant's request to develop a pre-1976 Mobilhome 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 the applicant complies fully with fire safety and other siting standards of the Land Use Code as set out in Article 69 of the LDC;
- c. That the applicant receive approval for and develop an on-site well or other source of water consistent with LDC 55.00 C(4);
- d. 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;
- e. That the applicant construct large porches on the front and rear of the unit within 6 months of its siting at the property;
- f. That the applicant re-side the unit with something which makes it look more like a conventional or log home within 9 months of its siting at the property;
- g. That the applicant apply for a permit to build a cover or roof over the property at the same time that the siding is designed and installed and that the roof and the siding be compatible. The roof must be installed within 18 months of the siting of the unit on the property;
- h. If any of the above conditions are not met on or before the deadlines set the permit will lapse and be automatically void. If that occurs the county may take enforcement action;
- i. 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.

Dated this January 25, 1999

Jean-Marie Michetser
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 making date of this order.

STATE OF OREGON - COUNTY OF KLAMATH:

ss.

Filed for record at request of Klamath County the 28th day
 of January A.D. 1999 at 11:48 o'clock A.M. and duly recorded in Vol. 999
 of Deed on Page 3162
 Return: Commissioners Journal
 by Linda Smith County Clerk
Kathleen Howard

FEE

No Fee