

STAFF REPORT

CASE NO. AND HEARING DATE:

Conditional Use Permit 113-98
Planning Director Rev. 1-27-99

APPLICANT:

Roger and Barbara Wiseman
2338 Wiard 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:

3818 Clinton Avenue, east of Crest Street, south side of Clinton Avenue.

LEGAL DESCRIPTION:

Portion NE1/4, SE1/4, Sec.10, Township 39, Range 9EWM, Tax Lot 2500; Tax Acct. 3909-10DA-2500.

ACCESS: Clinton Avenue

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 1-5-99
- E. SSSD Comments 1-4-99
- F. Greg Schecitel Letter 1-8-99
- G. City of Klamath Falls Comments (1-5)

CONFORMANCE WITH RELEVANT KLAMATH COUNTY POLICIES:

Notice was sent out to 23 surrounding property owners as well as to 6 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 sewer service is available on the property and, unless the property is to be partitioned, the second home may use the existing service line. A system development fee of \$312.50 will be due prior to the connection of the second home.

- The City of Klamath Falls will require the dwelling to have its own water service, application/fee for SIDC for new water service, annexation agreement, and meter for each residence.

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 approximately 21,158 square feet 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. Comment has been received from Greg Schechtel in opposition to the proposal; however, no substantiation is raised that it would cause an adverse impact on the livability, value, or appropriate development of his property. No other comment was 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 113-98, 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 27th day of January, 1999.

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 29th day
of January A.D. 1999 at 2:22 o'clock P. M., and duly recorded in Vol. M99
of Deeds on Page 3501

Return: Commissioners Journal

Linda Smith, County Clerk

FEE

No Fee

by

Kathleen Rana