

STAFF REPORT

CASE NO. AND HEARING DATE: Conditional Use Permit 75-98
Planning Director Rev. 9-23-98

APPLICANT: Shirl Mitchell
3333 Shasta Way #50
Klamath Falls, OR 97603

REQUEST: The applicant is requesting a Conditional Use Permit to allow a manufactured home in the High Density Residential.

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

PROJECT LOCATION: East side of Crest Street, approximately 140 feet south of Hilyard Avenue.

LEGAL DESCRIPTION: Portion NE1/4, NE1/4 Sec.10, Township 39, Range 9EWM, Tax Lot 801; Tax Acct. 3909-10A-801.

ACCESS: Crest Street

UTILITIES:

WATER: City of Klamath Falls **SEWER:** South Suburban Sanitary Dist.
FIRE DIST: KCFD #1 **POWER:** Pacific Power

EXHIBITS:

- A. Staff Report
- B. Site Plan
- C. Assessor's Map
- D. KCFD No. 1 Letter 8-27-98
- E. City Water Dept. Comment 8-27-98
- F. SSSD Letter 8-27-98

CONFORMANCE WITH RELEVANT KLAMATH COUNTY POLICIES:

Notice was sent out to 14 surrounding property owners as well as to 4 agencies of concern. To date, the following agency comments have been received:

- ☐ KCFD No. 1 commented that they have no concerns with the proposal.
- ☐ The City of Klamath Falls comments there is only a 2" main on Crest with 5/8" service only and no fire hydrant in area.

- ☐ South Suburban Sanitary District comments that a system development fee of \$312.50 needs to be paid prior to connection to the District Main. A new service line will need to be constructed with a County permit required for any excavation being done in County right-of-way. If a stub is not available on the main, a Romac saddle will be required for that connection. The District will need to inspect the new service line in County right-of-way prior to closure.

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

The RH zone allows as a conditional use, a manufactured home. The applicant meets this requirement as the appropriate CUP application was made.

- 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 the proposed dwelling. The proposed dwelling is a new 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 75-98, hereby approves the request to allow a manufactured home in the RH 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 City of Klamath Falls and SSSD requirements for water and sewer service.

Dated this 23rd day of September, 1998.

Carl Shuck
Carl Shuck, Planning Director

34915

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 Planning Department the 23th day
of September A.D., 19 98 at 2:57 o'clock P M., and duly recorded in Vol. M98,
of Deeds on Page 34913.

FEE \$none

By Bernetha G. Letsch, County Clerk
Kathleen Brown

Commissioners Journal