

93 APR 30 AM 10 33 BEFORE THE PLANNING COMMISSION
KLAMATH COUNTY

IN THE MATTER OF TRACT 1281
FOR DON LEGGETT

APPLICATION

The applicant requested approval of a subdivision application depicting the division of 72 acres into 59 lots. A hearing was held by the Planning Commission on APRIL 27, 1993. This application was reviewed for conformance with Article 46 of the Klamath County Land Development Code.

THOSE INVOLVED

The applicant was represented by Mr. Leggett. 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 South Chiloquin Rd. at Oregon Shores #2, Chiloquin area, north of Klamath Falls. Located in the Section 17, T 35S R 7E W.M..

RELEVANT FACTS

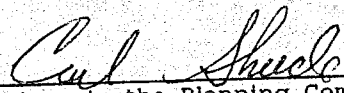
The application is for subdivision of 72 acres into 59 lots lying immediately north of the Williamson River Knoll subdivision, west of Chiloquin. The zone/plan designation of the project site and properties to the west and south is R-1/Rural. The properties will have independent water wells and septic systems. Fire protection is provided by the Chiloquin/Agency Lake RFD. The nearest station is 4 miles to the east of the subject property. Access will be provided from the South Chiloquin Road via an internal road system. Direct access to the South Chiloquin road will be restricted.

CONCLUSIONS AND ORDER

The Klamath County Planning Commission, based on testimony entered and upon consideration of exhibits a. - d., 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 Don Leggett for approval of Tract 1281 is granted conditioned upon compliance with the approval letter dated April 27, 1993 and in conformance with applicants exhibit b..

DATED this 28th day of April, 1993


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.

REQUIREMENTS FOR FINAL APPROVAL

Tract 1281/Legget
Pine Meadows Village

1. Conformance with Section 46.100 of the Land Development Code.
2. A preliminary title report is to be submitted along with the final plat.
3. Paved County road along west boundary is South Chiloquin Road. This will need to be changed on the final plat.
4. Sight distance at intersection of South Chiloquin Road and Ashley Drive must be 500 feet (AASHTO requires 450 to 550 feet).
5. The existing intermittent creek shown on the map should be a 50 foot wide drainage easement on the final plat.
6. Relinquish all abutters rights to South Chiloquin Road from all lots adjoining the road (for traffic control purposes).
7. Roads are to be constructed to Standard 104 (32 feet wide - 6" gravel or cinders).
8. The east/west section of Ashley Drive will need to be renamed for address purposes between lots 56 and 57.
9. Covenants Conditions & Restrictions are to be recorded and referenced on the final plat.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 30th day
of April A.D., 19 93 at 10:33 o'clock A M., and duly recorded in Vol. M93,
of Deeds on Page 9332.

Evelyn Biehn, County Clerk

By Dorlene M. Mendenhall

FEE NO FEE

RETURN TO: Commissioners Journal

Ex. E