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05-02-94P01:27 RCVD

STAFF REPORT

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CASE NO. AND HEARING DATE: CUP 26-94 2-27-94

APPLICANT: Wayne Horton  
1410 Homedale  
Klamath Falls, Or. 97603

REQUEST: Applicant applying for a CUP for an additional dwelling. The proposed use is a conventional house. The lot is approximately 1 ac in size.

AUTHORITY: Section 51.530 A, of Article 51.5, and Section 44.030 of Article 44.

PROJECT LOCATION: Located west side of Homedale and approximately 830 feet north of Shasta Way.

LEGAL DESCRIPTION: Located in Portion of Section 35 of TS 38 R 9 being tax lot 400.

ACCESS: Off of Homedale Rd

ZONE/PLAN: RS

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 Utilities, dated 4-14-94

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, P/D will need to make findings, based from the CUP criteria. The use is in conformance with all required standards and criteria of this code. The location, size, design and operating characteristics of the proposed use and will not have an significant adverse impact on the livability, value or appropriate development of the abutting properties and the surrounding area. There are other similar uses in the surrounding area. There is an existing driveway for access.

ORDER:

Findings:

The location of the proposed dwelling is situated on parcel to meet the required setbacks of the RS zone as well as the distance required between buildings.

There are similar uses in area as well as manufactured homes in the surrounding area therefore use will not have an adverse impact on the value of the abutting properties.

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The Applicant made application for the proposed use and size of lot meets the criteria for an additional residence. The size of the lot is approximately 1 ac and criteria for an additional residence is 20,000 sq ft. (Section 51.530 A All exhibits and other contents of this file have been incorporated into this review for decision.

Planning Director, based from the above findings and applicants information find in favor of the applicant and therefore grants CUP 26-94.

DATED this 27th day of April 1994

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 Department.

# CITY OF KLAMATH FALLS

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April 14, 1994

Carl Shuck  
Klamath County Planning  
1435 Esplanade Ave.  
Klamath Falls Or 97601

Dear Carl Shuck,

Please accept these comments on the following applicants:

File No. Var 2-94: Morey  
N/A

File No. CLUP/ZC 5-94: Medina  
There no existing water mainline on Onyx, west of Altamont Drive intersection. A mainline extension by the developer meeting the City's requirements would be necessary to receive City water service.

File No. Cup 22-94: Bowers  
A mainline upgrade meeting the City's specifications would be necessary to provide fire protection. Existing water mainline on Homedale Road is a 4" line. The upgrade would be the developers expense.

File No. Cup 26-94: Horton  
Water is available adjacent to the property; the additional dwelling will require a separate meter installation to service that dwelling in accordance with City code.

File No. LP 21-94 Harris  
Water is adjacent to the property. Each dwelling would be required to have a separate meter installed.

All above files are out of the existing City Sewer Collection system.

Sincerely,

*Julie*  
Julie A. Matthews  
Asst. Utilities Coordinator

*KLEE*

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 2nd day  
of May A.D., 19 94 at 1:27 o'clock P M., and duly recorded in Vol. M94  
of Deeds on Page 13732

FEE none

Evelyn Biehn County Clerk

By Douglas Mullendare

Return: Commissioners Journal