

BEFORE THE KLAMATH COUNTY PLANNING COMMISSION
KLAMATH COUNTY, OREGON

IN THE MATTER OF REQUEST FOR
TRACT 1265, SUBDIVISION KNOWN
AS DEVONRIDGE

ORDER

NATURE OF APPLICATION

A hearing was held on this matter on April 24, 1990, before the Planning Commission. Application was for a 17 lot subdivision on approximately 20.3 acres. Lots 1, 2, and 12-17 zoned for Light Industrial with remaining lots 3-11 zoned Low Density Residential. 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 Lawrence and Dorothy Fotinakis who were represented by Rod Pfeiffer. Planning Department was represented by Carl Shuck, Planning Director; and Karen Burg, Recording Secretary.

EXHIBITS

- A. Staff Report
- B. Preliminary Plat 1265
- C. Assessor's map
- D. Photos
- E. Memo from John Kunze, Water Superintendent 4-9-90
- F. Code Requirements
- G. Letter from Public Works

LEGAL DESCRIPTION

Property is located in portion of Section 5, Township 39S, Range 9E, Tax lot 200. Property is generally located north and west of Greensprings highway and north and east of Klamath Disposal lot.

RELEVANT FACTS

The property contains approximately 20.3 acres and is zoned RL (Low Density Residential) and IL (Light Industrial). Staff report indicates zoning in the surrounding area as being a mixture of industrial and residential. The proposed lots of the subdivision meet the minimum lot size criteria. The 17 lot subdivision has IL zoning on lots 1 and 2 as well as lots 12-17, with RL zoning on lots 3-11. Lot 1 will be utilized as a storage yard and a towing service.

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SERVICES AND FACILITIES

Access will be off of Greensprings Drive, which is a paved highway and appears to be able to carry the quantity the traffic that would be generated from proposed use. Sewer and water will be through the City of Klamath Falls. Site is within Fire District #1. Approximately one-half mile to the west in Stewart Lennox is a fire station. 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, Exhibit F.

FINDINGS

The Klamath County Planning Commission finds evidence submitted by applicant, demonstrated that proper criteria for approval had been addressed. Planning Commission also finds that for final plat approval, Article 46, Sections 46.003, 46.004, and 46.005 and Code Requirements must be met as indicated in 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, findings, code requirements, and Tract 1265, Devonridge for Lawrence & Dorothy Fotinakis and their representative Rod Pfeiffer.

DATED THIS 17th DAY OF May 1990

Ann D. Monfrose
Presiding Officer of the Planning Commission

Carl Shub
Secretary to the Planning Commission

9706

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 22nd day
 of May A.D., 19 90 at 9:35 o'clock A.M., and duly recorded in Vol. M90,
 of Deeds on Page 9704
 Evelyn Biehn County Clerk
 By Pauline Mullendore

FEE none

Return: Commissioners Journal