

BEFORE THE KLAMATH COUNTY PLANNING COMMISSION  
KLAMATH COUNTY, OREGON

IN THE MATTER OF REQUEST FOR  
TRACT 1261, SUBDIVISION KNOWN  
AS THE HEIGHTS

ORDER

NATURE OF APPLICATION

A hearing was held on this matter on February 27, 1990, before the Planning Commission. Application requested a seven lot subdivision on approximately 2.02 acres. This request was reviewed per Article 46, Sections 46.003, 46.004, and 46.005 of the Land Development Code.

NAMES OF THOSE INVOLVED

Applicants were Rochelle and Howard White who were represented by Doug Adkins of Adkins Consulting Engineers, Inc. The Planning Department was represented by Carl Shuck, Planning Director; and Leanne Mitchel, Recording Secretary.

EXHIBITS

- A. Staff Report
- B. Assessors' Map
- C. Plat Map 1261
- D. Photos
- E. Findings Document
- F. Code Requirements for Final Approval of Tract
- G. Drainage Site Plan

LEGAL DESCRIPTION

The property is located in a portion of Section 36 of Township 38, Range 9, being Tax Lots 800 and 900 with Tax Account number being 3809-36CC-800 and 900. The property is generally located on the west side of Patterson Street approximately 400 feet north of Shasta Way, at the intersection of Patterson Street and Sage Way.

RELEVANT FACTS

The property contains approximately 2.02 acres and is currently zoned RS (Suburban Residential) with lot sizes being 10,000 square feet plus. The staff report indicates lots in the surrounding area vary in size with the majority of the lots to the east being 10,000 square feet and lots to the east are those located in Moyina Heights. Proposed development is for single family residential use, similar to uses in the surrounding area.

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SERVICES AND FACILITIES

Access off of Patterson Street will be via a cul-de-sac approximately 200 feet plus in length. Access to each lot will be via the cul-de-sac and not Patterson Street. Sewer for subdivision will be South Suburban Sanitary District with water being provided by the City of Klamath Falls. Site is within Fire District No. 1, with fire station approximately 1.6 miles from proposed subdivision. Electricity provided by Pacific Power and Light.

RELEVANT APPROVAL CRITERIA

Refer to Klamath County Planning Department Staff Report, Exhibit A, referencing review criteria of Article 46, Sections 46.003, 46.004, and 46.005 of the Land Development Code and Code Requirements.

FINDINGS

The Klamath County Planning Commission finds evidence submitted by applicants, Exhibit E, findings document and testimony, demonstrated that proper criteria for approval had been addressed. The Planning Commission also finds that for final plat approval, Article 46, Sections 46.003, 46.004, and 46.005 and other Code Requirements must be met as indicated on Klamath County Exhibit F.

CONCLUSIONS

This application satisfies and addresses the review criteria of Article 46, Sections 46.003, 46.004, and 46.005 of the Land Development Code.

ORDER

Therefore, the Klamath County Planning Commission approves exhibits, drainage plan, findings, code requirements and Tract 1261, The Heights, for Rochelle and Howard White.

DATED THIS 13<sup>th</sup> DAY OF March, 1990

*Steve Montgomery*  
Presiding Officer of the Planning Commission

*Carl Shuck*  
Secretary to the Planning Commission

Approved as to Form and Content:

*Michael L. Spencer*  
Michael L. Spencer, County Legal Counsel

### Notice of Appeal Rights

You are hereby notified that this decision may be appealed to the Klamath County Board of Commissioners by filing with the Klamath County Planning Department a Notice of Appeal as set out in Section 33.004 of the Klamath County Land Development Code, together with the fee required within ten days of the date of mailing of this decision. The notice must be received by the Planning Department no later than 5:00 p.m. on the tenth day or next business day if the tenth day falls on a weekend or holiday. Failure to file a notice of appeal within the time provided will result in the loss of your right to appeal this decision.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 14th day  
of March A.D., 19 90 at 10:17 o'clock A.M., and duly recorded in Vol. M90,  
of Deeds on Page 4686.

Evelyn Biehn County Clerk

FEE none

By

Pauline Mueller

Return: Commissioners Journal