

STAFF REPORT

CASE NO. AND HEARING DATE: Conditional Use Permit 124-94
Planning Director Rev. 1-18-95

APPLICANT: Sidney C. Von Tersch
4044 Shasta Way
Klamath Falls, OR 97603

REQUEST: Applicant is requesting approval of Conditional Use Permit 124-94 to allow a doublewide manufactured home as a worker residence in conjunction with an existing TV/VCR shop on property zoned CG.

AUTHORITY: Section 52.430(N) of the Klamath County Land Development Code.

PROJECT LOCATION: The site is generally located at 4044 Shasta Way on the south side of Shasta Way between Summers Lane and Derby Street.

LEGAL DESCRIPTION: Located in portion of Section 3AA, Township 39, Range 9EWM, Tax Lot 500.

ACCESS: Shasta Way

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 Maps
- D. KCFD No. 1 Memo 1-11-95

CONFORMANCE WITH RELEVANT KLAMATH COUNTY POLICIES:

Notice was sent out to surrounding property owners as well as to agencies of concern. To date, response has been received from KCFD No. 1 (Ex. D).

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 CG 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 CG zone allows worker residential use as a conditional use. If the Conditional Use Permit is approved, applicant will be required to obtain site plan approval as required by the Land Development Code.

- 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 surrounding property consists mostly of single family dwellings, some of which are manufactured homes. No opposition has been expressed from the 21 surrounding property owners notified of this request.

RECOMMENDATION:

The Planning Director, based on the above review criteria being satisfied, hereby approves the request of Conditional Use Permit 124-94 to allow a doublewide manufactured home as a worker residence in the CG zone.

1. Site plan approval must be obtained within two years of the date of approval or this permit shall be null and void.

Dated this 25th day of January 25, 1995.

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 26th day
of Jan A.D., 19 95 at 10:12 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 1856

Bernetha G. Letsch - County Clerk

FEE none

Comm. Journal

By Douglas Mulendore