

STAFF REPORT

CASE NO. AND HEARING DATE: Conditional Use Permit 39-95
Planning Director Rev. 6-28-95

APPLICANT: Chris and Brenda Newton
5629 Independence Avenue
Klamath Falls, OR 97603

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

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

PROJECT LOCATION: The site is located at 5629 Independence Avenue, between Homedale and Madison.

LEGAL DESCRIPTION: Located in portion of Section 11AA of Township 39, Range 9EWM, Tax Lot 1900; Tax Acct. 3909-11AA-1900.

ACCESS: Independence Avenue

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. City of K-Falls Water Dept. Letter 6-9-95

E. LTR DATED 6/11/95, Miller

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 application was made, and the lot size is approximately 20,300 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. *THERE ARE OTHER MANUFACTURED HOMES IN SURROUNDING AREA.*

The parcel is of sufficient size to support an additional dwelling. The proposed dwelling is a new doublewide manufactured home which meets the standard of manufactured home placement within the UGB. No comment has been received from any of the notified property owners in contrary of review criteria C.

RECOMMENDATION:

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 39-95, hereby approves the request.

Dated this 28th 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 17138.

FEE No Fee

Return: Commissioners Journal

Bernetha G. Letsch County Clerk

By Bernetha G. Letsch