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STAFF REPORT

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CASE NO. AND HEARING DATE: CUP 8-95 3-22-95

APPLICANT: Clem/Ann Pine  
2441 Unity St.  
Klamath Falls, Or. 97603

REQUEST: Applicant applying for a CUP for an additional dwelling on 1.75 acres. The proposed use will be a double wide mobile home.

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

PROJECT LOCATION: Located in por of section 1 of TS 39 R 9  
Located east side of Unity Street and north side of Irrigation Canal.

LEGAL DESCRIPTION: Located in Portion of Section 1 of TS 39 R 9 being tax lot 1000.

ACCESS: Off of Unity St. ZONE/PLAN: RS (Urban Res.)

S.C.S. Class:

TIMBER SITE RATE:

UTILITIES:

SEWER: Ind Septic

WATER: Ind Well

FIRE DIST: Fire Dist #1

POWER: PP&L

EXHIBITS:

- A. Staff Report
- B. Assessor Map
- C. Site Plan
- D. Ltr dated 2-28-95 Fire Dist #1

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 and will not have an significant adverse impact on the livability, value or appropriate development of the abutting properties and the surrounding area.

ORDER:  
Findings:

The location of the mobile home is situated on a parcel and will meet the required setbacks of the RS zone. The required setbacks for the distance between buildings will also be met.

In placing the modular home on the 1.75 acres, the mobile home will not have an adverse impact on the value of the abutting properties. There is an existing house on property owned by the Pines. There are other mobile homes in the surrounding area.

The Applicant made application for the proposed use and the size of the parcel meets the criteria for development for a additional residential unit. The lot size criteria for a additional residential use is applicant needs lot to be greater than 20,000 square feet. (Section 51.530 A.)

The CUP application for a additional residential is permitted per Section 51.530 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 8-95.

DATED this 23rd day of March 1995

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 24th day  
of March A.D., 19 95 at 11:50 o'clock A M., and duly recorded in Vol. M95  
of Deeds on Page 6984

FEE none

Commissioners Journal

By Bernetha G. Letsch County Clerk