

STAFF REPORT

CASE NO. AND HEARING DATE: Conditional Use Permit 75-94
Planning Director Rev. 7-27-94

APPLICANT: Howard and Margie Lukens
3729 Homedale Road
Klamath Falls, OR 97603

REQUEST: The applicants are requesting a Conditional Use Permit to allow a 1994 triplewide manufactured home as an additional dwelling on a parcel greater than 20,000 square foot in size in the RS zone.

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

PROJECT LOCATION: The site is located on the southeast corner of Homedale Road and Harlan Drive.

LEGAL DESCRIPTION: Located in portion of Section 11AD of Township 39, Range 9EWM, Tax Lot 6400. Lot 1 of Homedale Tracts Subdivision.

ACCESS: Homedale Road

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
- C. Assessor's Map
- D. Letter from Bob and June Thompson 7-5-94
- E. City of Klamath Falls Letter 7-11-94

CONFORMANCE WITH RELEVANT KLAMATH COUNTY POLICIES:

Notice was sent out to surrounding property owners as well as to agencies of concern. To date, no negative response has been received.

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 31,000+ 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 parcel is of sufficient size to support an additional dwelling. Access to the home will be via an existing driveway off of Homedale Road. The proposed home is a 1994 triplewide which meets the standard of manufactured home placement within the UGB and should not create any significant adverse impacts on the livability, value, or appropriate development of abutting properties and the surrounding area.

RECOMMENDATION:

Order:

The Planning Director, based on the above findings and conclusions of the staff report and upon review of the exhibits on file for Conditional Use Permit 75-94, hereby approves the request to allow an additional dwelling in the RS zone subject to the following:

1. A placement permit must be obtained within two years of the date set out below or this permit is null and void.
2. In accordance with City code, placement of an additional water meter is required to serve an additional dwelling.

Dated this 27th day of July, 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 27th day
of July A.D., 19 94 at 2:02 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 23016

FEE none

Commissioners Journal

Evelyn Biehn
By DeeLene Mendenhall - County Clerk