

96 NOV 29 P1:07

STAFF REPORT

CASE NO. AND HEARING DATE: Conditional Use Permit 98-96
Planning Director Rev. 11-27-96

APPLICANT: Diana Chaulet
7708 Hwy. 140 East
Klamath Falls, OR 97603

REQUEST: The applicant is requesting a Conditional Use Permit to allow a 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 7708 Hwy. 140E, approximately 1/4 mile east of Hwy. 39, south side of Hwy. 140E.

LEGAL DESCRIPTION: Located in portion of Section 7BC of Township 39, Range 10EWM, Tax Lot 200; Tax Acct. 3910-7BC-200.

ACCESS: Hwy. 140E

UTILITIES:

WATER: Well

FIRE DIST: KCFD #1

SEWER: Septic

POWER: Pacific Power

EXHIBITS:

- A. Staff Report
- B. Site Plan
- C. Assessor's Map
- D. KCFD No. 1 Letter 10-30-96
- E. Env. Health Memo 10-30-96
- F. ODOT Memo 11-4-96

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. A response was received from Environmental Health Services requiring compliance with OAR Chapter 340 for on-site sewage disposal. KCFD No. 1 commented that they have no concerns with the proposal. ODOT's memo indicates concerns about the potential impacts of the development and requests applicant stop by their office for conceptual review of site plan and proposed access.

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 applicant meets this requirement as the appropriate CUP application was made, and the lot size is approximately 2.01 acres 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 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: Order:

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 93-96, hereby approves the request to allow an additional dwelling in the RS zone subject to the following:

1. A placement permit must be obtained within two years of the date set out below or this permit is null and void.
2. Applicant shall comply with Environmental Health Services requirements for on-site sewage disposal.
3. Applicant shall address concerns raised by ODOT and demonstrate compliance with any requirements imposed by that agency prior to site plan review.

Dated this 29th day of November, 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 29th day
of November A.D., 19 96 at 1:07 o'clock P.M., and duly recorded in Vol. MS6
of Deeds on Page 37487.

FEE No Fee Return: Commissioners
Journal

Bernetha G. Letsch County Clerk
By Kathleen Ryan