

STAFF REPORT

CASE NO. AND HEARING DATE: CUP 45-93 8-25-93

APPLICANT: Harry Strange/George Warner
PO Box 7503
Klamath Falls, Or. 97602

REQUEST: Applicant applying for a CUP to establish a Mobile Home Park in the RS zone, on a 2.18 acre parcel for 18 spaces.

AUTHORITY: Section 51.530 of Article 51 and Article 44 Section 44.030 and Section 84.020 of Article 84.

PROJECT LOCATION: Located north of Shasta Way and west of Madison St.

LEGAL DESCRIPTION: Located in Portion of Section 35 of TS 38 R 9 with Mobile Home Park in portion of Tax Lots 100,200.

ACCESS: Off of Madison St. **ZONE/PLAN:** RS (Suburban Residential)

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, C-1
- D. MEMO from City Of K-Falls, Dated 8-5-93, in ref to water.
- E. Assessor Map 3809 36CC

CONFORMANCE WITH RELEVANT KLAMATH COUNTY POLICIES:

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

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 memo addressing water, applicant will need to comply with criteria for water.
2. The proposed use would appear not to have an impact on the uses in the surrounding area as there are similar uses near by. East of subject property is an existing MHP. (See Ex E.)
3. The location of the proposed use will meet the required setbacks in the RS Zone for a MHP.
4. The use is allowed by CUP per section 51.530 B. Mobile Home Park.
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 45-93 with conditions.

CONDITIONS:

1. Applicant to meet water criteria.

DATED this 25th day of August 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 26th day
of Aug. A.D., 19 93 at 10:32 o'clock A.M., and duly recorded in Vol. M93
of Deeds on Page 21469.

FEE none

Evelyn Biehn County Clerk

By Candace Nielsen

Return: Commissioners Journal