

BEFORE THE KLAMATH COUNTY PLANNING COMMISSION
KLAMATH COUNTY, OREGONIN THE MATTER OF REQUEST FOR
TRACT 1267 NORTHRIDGE ESTATES

ORDER

NATURE OF APPLICATION

A hearing was held on this matter on June 26, 1990, before the Planning Commission. Application requested a 49 lot subdivision on approximately 645 acres. Request was reviewed per Article 46, Section 46.002 and 46.003.

NAMES OF THOSE INVOLVED

Applicant is MBK Company, with representative being Tru Line Surveying. Those who testified were Dennis Ensor of Tru Line and Mel Stewart of MBK Company. Planning Department was represented by Carl Shuck, Planning Director, and Karen Burg, Recording Secretary.

EXHIBITS

- A. Staff Report
- B. Plat Map
- C. Assessor Map
- D. Code Requirements
- E. City memo addressing water issue.
- F. Fire Dist #1 memo addressing fire protection issue.
- G. Photos of site.

LEGAL DESCRIPTION

Property located in portion of sections 14 & 15 of Township 38, Range 9, tax lots 100 & 200. Site is generally located approximately 2.5 miles north of the City of Klamath Falls, more particularly being the old OIT site.

RELEVANT FACTS

Site for development contains approximately 645 acres with the zoning being PUD/RL (Low Density Residential) within the Urban Growth Boundary and F/R (Forestry Range). Lot 7 of Block 1 and Lot 5 of Block 4 contain the appropriate acreage to meet the property development standards of the Forestry Range zone. Lot 7 of Block 1 and Lot 5 of Block 4 also have acreage inside the Urban Growth Boundary for development.

Continued Facts

The lots vary in size from 1.9 acres up to 281 acres with approximately 47 of the 49 lots being completely within the UGB.

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Applicant is proposing to develop Phase I which contains approximately 22 lots of the total 49 lot subdivision. Phase I has been out lined and indicated as such on Klamath County Exhibit B., which was made part of the record. Proposed use will be for single family residence as indicated by zone.

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SERVICES AND FACILITIES:

Access will be of off Old Fort Rd, for Phase I. Old Fort Rd is a county paved road and maintained. Each lot will have individual septic tanks with water from the City of K-Falls. Site is within Fire Dist #1, with fire station approximately four miles from site. Electricity provided by Pacific Power and Light.

RELEVANT APPROVAL CRITERIA:

Approval criteria for proposed subdivision and review criteria is per Article 46, Sections 46.003, 46.008 & 46.010 of the Land Development Code.

FINDINGS:

The Klamath County Planning Commission finds evidence submitted by applicants testimony and staff report and exhibits that criteria for approval had been addressed. The Planning Commission also finds that for final approval Article 46, sections 46.008 & 46.010 and Klamath County EX D, Code Requirements, and EX F., and other code requirements must be met.

CONCLUSIONS:

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

ORDER:

Therefore, the Planning Commission approves exhibits, findings, code requirements and Tract 1267 Northridge Estates for MBK Company.

DATED THIS 12 DAY OF July 1990

Susan H. Crismon
CHAIRMAN OF PLANNING COMMISSION

Approved as to Form and Content



Michael L. Spencer, County Legal Counsel

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Planning the 12 day
of July A.D., 19 90 at 4:11 o'clock P M., and duly recorded in Vol. M90
of Deeds on Page 13843

FEE none

Evelyn Biehn County Clerk

By

Bernetha A. Hetch