

**STAFF REPORT**

**CASE NO. AND HEARING DATE:** Conditional Use Permit 37-95  
Planning Director Rev. 6-28-95

**APPLICANT:** Suburban Heights Baptist Church  
3052 Homedale Road  
Klamath Falls, OR 97603

**REQUEST:** Applicants are requesting approval of Conditional Use Permit 37-95 to allow two 66'x28' modular buildings in conjunction with the existing church facility for classroom/meeting room purposes.

**AUTHORITY:** Article 44 and Article 51.530(G) of the Klamath County Land Development Code.

**PROJECT LOCATION:** The site is generally located at 3052 Homedale Road. It lies on the west side of Homedale Road just north of the OC&E Railroad right-of-way.

**LEGAL DESCRIPTION:** Located in portion of Section 11AB, Township 39, Range 9EWM, Tax Lot 100.

**ACCESS:** Homedale Road

**PLAN/ZONE DESIGNATIONS:** Urban Residential/RS

**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

**CONFORMANCE WITH RELEVANT KLAMATH COUNTY POLICIES:**

Notice was sent out to surrounding property owners as well as to agencies of concern. To date of staff report (6-13-95), no negative response has been received from any of the affected parties.

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 accessory to 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 church as a conditional use. The church has been in existence on subject property for many years. This request is for two modular buildings to be phased in one at a time as needed to meet classroom/meeting room needs.

- 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 surrounding this proposal is zoned and utilized for residential use. It contains a mixture of single family and multi-family dwellings. The parcel in question is of sufficient size to support the proposed use. Access to the church facilities is via Homedale Road. No opposition has been expressed from the 15 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 37-95 to allow two accessory structures in conjunction with the Suburban Heights Baptist Church facility in the RS zone subject to the following condition:

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

Dated this 28 day of June, 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 30th day of June A.D., 19 95 at 1:47 o'clock P.M., and duly recorded in Vol. M95, of Deeds on Page 17136.

FEE

No Fee

Bernetha G. Lessch County Clerk

By Annette Mueller

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