

93004

12-29-94 A11:14 RCVD

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## STAFF REPORT

**CASE NO. AND HEARING DATE:** Conditional Use Permit 120-94  
Planning Director Rev. 12-28-94

**APPLICANT:** Stephen King  
5729 Altamont Drive  
Klamath Falls, OR 97603

**REQUEST:** Conditional Use Permit 120-94 to allow a pre-'76 mobile home (1975 doublewide) on Parcel 1 of Land Partition 43-93 and a pre-'76 mobile home (1973 doublewide) on Parcel 3 of Land Partition 43-93 as conditionally permitted per LDC Section 52.530(L).

**AUTHORITY:** Article 44 and Article 5.5, Section 52.530(L) of the Klamath County Land Development Code.

**PROJECT LOCATION:** The site is located on the west side of Bisbee Street between Hilyard and Onyx Avenues just south of the USR: Lateral A-3-2

**LEGAL DESCRIPTION:** Located in portion of Section 10AE, Township 39, Range 9EWM, Tax Lot 4300. Parcels 1 and 3 of Land Partition 43-93.

**ACCESS:** Bisbee Street

### 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. Memo from KCFD No. 1

### NARRATIVE AND RECOMMENDATION:

The applicant wishes to establish a doublewide mobile home (both pre-'76) on each of Lots 1 and 3 of LP 43-93 on property zoned Suburban Residential.

Notification was sent out to interested agencies and adjacent property owners and to date **NO NEGATIVE RESPONSE** has been received.

Consideration of this application is allowed per Article 51.530(L) and Article 44 of the Code.

Ex. A

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The review criteria of Section 44.230 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 a mobile home as a conditional use. Manufactured dwellings placed within the Klamath Falls Urban Growth Boundary are required to be multi-sectional and enclose a space of not less than 800 square feet. Applicant's request complies with this requirement.
- 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 property lies within a residential area with conventional homes intermixed with manufactured dwellings. No response was received as to negative impact on livability, value, or appropriate development of abutting properties and the surrounding area. This proposed use is in character with what exists in the neighborhood.

RECOMMENDATION:

Staff recommends Planning Director approved subject to requirements for manufactured home placement as established by the Klamath County Building Department and 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.

Dated this 28th day of December, 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 \_\_\_\_\_ of \_\_\_\_\_  
\_\_\_\_\_ A.D., 19 94 at \_\_\_\_\_ o'clock \_\_\_\_\_ the \_\_\_\_\_ day  
of \_\_\_\_\_  
\_\_\_\_\_ M., and duly recorded in Vol. \_\_\_\_\_ Page 39060  
By Evelyn Biehn County Clerk  
Pauline C. Willard

FEE: none