

STAFF REPORT

CASE NO. AND HEARING DATE: CUP 47-94 5-25-94

APPLICANT: Sonja Ann Foster.
1543 Dayton St 1361 Wild Plum Ct.
Klamath Falls, Or. 97603

REQUEST: Applicant applying for a CUP for a pre-1976 mobile home as an additional dwelling on a parcel of land that is 4.39 acs in size.

Parcel is irregular in shape.

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

PROJECT LOCATION: Located north side of Hilyard Ave, just east of Eastmount Subdivision.

LEGAL DESCRIPTION: Located in Portion of Section 1 of TS 39 R 9
being tax lot 6400.

ACCESS: Hilyard Ave

ZONE/PLAN: RS (Urban Res)

S.C.S. Class:

TIMBER SITE RATE:

UTILITIES:

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
- D. Ltr of objection, dated 5/4/94

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.

ORDER:

Findings:

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

The applicant made application for a CUP which is the process for an additional mobile home when lot is larger than 20,000 sq ft.

The CUP application for an additional mobile home is permitted per Section 51.530 A, 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 47-94.

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 AM., and duly recorded in Vol. M94,
of Deeds on Page 16746.

Evelyn Biehn - County Clerk

FEE none

Return: Commissioners Journal

By

Pauline M. Mendenhall