

STAFF REPORT/DISPOSITION

APPLICATION NO./AGENDA DATE: CUP 99-98 Planning Director Review 11-25-98

APPLICANT/REPRESENTATIVE: Hope Lutheran Church
2314 Homedale Road
Klamath Falls, OR 97603

REQUEST: Conditional Use Permit 99-98 to establish a preschool and incidental administrative office in conjunction with Hope Lutheran Church.

LOCATION: 2408 Homedale Road, west side of Homedale Road, approximately 400 feet south of So. 6th Street.

LEGAL DESCRIPTION: Portion NW1/4 SE1/4 Sec.2, T.39S, R.9EWM; Tax Acct. 3909-2DB-900.

ACCESS: Homedale Road

ZONE/PLAN: RS/Urban Residential

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

SEWER: SSSD

ELECTRIC: Pacific Power

EXHIBITS:

- A. Staff Report
- B. Assessor's Map
- C. Site Plan
- D. City Water Comments 11-5-98
- E. SSSD Comments 11-2-98

CONFORMANCE WITH RELEVANT KLAMATH COUNTY POLICIES:

Notice was sent out to 16 surrounding property owners as well as to 5 agencies of concern. To date, the following agency comment has been received:

- SSSD will need to review the increase in occupancy to determine a system development fee.
- City Water has no concerns with the proposal.

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.

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- B. The use is in conformance with all other required standards and criteria

The CG zone allows as a conditional use, a school. The applicant meets this requirement as the appropriate CUP application was made and required notice was mailed.

- 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 proposal is to convert/remodel the existing home into the church office/pre-school in conjunction with Hope Lutheran Church complex just north of this parcel. No comment has been received from any of the notified property owners in contradiction of review criteria C. The agency concerns will be items for discussion at the site plan review phase of this project.

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 99-98, hereby approves the request to establish a preschool and incidental administrative office in conjunction with Hope Lutheran Church on property zoned RS subject to the following:

1. Site plan review to be conducted pursuant to Article 41 of the Klamath County Land Development Code within two years of the date set out below or this permit is null and void.

Dated this 25 day of November, 1998.

J.K. Y FOR CS
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 25th day
of November A.D., 19 98 at 2:30 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 43318.

Return: Commissioners Journal

FEE No Fee

By Bernetha G. Letsch, County Clerk