

BEFORE THE HEARINGS OFFICER OF KLAMATH COUNTY, OREGON

In the Matter of the application by:)
 Delores Hanna, Norman Treddenbarger) ORDER
) CASE NUMBER 21-89
)

1. NATURE OF THE REQUEST

The applicant, has applied for a permit to place an pre-1976 manufactured home on a parcel Zoned R1. This request was heard by the hearings officer May 21, 1999. The request was reviewed for conformance with Klamath County Land Development Code Article 84, and 51.3.

2. NAMES OF PARTICIPANTS

The hearings officer reviewing this application is Joan-Marie Michelsen. The applicant appeared and offered testimony. The planning department was represented by Kim Lundahl. The recording secretary was Karen Burg.

3. LOCATION AND GENERAL DESCRIPTION OF PROPERTY

The property in question is lot 1 Blk 92, DFFE #4 TA 3711-22A-3500.

Sewerage will be provided by a septic system.
 The water will be provided by a well.

4. MATERIALS CONSIDERED

All evidence submitted by the applicant, the Staff Report and the oral and written testimony given at the hearing on this matter were considered.

5. FINDINGS

The Hearings officer FINDS AS FOLLOWS:

- a. That a pre-1976 manufactured dwelling is not outright permitted in the County.
- b. That it may be conditionally approved if it meets the requirements of chapter 81.

6. 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 before construction starts.
- 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 55.06(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 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.
- f. That prior to a site plan being approved the applicant bring in proof that the proposed unit has a HUD label.
- g. That the utilities be connected subject to the requirements of the manufacturer and the Klamath County Building Department.

Dated this May 26, 1999

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
Recorded 6/01/99, at 11:31 a.m.
In Vol. M99 Page 21418
Linda Smith, County Clerk
Fee \$

Linda Smith

Return: Commissioners Journal