

BEFORE THE PLANNING COMMISSION
KLAMATH COUNTYIN THE MATTER OF TRACT 1278
FOR LARRY KINGAPPLICATION

The applicant requested approval of a subdivision application depicting the division of 32 acres into 28 lots. A hearing was held by the Planning Commission of JANUARY 26, 1993. This application was reviewed for conformance with Article 46 of the Klamath County Land Development Code.

THOSE INVOLVED

The applicant was represented by Doug Adkins. The Planning Department was represented by Kim Lundahl, Senior Planner. The recording secretary was Karen Burg, Administrative Secretary. A quorum of the Planning Commission was present at this hearing. No opposition was offered this application.

LOCATION

East of the Shieldcrest Golf Course, north of Hwy 140, Pine Grove area, east of Klamath Falls. Located in the W 1/2 E 1/2 Section 8, T 39S R 10E W.M..

RELEVANT FACTS

The application is for subdivision of 32 acres lying immediately east of the Shieldcrest Golf Course in Pine Grove. The zone/plan designation of the project site (CLUP/ZC 15-92) and properties to the west is R-1/Rural. The zoning of properties to the immediate is R-5. EFU-C zoning is found to the north and south across Hwy 140. The properties will have independent water wells and septic systems. Fire protection is provided by the Klamath County Fire District #1. The nearest station is 4 miles to the west of the subject property. Access will be provided via a short road extending west from the Pine Grove Rd.. Direct access to Hwy 140 has been precluded by ODOT.

CONCLUSIONS AND ORDER

The Klamath County Planning Commission, based on testimony entered and upon consideration of exhibits a. - f., find the application in conformance with the review criteria set out in Section 46.030 of the Code.

Therefore, it is ordered the application of Larry King for approval of Tract 1278 is granted conditioned upon compliance with the approval letter dated January 27, 1993 and in conformance with applicants exhibit b..

DATED this 27th day of January, 1993

Carl Shuck
Secretary to the Planning Commission

APPEAL RIGHTS

This decision may be appealed to Board of County Commissioners within 7 days following the mailing of this order. Failure to file a notice of appeal within this timeframe may affect your right of appeal.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 3rd day
of Feb. A.D., 19 93 at 2:17 o'clock P.M., and duly recorded in Vol. M93
of Deeds on Page 2517.

FEE none

Evelyn Biehn County Clerk
By Douglas Mulmudate

Return: Commissioners Journal