

STAFF REPORT

CASE NO. AND HEARING DATE: Conditional Use Permit 78-95
Planning Director Rev. 10-25-95

APPLICANT: Terry McReynolds
3333 Shasta Way #78
Klamath Falls, OR 97603

REQUEST: The applicant is 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 3105 1/2 Austin Street, between Hilyard and Onyx Avenues.

LEGAL DESCRIPTION: Located in portion of Section 10BA of Township 39, Range 9EWM, Tax Lot 1800; Tax Acct. 3909-10BA-1800.

ACCESS: Austin 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. Assessor's Map
- D. KCFD No. 1 Memo 10-3-95

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 21,783 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. 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 contrary to 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 78-95, hereby approves the request.

Dated this 25th day of October, 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 October A.D., 19 95 at 2:01 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 29293.

FEE No Fee

By Annetha G. Letsch, County Clerk
Annette Mueller