

STAFF REPORT

CASE NO. AND HEARING DATE: Conditional Use Permit 105-98
Planning Director Rev. 12-23-98

APPLICANT: Robert Mark Trelease
1539 Kane Street
Klamath Falls, OR 97603

REQUEST: The applicant is requesting a Conditional Use Permit to allow a manufactured home as an additional dwelling on a parcel greater than 20,000 square feet in size in the Suburban Residential zone.

AUTHORITY: Article 51.5, Section 51.530(A) of the Klamath County Land Development Code.

PROJECT LOCATION: 1539 Kane Street, east side of Kane Street, north of Shasta Way.

LEGAL DESCRIPTION: Portion SW1/4, SE1/4, Sec.35DC, Township 38, Range 9EWM, Tax Lot 2400; Tax Acct. 3809-35DC-2400.

ACCESS: Kane Street

UTILITIES:

WATER: City of Klamath Falls **SEWER:** SSSD

FIRE DIST: KCFD #1 **POWER:** Pacific Power

EXHIBITS:

- A. Staff Report
- B. Site Plan
- C. Assessor's Map
- D. KCFD No. 1 Comments 11-30-98
- E. Public Works Comments 12-7-98
- F. SSSD Comments 12-1-98
- G. City Comments 1-5

CONFORMANCE WITH RELEVANT KLAMATH COUNTY POLICIES:

Notice was sent out to 18 surrounding property owners as well as to 5 agencies of concern. To date, the following agency comment has been received:

- KCFD No. 1 commented that they have no concerns with the proposal.
- South Suburban Sanitary District commented that if this lot is ever partitioned, the second home must have its own individual sewer line run to the sewer main. The System Development Fee has already been paid for the placement of the second home.

- Klamath County Public Works indicates that the sight distance from 1539 Kane Street to the south is marginal due to the crest of the hill. Therefore, only one driveway access to Homedale will be allowed from Tax Lot 3809-35DC-2400.
- The City of Klamath Falls will require a water meter for each living unit and separate service lines to City mains need to be placed for City utilities.

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 if the lot or parcel size is greater than 20,000 square feet. The applicant meets this requirement as the parcel is 0.68 acre in size and 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 105-98, 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.

Dated this 23rd day of December, 1998.

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 the 23rd day
of December A.D., 19 98 at 11:54 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 46988

FEE No Fee

By Bernetha G. Letsch, County Clerk
Kathleen Lane