

STAFF REPORT

CASE NO. AND HEARING DATE: Conditional Use Permit 83-95
Planning Director Rev. 12-27-95

APPLICANT: Loi and Loe Tran
2611 Crest Street
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: East side of Crest Street, approximately 70 feet south of Ezell Ave.

LEGAL DESCRIPTION: Located in portion of Section 10AA of Township 39, Range 9EWM, Tax Lot 1200; Tax Acct. 3909-10AA-1200.

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 11-30-95
- D. Assessor's Map

CONFORMANCE WITH RELEVANT KLAMATH COUNTY POLICIES:

Notice was sent out to 13 surrounding property owners as well as to 6 agencies of concern. To date, no negative response has been received from any of the notified parties. The KCFD No. 1 Memo states that the fire district has no concerns at this time regarding the proposal. However, they wish it to be noted that all concerns for access and water required by UFC must be addressed.

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 24,829 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. As no opposition has been received from notified parties, it is assumed this proposal will have no adverse impact on the livability, value or appropriate development of abutting properties.

RECOMMENDATION:

The Planning Director, based on the above findings and conclusions of the staff report hereby approves Conditional Use Permit 83-95.

Dated this 29th day of December, 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 _____ the 3rd day
of Jan A.D., 19 96 at 10:05 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 132

RETURN: Commissioners Journal

FEE

none

By Bernetha G. Letsch County Clerk