

STAFF REPORT

CASE NO. AND HEARING DATE: Conditional Use Permit 61-96
Planning Director Rev. 7-24-96

APPLICANT: F.D. and Nina Akins
1850 Arthur Street
Klamath Falls, OR 97601

REQUEST: The applicants are requesting a Conditional Use Permit to allow single family dwelling (1996 manufactured home) in the High Density Residential zone.

AUTHORITY: Article 51.8, Section 51.830(A) of the Klamath County Land Development Code.

PROJECT LOCATION: The site is located at 1850 Arthur Street, south of Shasta Way, on the east side of Arthur Street.

LEGAL DESCRIPTION: Located in portion of Section 3BA of Township 39, Range 9EWM, Tax Lot 2600; Tax Acct. 3909-3BA-2600.

ACCESS: Arthur Street

UTILITIES:

WATER: City of Klamath Falls SEWER: City of Klamath Falls

FIRE DIST: KCFD #1 POWER: Pacific Power

EXHIBITS:

- A. Staff Report
- B. Site Plan
- C. Assessor's Map
- D. KCFD No. 1 Memo 7-9-96

CONFORMANCE WITH RELEVANT KLAMATH COUNTY POLICIES:

Notice was sent out to surrounding property owners as well as to agencies of concern. To date, only one response has been received from KCFD No. 1 indicating they have no concerns with this proposal.

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 RH 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
- 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 land use pattern in the area consists of almost exclusively single family dwellings even though the zoning designation is high density residential, so it doesn't appear that the location would have any adverse impact on the livability, value, or appropriate development of abutting properties and the surrounding area. The parcel size of half an acre is sufficient to support the proposed dwelling. No comment has been received opposing the application or offering evidence contrary to the review criteria outlined above.

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 61-96, hereby approves the request based on compliance with the condition set out below:

1. A placement permit must be obtained within two years of the date set out below of this permit is null and void.

Dated this 24th day of July, 1996

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 July A.D., 19 96 at 10:47 o'clock A.M., and duly recorded in Vol. M96,
of Deeds on Page 22475.

FEE No Fee

Bernetha G Letsch, County Clerk

By Christy Shuck