

## STAFF REPORT

CASE NO. AND HEARING DATE: CUP 94-94 9-28-94

APPLICANT: Shirley Richardson  
5150 Homedale  
Klamath Falls, Or. 97603

REQUEST: Applicant applying for a CUP for an additional dwelling on approximately 2.04 acres. Application is filed per Section 51.530 A. The proposed use will be a new 52 X 28 manufactured home. The lot is zoned Rs(Suburban Residential).

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

PROJECT LOCATION: Located west side of Homedale and east of the Gatewood Subdivision.

LEGAL DESCRIPTION: Located in Portion of Section 14 of TS 39 R 9 being tax lot 300.

ACCESS: Off of Homedale ZONE/PLAN: RS (Urban Residential)

S.C.S. Class: TIMBER SITE RATE:  
UTILITIES:

WATER: City water

SEWER: Septic tank

FIRE DIST: Fire Dist #1

POWER: PPA/L

## EXHIBITS:

- A. Staff Report
- B. Assessor Map
- C. Site Plan
- D. Fire Dist

## 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 will not have a significant adverse impact on the livability, value or appropriate development of the abutting properties and the surrounding area. The location of proposed use is located on property where manufactured home meets all required setbacks.

The use is allowed by CUP. Applicant made application for use.

The manufactured home meets the criteria of the standards for a manufactured home within the Urban Growth Boundary.

## ORDER:

Findings:

The location of the modular home is situated on a parcel and will meet the required setbacks of the RS zone.

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The required setbacks for the distance between buildings will also be met.

In placing the manufactured home on the 2.01 acres, the use will not have an adverse impact on the value of the abutting properties. There is an existing house on same site. There is a double wide to the south of property.

The Applicant made application for the proposed use and the size of the parcel meets the criteria for development for an additional residence.

The CUP application for an additional residence is permitted per Section 51.530 Para 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 94-94.

DATED this 28th day of September 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 28th day  
of Sept A.D., 19 94 at 1:41 o'clock P M., and duly recorded in Vol. M94  
of Deeds on Page 30445

FEE none

Commissioners Journal

By Bvelyn Biehn County Clerk

By *Debbie M. Henderson*