

59007

MAR 25 AM 9 24

Vol 93 Page 6050

STAFF REPORT

CASE NO. AND HEARING DATE: CUP 8-93 3-18-93

APPLICANT: I.O.O.F. by Nick Morgado
P.O. Box 907
Klamath Falls, Oreg. 97601

REQUEST: Applicant applying for a CUP to establish a 2700 Sq Ft fraternal meeting building, per LDC Section 52.430.A, (Community Assembly)

AUTHORITY: Section 52.430 of Article 52.4 and Article 44 Section 44.030

PROJECT LOCATION: Located east side of Gary St. and approximately 275 feet north of South Sixth St.

LEGAL DESCRIPTION: Located in Portion of Section 2 of TS 39 R 9
Tax Lot 1200.

ACCESS: Off of Gary St.

ZONE/PLAN: CG (General Commercial)

S.C.S. Class:
UTILITIES:

TIMBER SITE RATE:

WATER: City Water

SEWER: South Suburban Sanitary

FIRE DIST: Fire Dist #1

POWER: PP&L

EXHIBITS:

- A. Staff Report
- B. Assessor Map
- C. Site Plan
- D. Letter from Fire Dist #1, Klamath County, Dated 3-15-93

CONFORMANCE WITH RELEVANT KLAMATH COUNTY POLICIES:

Land Use Planning: Notification was sent out to surrounding property owners and to those Agencies of concern. This department received letter from the Klamath County Fire Dist #1 stating that the Fraternal Meeting building will be classified as an "A" occupancy and shall meet the code requirements found in the 1991 Uniform Building Code. A set of plans must be submitted to the Fire District for review prior to construction.

In review of this application, and the criteria of Article 44 and Section 44.030 A-D, Planning Director makes following findings.

Order:

1. In review of the surrounding area there are a mixture of uses such as residences, offices, business and a grocery warehouse. The proposed use would appear not to have an adverse impact on surrounding uses because the use being similar with the other uses.
2. The location of the proposed use will meet the required setbacks required in the CG Zone.
3. The use is allowed by CUP per section 52.430 A. (Community Assembly)

4. The proposed use appears not to have an significant impact on the livability of abutting properties, because of other similar uses in the surrounding area.
5. The proposed use will meet conditions required from Fire Dist #1.
6. All exhibits and other contents of this file have been incorporated into this review for decision.

Review was held pursuant to notice given in conformity with the Klamath County Land Development Code.

Planning Director based from above findings find in favor of the applicant and therefore grants CUP 8-93 with conditions.

CONDITIONS:

1. Applicant to meet required setbacks, parking, landscaping when final site plan is submitted for review.

DATED this 24th day of March 1993

Carl Shuck

CARL SHUCK, PLANNING DIRECTOR

Klamath County Land Development Code provides that this decision may be appealed no later than 7 days following mailing of this decision. Appeal information may be obtained at the Klamath County Planning Dept.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 25th day of March A.D., 19 93 at 9:24 o'clock A M., and duly recorded in Vol. M93 of Deeds on Page 6050.

FEE none

Return: Commissioners Journal

Evelyn Biehn

By

County Clerk

[Signature]