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10-27-94 P01 14 RCVD

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STAFF REPORT

CASE NO. AND HEARING DATE: CUP 104-94 10-26-94

APPLICANT: Joseph Matthews  
8270 Hill Rd  
Klamath Falls, Or. 97603

REQUEST: Applicant applying for a CUP to establish a 28x60 manufactured dwelling with a full daylight basement on property zoned RH. Site is approximately 1.00 acre.

AUTHORITY: Section 51.830 C, of Article 51.8 and Article 44 Section 44.030

PROJECT LOCATION: Located west side of Burns Ave and approximately 500 feet north of Beverly Dr, being lot 4 of Blk 5 of Beverly Heights

LEGAL DESCRIPTION: Located in Portion of Section 34 of TS 38 R 9 being tax lot 1700.

ACCESS: Off of Burns Ave. ZONE/PLAN: RE (High Density Residential)

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

UTILITIES:

WATER: City of K-Falls SEWER: Septic Tank

FIRE DIST: Fire Dist #1 POWER: P&L

EXHIBITS:

- A. Staff Report
- B. Assessor Map
- C. Site Plan
- D. Ltr from KCFD #1 dated 10-5-94
- E. Memo from Health Dept-dated 9-28-94

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

Also the Review Body may grant CUP subject to such reasonable conditions based on findings of fact that it deems necessary to ensure compliance with the Klamath County Comp Plan and Code, and sound land use planning principles.

## ORDER:

## Conclusions:

The location for the manufactured dwelling meets the required setbacks of the RH(High Density Residential) zone.

The proposed use is conditionally permitted in the zone within which it is proposed to be located.

The location, size, design, and operating characteristics of the proposed use will be compatible with the appropriate development of abutting properties. The location of the building will not have a significant adverse impact on the appropriate development and use of the surrounding neighborhood. The size of the parcel meets the minimum lot size of the RH zone.

## Findings:

The request is for a Conditional Use Permit to locate a manufactured dwelling on property zoned RH.

The property is located west of Burns and approximately 500 feet north of Beverly Dr.

The property is approximately 1.00 acre in size and is lot 4 of Beverly Heights.

Notice was sent out to the surrounding property owners and to concerned agencies and published in the Herald and News.

Existing development is that of single family residences, whereas high density use is absent in spite of the type of zoning.

Also applicant stated that his proposed use is 200 feet east of his site.

There was no opposition to this application.

The Planning Director, based on the above findings grants Conditional Use Permit 104-94 in accordance with the terms of the Land Development Code.

CONDITION: Applicant to file a site plan for a building permit and meet the criteria from the Health Department for installing a septic tank. KC Ex "E". Also applicant to meet the Uniform Fire Code criteria as spelled out in the letter from Fire Dist #1-KC Ex "D".

DATED this 26th day of October 1994



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 Planning Department.