

CASE NO. AND HEARING DATE: 78052-34

APPLICANT: Christine B. Galloway  
5420 Old Midland Rd  
Klamath Falls, OR 97603

REQUEST: Applicant applying for a CUP in order to develop approximately 21,500 sq foot parcel approximately 1/2 acre parcel for a pre 1976 mobile home as per section 51.830, C.

AUTHORITY: Section 51.830 of Manufactured Dwellings of Article 51.3 and Article 44 Section 44.030

PROJECT LOCATION: Located north side of River Street, approximately 350' east west of St Hwy 29.

LEGAL DESCRIPTION: Located in Portion of Section 14 of T3S 39 R9 being tax lot 400 and 500.

ACCESS: Off of Hager Way (Zone R10 Urban Residential)

S.C.S. Class: UNIMPROVED LOTS  
UTILITIES:

WATER: Ind Well SEWER: Sanitary

FIRE DIST: Fire District 10000

#### EXHIBITS

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

#### 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 the following findings:

The use is a conditional use per section 51.830 and defined as a Manufactured Dwelling. The proposed use is for a dwelling in the RH zone, in the Urban area.

The location, size, design and operating characteristics of the proposed use will not have an significant adverse impact on the livability, value or appropriate development of the abutting properties and the surrounding area.

The size of property is approximately 1/2 acre in the RH zone and the mobile home meets the setbacks of zone.

The mobile home is 28 x 60 and meets the double wide standards for the UGB.

The proposed use is a conditional use and applicant made application and at time of staff report, this department did not receive comment to the application.

The applicant indicated that there is another mobile home to the east of this lot.

Applicant has water by individual well and sewer will be hooked up with South Suburban Sanitary.

It further ordered that this type of development will meet all standards, and that the proposed use will not have an adverse impact on surrounding properties.

ORDER:

It is hereby ordered that the requested OPR 15-94 be granted.

DATED THIS 23rd day of March, 1994.

Carl Shuck

Carl Shuck, Planning Director

An order of the Planning Director may be appealed to the Board of Commissioners within seven (7) days of its making as set forth in Article 33.

STATE OF OREGON - COUNTY OF KLAMATH

Filed for record at request of Klamath County the 25th day  
of March A.D. 1994 at 1:53 P.M. and duly recorded in Vol. M94  
of Deeds on Page 8888

FFE: Spone

By Lyn Brehm County Clerk

By Donna M. Wilcox

Return: Commissioners' Journal