

## STAFF REPORT

CASE NO. AND HEARING DATE: Conditional Use Permit 22-97  
Planning Director Rev. 4-23-97

APPLICANT: Rob and Teri Glenn  
11387 Harpold Road  
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 feet 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 on the northeast corner of Anderson Avenue and Bisbee Street.

LEGAL DESCRIPTION: Located in portion of Section 15AB of Township 39, Range 9EWM, Tax Lot 2600, Tax Acct. 3909-15AB-2600.

ACCESS: Anderson Avenue

## UTILITIES:

WATER: City of Klamath Falls  
FIRE DIST: KCFD #1

SEWER: South Suburban Sanitary Dist.  
POWER: Pacific Power

## EXHIBITS:

- A. Staff Report
- B. Site Plan
- C. Assessor's Map
- D. KCFD No. 1 Letter 3-31-97
- E. City of Klamath Falls Letter 4-1-97
- F. SSSD Letter 4-21-97

## CONFORMANCE WITH RELEVANT KLAMATH COUNTY POLICIES:

Notice was sent out to 12 surrounding property owners as well as to 8 agencies of concern. To date, no negative response has been received. KCFD No. 1 commented that they have no concerns with the proposal. The City of Klamath Falls will require each residence or inhabited structure to have its own water meter. South Suburban Sanitary District will require a new 4" sewer service to be installed to the SSSD main located on the south side of Anderson Avenue.

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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 1.36 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 22-97, 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 the City of Klamath Falls requirement of a separate water meter for each residence or inhabited structure.
3. Applicant shall comply with South Suburban Sanitary District's requirement to install a new 4" sewer service to the SSSD main located on the south side of Anderson Avenue.

Dated this 23rd day of April, 1997.

  
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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 24th day  
of April A.D., 19 97 at 9:04 o'clock A.M. and duly recorded in Vol. 197  
of Deeds on Page 12426

Return: Commissioners Journal

FEE

No Fee

by Bernetha G. Letsch, County Clerk  
Kathleen R. Ray