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STAFF REPORT/DISPOSITION

CASE NO. AND HEARING DATE: CUP 53-98

H.O. Agenda: 3-7-98

APPLICANT, ADDRESS: Rick and Tracy LUKENS
17317 Keno-Worden Rd.
Klamath Falls, OR 97603

REQUEST:

NON FARM CUP to allow development of a "LOT OF RECORD" home on 14+ acres zoned EFU-CG.

AUTHORITY: Article 54

PROJECT LOCATION: west of the Keno-Worden Rd., east of Overland Rd., south of Keno.

DESCRIPTION: pors. SW ¼ NE ¼ Sec. 21, T 40S R8E. T.A. 4008-21C-100

ACCESS: Overland Dr.

ZONE/PLAN: EFU-CG/AG

SCS/LCC: Lorella (50E) Class VII

TIMBER SITE RATE: NA

UTILITIES:

WATER: well

SEWER: septic

FIRE DIST: Keno RFPD

AGENCIES/PARTIES/NOTIFIED/RESPONDING:

Responses as shown on the exhibit list have been received in response to notification sent out July 9, 1998 to the following parties:

Public Works

US F&WS

Keno RFPD

Health Services

8 property owners

ODF

DLCD

ODFW

NARRATIVE:

The applicant wishes to establish a **LOT OF RECORD DWELLING** on 14+ acres zoned EFU-CG south of Keno. The criteria were reviewed and it appears the application before the Hearings Officer complies. This application is processed via the **LOT OF RECORD** criteria as the family ownership tracks before January 1, 1985.

EXHIBITS:

- a. Staff Report
- b. Application Questionnaire and attachments
- c.
- d.
- e.

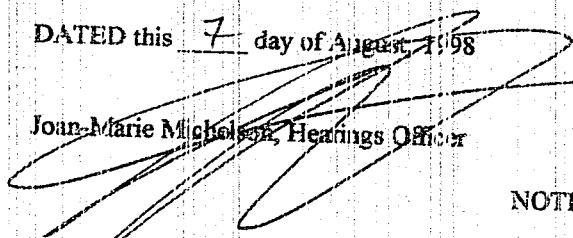
RECOMMENDATION:

Land Development Code Article 54 conditionally permits the location of single-family residences and other uses not in conjunction with farm use. The Hearings Officer is required to consider and to make findings in support/non support of the criteria as set out on page V-37B of the Code. The Department's application process requires the applicant submit supporting documentation to enable the Hearings Officer to make appropriate findings before and during the hearing process to clarify the intent of an Order.

The Planning Department recommends *approval*.

The Hearings Officer, based on testimony received and the information set out above, **APPROVES** this application.

DATED this 7 day of August, 1998


Joan Marie Michelson, Hearings Officer

NOTICE

This land use decision may be appealed to the Board of County Commissioners. To appeal you must file a Notice of Appeal within seven days of the date above. Please contact the Planning Department for additional information as to your rights and responsibility.

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STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Klamath County the 7th day
of August A.D., 19 98 at 5:51 o'clock P. M. and duly recorded in Vol. 1998
of Deeds on Page 29197

Return: Commissioners Journal

FEE No Fee

By Bernetha G. Letsch, County Clerk
Kathleen Roer