

STAFF REPORT**CASE NO. AND HEARING DATE:** CUP 77-93 12-22-93**APPLICANT:** Ottland, Inc/Swetland
1361 Wild Plum
Klamath Falls, Or. 97601**REQUEST:** Applicant applying for a CUP to establish a worker residential as a dwelling for security and office in the CG (General Commercial) zone, on a parcel approximately three acres in size. The unit is to be a manufactured home.**AUTHORITY:** Section 52.430 N, of Article 52 and Article 44 Section 44.030**PROJECT LOCATION:** Located south side of Keller Rd and east of Country Green Manufactured Home Subdivision.**LEGAL DESCRIPTION:** Located in Portion of Section 13 of TS 39 R 9 being tax lot 101.**ACCESS:** Off of Keller Rd. **ZONE/PLAN:** CG (General 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
- D. Ltr from City of K-Falls

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 review criteria, the use a worker residential is a conditional use per the CG zone.
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. There are a mobile homes to the west of site. To the north of site is industrial uses.
3. The location of the proposed use will need to meet the required setbacks in the CG Zone, 25 feet off the front of lot, and 25 feet off the west side property line.

5. The site for development is in the UGB and has the appropriate facilities for development.
6. A worker residential is a conditional use and not a permitted use and therefore the permitted use has to be developed prior to placement of the manufactured home for office and security use.

Planning Director based from above findings find in favor of the applicant and therefore conditionally grants CUP 77-93.

CONDITIONS:

The permitted use, storage units, shall be in place prior to a placement permit being issued for the worker residential residence.

DATED this 22nd day of December 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 22nd day
of Dec. A.D., 19 93 at 2:35 o'clock P.M., and duly recorded in Vol. M93
of Deeds on Page 34327

FEE none

Evelyn Biehn County Clerk

By Dorlene Mithmore