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STAFF REPORT

CASE NO. AND HEARING DATE: CUP 42-94 5-25-94

APPLICANT: Ottland Inc.
1361 Wild Plum Ct.
Klamath Falls, Or. 97601

REQUEST: Applicant applying for a CUP for a worker residential in the CG zone. The proposed use will be a 14x66 modular home. The lot is 6.25 ac in size and has an irregular shape to it.

AUTHORITY: Section 52.430 N, of Article 52.4, and Section 44.030 of Article 44.

PROJECT LOCATION: Located NE side of the Klamath-Lakeview St Highway 140, and east side of Unity St.

LEGAL DESCRIPTION: Located in Portion of Section 1 of TS 39 R 9 being tax lot 1000.

ACCESS: Off of St Hwy 140

ZONE/PLAN: CG (General Commercial)

S.C.S. Class:
UTILITIES:

TIMBER SITE RATE:

WATER: Ind Well

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.

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 a significant adverse impact on the livability, value or appropriate development of the abutting properties and the surrounding area.

ORDER:

Findings:

The location of the modular home is situated on a parcel and will meet the required setbacks of the CG zone. The required setbacks for the distance between buildings will also be met.

In placing the modular home on the 6.25 acres, the modular home will not have an adverse impact on the value of the abutting properties. There is an existing house on same site. There are other mobile homes in the surrounding area.

The Applicant made application for the proposed use and the size of the parcel meets the criteria for development for a worker residential unit. The lot size criteria for a worker residential is 5000 square feet. (Section 52.440 A The CUP application for a worker residential is permitted per Section 52.430 of the Land Development Code.

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 42-94.

DATED this 25th day of May 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 26th day
of may A.D. 19 94 at 11:38 o'clock A.M., and duly recorded in Vol. M94,
of Deeds on Page 16741.

Evelyn Biehn - County Clerk

FEE none

By Dorene Mendenhall

Return: Commissioners Journal