

## BEFORE THE PLANNING COMMISSION

IN THE MATTER OF TRACT  
1268 FOR RAYMOND AND  
IRENE TICE. ORDER

This matter came before the Planning Commission of Klamath County, Oregon on July 24, 1990 in the Board of Commissioners Hearing Room. The Klamath County Planning Department was represented by Carl Shuck, Planning Director and the Recording Secretary, Karen Burg.

The hearing was held pursuant to notice given in conformity with the Klamath County Land Development Code and related Statutes. Applicant and their representative, Doug Adkins, was present and testified with information being received and made part of the record.

Staff report was prepared by Planning Staff, was read into the record along with all exhibits, contents, and was received by the Planning Commission as evidence.

Based on the testimony and consideration of the evidence received, the Planning Commission makes the following FINDINGS OF FACT AND CONCLUSIONS OF LAW.

FINDINGS OF FACTTract 1268

1. The proposed subdivision for the proposed 92 lot Tract 1268, is zoned RS (Suburban Residential) with the Plan designation being Urban Residential.
2. The proposed subdivision is in conformance with the land use designation in that the size of the lots meet the minimum lot area of 10,000 square feet.
3. Site for development is approximately 34.3 acres in size with approximately 92 lots to be developed to the Suburban Residential zone criteria as well as site design standards of Chapter 7 Article 70 of the Land Development Code.
4. The design of the street plan allows access at two points, those points being onto Patterson Street and Madison Street.
5. The drainage from the subdivision will be into retention ponds which are to be located within the subdivision as indicated on Tract 1268.

190 AUG 14 PM 3 37

6. The utilities, such as water will be supplied by the City of Klamath Falls, with sewer being supplied by South Suburban Sanitary Dist.

7. Applicant to meet minimum requirements of placing fire hydrants as well as the amount of water per minute for fire protection per paragraph 1. of Fire Dist #1 letter dated June 26th 1990 (KC EX L.)

8. Planning Commission approved road standards as required by the Land Development Code for Tract 1268.

9. Applicant also to meet those code requirements for final approval as indicated on Klamath County EX. B. for Tract 1268, known as Tice Estates. (EX B, 1-13.)

#### CONCLUSIONS OF LAW.

1. Planning Commission concludes from above findings that proposed subdivision is in conformance with the land development code and comprehensive plan because of the proper land use designation and zoning.

2. The proposed site is physically suitable for the type and density of the proposed development.

3. The street plan permits the development to allow access in a safe and efficient manner.

4. The existing and proposed infrastructure and public facilities are adequate to serve the proposed development.

#### ORDER

Based on the findings and conclusions herein for Tract 1268, as requested is granted by the Planning Commission.

DATED THIS 13<sup>th</sup> DAY OF August 1990

Susan H. Crismon  
Presiding Officer/Planning Commission

APPROVED AS TO FORM AND CONTENT:

Michael L. Spencer, County Counsel

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 14th day  
of Aug. A.D., 19 90 at 3:37 o'clock PM., and duly recorded in Vol. M90,  
of Deeds on Page 16310

FEE none

Evelyn Biehn, County Clerk

By Pauline Mullender

Return: Commissioners Journal