

STAFF REPORT

CASE NO. AND HEARING DATE: Conditional Use Permit 58-94
Planning Director Rev. 6-22-94

APPLICANT: Russell Hollenbeak
4404 Bartlett Avenue
Klamath Falls, OR 97603

REQUEST: Applicant requesting a Conditional Use Permit to allow a 1993 doublewide manufactured home as an additional dwelling on a 30,000 square foot parcel zoned RS.

AUORITY: Article 51.5, Section 51.530(A) of the Klamath County Land Development Code.

PROJECT LOCATION: The site is located approximately 600 feet east of Summers lane on the north side of Bartlett Street.

LEGAL DESCRIPTION: Located in portion of Section 14 of Township 39, Range 9EWM, Tax Lot 1700.

ACCESS: Bartlett Avenue

S.C.S. Class: N/A

TIMBER SITE RATE: N/A

UTILITIES:

WATER: City of K-Falls

SEWER: South Suburban Sanitary Dist.

FIRE DIST: KCFD #1

POWER: Pacific Power

EXHIBITS:

- A. Staff Report
- B. Site Plan/Assessor's Map
- C. City of Klamath Falls Letter 6-13-94

CONFORMANCE WITH RELEVANT KLAMATH COUNTY POLICIES:

Notice was sent out to surrounding property owners as well as to agencies of concern.

The review criteria of Section 44.030 of the Land Development Code requires that:

- A. The use complies with policies of the Comprehensive Plan.

As the requested use is a conditionally permitted use within the RS zone as adopted as part of the Comprehensive Plan, applicant is in compliance with this criterion.

- B. The use is in conformance with all other required standards and criteria of this code.

The RS zone allows as a conditional use, an additional dwelling on a lot or parcel greater than 20,000 square feet in size. The applicants meet this requirement in that the appropriate CUP application was made and the lot size is 30,000 square feet.

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

The applicants received approval in May of 1993 to allow this same manufactured home as a temporary use (TUP 8-93). No opposition was received on that application, nor has any opposition been received on the current application. Applicants now seek to permanently establish the same manufactured home in the same location to alleviate having to renew the TUP every year. The manufactured home was placed with permit approvals and meets setback requirements of the RS zone.

RECOMMENDATION:

Order:

The Planning Director, based on the above findings and and conclusions of the staff report and upon review of the exhibits on file for Conditional Use Permit 58-94, hereby approves the request to allow the doublewide manufactured home as an additional dwelling in the RS zone.

Dated this 22 day of June, 1994

Carl Shuck
Carl Shuck, Planning Director

NOTICE OF APPEAL RIGHTS

The Klamath County Land Development Code provides that this decision may be appealed to the Board of County Commissioners 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 23rd day
of June A.D., 19 94 at 1:51 o'clock P. M., and duly recorded in Vol. M94,
of Deeds on Page 19628

FEE none
Commissioners Journal

Evelyn Biehn - County Clerk

By Pauline Mullenbore