

STAFF REPORT

CASE NO. AND HEARING DATE: Conditional Use Permit 102-97
Planning Director Rev. 12-24-97

APPLICANT: St. Pius X Catholic Church
4880 Bristol Avenue
Klamath Falls, OR 97603

REQUEST: The applicant is requesting a Conditional Use Permit to establish a new church facility on 6.37 acres.

AUTHORITY: Article 51, Section 51.730(D) of the Klamath County Land Development Code.

PROJECT LOCATION: 4880 Bristol Avenue, south side of Bristol Avenue where Hope Street intersects Bristol Avenue and east of Meadows Drive.

LEGAL DESCRIPTION: Located in portion of Section 11CA of Township 39, Range 9EWM, Tax Lot 6900; Tax Acct. 3909-11CA-6900.

ACCESS: Bristol 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 12-4-97

CONFORMANCE WITH RELEVANT KLAMATH COUNTY POLICIES:

Notice was sent out to 33 surrounding property owners as well as to 6 agencies of concern. To date, no negative response has been received. KCFD No. 1 commented that they require two sets of construction plans for Fire Code review with a \$100 review fee prior to a building permit.

The review criteria of Section 44.030 of the Land Development Code requires that:

97 DEC 24 P1:49

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 of the Code.

The RS zone allows a church as a conditional use. The applicant meets this requirement as the appropriate CUP application was made. Site Plan approval per LDC Article 41 will be required prior to permit issuance.

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 a new church. There has been no demonstrated concern from the community or no comment 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 102-97, hereby approves the request to allow a new church subject to the following:

1. Site plan review in accordance with Klamath County Land Development Code Article 41 must be obtained within two years of the date set out below or this permit is null and void.

Dated this 24th day of December, 1997.

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 Planning the 24th day
of December A.D., 19 97 at 1:49 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 42004.

Return: Commissioners Journal

FEE No Fee

By Bernetha G. Leisch, County Clerk
Kathleen Ross