

**STAFF REPORT**

**CASE NO. AND HEARING DATE:** Conditional Use Permit 24-95  
Planning Director Rev. 5-24-95

**APPLICANT:** Ron and Susan Bond  
3704 Boardman Avenue  
Klamath Falls, OR 97603

**REQUEST:** The applicants are requesting a Conditional Use Permit to allow a 1,500 square foot manufactured home as an additional dwelling on a parcel greater than 20,000 square foot in size in the RS zone.

**AUHORITY:** Article 51.5, Section 51.530(A) of the Klamath County Land Development Code.

**PROJECT LOCATION:** The site is located on the southwest corner of Boardman Avenue and Crest Street.

**LEGAL DESCRIPTION:** Located in portion of Section 3DC of Township 39, Range 9EWM, Tax Lot 200.

**ACCESS:** Crest 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. KCFD No. 1 Memo 5-8-95
- D. Assessor's Map

**CONFORMANCE WITH RELEVANT KLAMATH COUNTY POLICIES:**

Notice was sent out to surrounding property owners as well as to agencies of concern. To date, no negative response has been received.

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 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

The RS zone allows as a conditional use, an additional dwelling on a lot or parcel greater than 20,000 square feet in size. The applicants meet this requirement as the appropriate CUP applicant was made and the lot size is greater than 20,000 square feet in size.

- 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 parcel is of sufficient size to support an additional dwelling. Access to the home will be via a driveway off of Crest Street. The proposed home is a doublewide manufactured home which meets the standard of manufactured home placement within the UGB and should not create any significant adverse impacts on the livability, value, or appropriate development of abutting properties and the surrounding area. The uses in the surrounding area are consistent with what is being proposed.

#### RECOMMENDATION:

Order:

The Planning Director, based on the above findings and conclusions of the staff report and upon review of the exhibits on file for Conditional Use Permit 24-95, hereby approves the request to allow an additional dwelling in the RS zone 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 24<sup>th</sup> day of May, 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 25th day of May A.D., 19 95 at 3:22 o'clock P M., and duly recorded in Vol. mq5, of Deeds on Page 13900.

FEE None

RETURN: Commissioners Journal

By Bernetha G. Lausch County Clerk