

STAFF REPORT

CASE NO. AND HEARING DATE: Conditional Use Permit 68-99
Planning Director Rev. 11-24-99

APPLICANT: Lacey Bond-Baker
3714 Bristol Avenue
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 RS zone.

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

PROJECT LOCATION: 3714 Bristol Avenue, south side of Bristol Avenue at 1-C Drain.

LEGAL DESCRIPTION: Portion SW ¼ SE ¼ Sec. 10, T.39S, R.9EWM; Tax Acct. 3909-10DC-100.

ACCESS: Bristol 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. KCFD No. 1 Letter 11-1-99
- E. SSSD Letter 10-29-99
- F. Public Works Comments 10-29-99
- G. Photos

CONFORMANCE WITH RELEVANT KLAMATH COUNTY POLICIES:

Notice was sent out to 19 surrounding property owners as well as to 5 agencies of concern. To date, no negative response or concern has been received

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 on a lot or parcel greater than 20,000 square feet in size. The applicant meets this requirement as the appropriate CUP application was made, and the lot size is over an acre in size.

- 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 an additional dwelling. The proposed dwelling is a manufactured home which will meet all siting requirements within the Urban Growth Boundary. 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 68-99, 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.
2. Applicant shall comply with City of Klamath Falls and SSSD requirements for water and sewer service.
3. Applicant shall comply with all siting requirements for a manufactured home within the UGB.

APPROVED THIS 24th DAY OF NOVEMBER, 1999.


 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
 Recorded 11/24/99, at 8:20 a.m.
 In Vol. M99 Page 46856
 Linda Smith,
 County Clerk Fee\$ NC