

**STAFF REPORT**

**CASE NO. AND HEARING DATE:** Conditional Use Permit 38-99  
Planning Director Rev. 6-23-99

**APPLICANT:** Shirley Hilyard  
6856 Hilyard Avenue  
Klamath Falls, OR 97603

**REQUEST:** The applicant is requesting a Conditional Use Permit to allow single family dwellings on two parcels zoned High Density Residential.

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

**PROJECT LOCATION:** West of Hwy. 39, south side of Hilyard Avenue.

**LEGAL DESCRIPTION:** Portion Sec. 12, Township 39, Range 9EWM; Tax Acct. 3909-12-100.

**ACCESS:** Hilyard Avenue

**UTILITIES:**

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

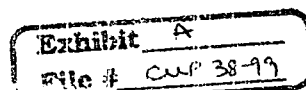
**EXHIBITS:**

- A. Staff Report
- B. Site Plan
- C. Assessor's Map
- D. Site Photos
- E. KCFD No. 1 Comments 6-8-99

**NARRATIVE AND RECOMMENDATION:**

The applicant wishes establish single family dwellings on two parcels proposed by Land Partition 21-99 which are zoned High Density Residential. Notification was sent out to interested agencies and adjacent property owners and **NO NEGATIVE RESPONSE** was received. Consideration of this application is allowed per Article 51.830 A and Article 44 of the Code. Staff recommends Planning Director approval subject to:

1. Article 41 site plan review/approval within two years of the date set out below or this permit is null and void.
2. Compliance with agency requirements as outlined in Exhibit E (attached).



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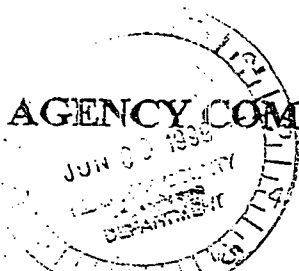
DISPOSITION: APPROVED this 23rd day of JUNE, 1999

Carl Shuck  
Carl Shuck, Planning Director

**NOTICE OF APPEAL RIGHTS:**

You are hereby notified this decision may be appealed to the Klamath County Board of County Commissioners by filing with the Planning Department a notice of appeal together with the required fee within SEVEN days following the date of mailing of this decision.

# AGENCY COMMENT ON LOCAL LAND USE ACTION



Date: 6-8-99

## I. DESCRIPTION OF APPLICATION:

File No.:

LP 21-99 / CUP 38-99

Applicant:

Shirley Hilyard

Description of Action:

to divide (1.1) acres into (3) parcels & establish single family dwellings

## II. AGENCY RESPONSE:

☐ We have no concerns with the proposal.

☐ We have concerns about the potential impacts of this development. We recommend the following:

When (3) or more lots are developed for Building Construction

a Fire Flow is Required - Provide a Fire Hydrant within 500 ft Prior to Building Construction

☒ The following conditions should be included as part of your conditions of approval:

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☐ We oppose this application for the following reasons:

Signed: [Signature] Date: 6/8/99  
Klamath County Fire District No. 1  
143 North Broad Street  
Klamath Falls, OR 97601

Agency:

Return to Commissioner's Journal

State of Oregon, County of Klamath  
Recorded 6/25/99, at: 11:32 a.m.  
In Vol. M99 Page 25010  
Linda Smith,  
County Clerk Fees 7/100

Exhibit E

File # CUP 38-99