

STAFF REPORT

CASE NO. AND HEARING DATE: CUP 33-93 6-23-93

APPLICANT: Donald E. Kucera
13788 Matney Rd
Klamath Falls, Or. 97603

REQUEST: Applicant applying for a CUP to establish a Mini-Warehouse site within the Airport Approach overlay per IUC Section 58.020 B.1.

AUTHORITY: Section 58.020 of Article 58 and Article 44 Section 44.030

PROJECT LOCATION: Located north side of South Side By-Pass and 700 +/- feet east of Altamont St.

LEGAL DESCRIPTION: Located in Portion of Section 15 of TS 39 R 9
Tax Lot 1700.

ACCESS: Off of South Side By-Pass. **ZONE/PLAN:** CT (Trans Commercial)

S.C.S. Class:

TIMBER SITE RATE:

UTILITIES:

WATER: City of K-Falls

SEWER: South Suburban Sanitary

FIRE DIST: Fire Dist #1

POWER: PP&L

EXHIBITS:

- A. Staff Report
- B. Assessor Map
- C. Site Plan

CONFORMANCE WITH RELEVANT KLAMATH COUNTY POLICIES:

Land Use Planning: Notification was sent out to surrounding property owners and to those Agencies of concern.

The proposed development will need to meet code requirements.

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 application and attached information addressing development, applicant will need to comply with code criteria.
2. The proposed use would appear not to have an impact on the uses in the surrounding area as there are similar uses such as mobile home sales at the corner of Altamont and South Side By-Pass, also a service station with mini store.
3. The location of the proposed use will meet the required setbacks in the CT Zone.
4. The use is allowed by CUP per section 58.020 B. 1

5. 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 33-93 with conditions.

CONDITIONS:

1. Applicant to meet setback criteria.

DATED this 23 day of June 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 23rd day
of June A.D., 19 93 at 2:54 o'clock PM., and duly recorded in Vol. M93
of Deeds on Page 14860.

FEE none

Evelyn Biehn, County Clerk

By Dorine M. Anderson

Return: Commissioners Journal