

BEFORE THE PLANNING COMMISSION
KLAMATH COUNTY

IN THE MATTER OF TRACT 1300
FOR FRED/BEBE BARNES

APPLICATION:

The applicant requested approval of a subdivision application depicting the division of 12+- acres into 39 lots as depicted on preliminary map received January 27, 1995. A hearing was held by the Planning Commission on February 28, 1995. The application was reviewed for conformance with Article 46 of the Klamath County Land Development Code.

THOSE INVOLVED:

The applicant and his representative testified. The representative was Tru-Line Surveying. The Planning Department was represented by Carl Shuck, Planning Director. The recording secretary was Karen Burg. A quorum of the Planning Commission was present at the hearing.

LOCATION:

Site is located south of Hilyard Ave and approximately 1300 feet west of the Klamath Falls/Lakeview Hwy. Located in portion of Section 12 of T39S R9E.

RELEVANT FACTS:

The application is for a subdivision of 12+- acres, to be divided into 39 lots. The lots range in size from 17,000 square feet to 8,500 square feet. The average lot size is 9,500 square feet.

The Plan/Zone designation of the site is Urban Residential and RM (Medium Density Residential).

The minimum lot size in the RM Zone is 5000 square feet. The street plan for the subdivision will permit for development in a efficient manner. There are existing infrastructure and public facilities and services to the subdivision. The subdivision is physically suitable for the type of density of the development.

CONDITIONS:

The final map of the subdivision will be in conformance with Article 46 and will meet all 13 requirements of the blue sheet, marked as Klamath County Exhibit C.

CONCLUSIONS AND ORDER:

The Klamath County Planning Commission, based on testimony entered and upon consideration of exhibits A-G of Tract 1300, find the application in conformance with the review critieria set out in Section 46.030 of Article 46.

Therefore, it is ordered the application of Fred/Bebe Barnes for approval of Tract 1300 is granted conditioned upon comppliance with of the Requirements (Blue Sheet) for final map.

DATED this 2nd day of March 1995

Carl Shuck
CARL SHUCK, SECRETARY TO THE PLANNING COMISSON

APPEAL RIGHTS

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

REQUIREMENTS FOR FINAL APPROVAL

4861

K22x12"

TRACT 1300/Barnes

1. Final plat shall meet all requirements of Land Development Code Sections 46.090 and 46.100.
2. A preliminary title report is to be submitted with the final plat.
3. A certification signed by the subdivider that central water supply and sanitary sewer systems will not be provided and that the Department of Environmental Quality has approved the proposed method or alternative method of sewage disposal for the subdivision in its evaluation report described in ORS 454.755(1)(b).
4. Applicant is required to pay all advalorem taxes, any additional taxes, special assessments, fees, interest and penalties prior to plat being recorded.
5. Relinquish abutters rights to Hilyard Avenue from Lots 1 and 39. Show on the map and in the declaration on the final plat.
6. Place a 1-foot street plug at the south end of the north-south street in Phase 2.
7. Provide drainage and irrigation plan for the subdivision. The property appears to be flood irrigated with open ditches at the present time.
8. The streets must be constructed to Standard 101 and 101 A-Curb-Gutter and Sidewalks on both sides of the street.
9. Renumber the Lots in Phase 1 to number 1 through 22. Phase 2 will be Lots 23 through 39.
10. Submit proposed street names to the Public Works Department for approval prior to submitting the final plat. (same with plat name if you are going to name it)
11. There is no City water east of Patterson on Hilyard Avenue. A water main extension in accordance with the City Master Plan will be required.
12. Enterprise Irrigation Dist. will require that irrigation be provided for each and every parcel and necessary improvements to be made to the delivery system at your expense. OR The property may be excluded from assessments at a cost of \$600 per acre on a one time exclusion.
13. Klamath County Fire Dist. No. 1 requires:
 - Street standard 101 to comply with Uniform Fire Code 10.205 and 10.206 requirements.
 - Street name for 911 call-out grid as per Uniform Fire Code 10.301 requirement.
 - Placement of two (2) fire hydrants, one to be located at Hilyard and proposed street corner, and the other to be at lot line between lots 32 and 33. Fire flow water pipe line must be no less than 6-inch pipe to comply with Uniform Fire Codes 10.401, 10.402, and 10.403.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County
of March A.D. 19 95 at 9:56 o'clock A M., and duly recorded in Vol. M95
of Page 4859 day

FEE none

Ret: Commissioners Journal

By Bernetha G. Letsch, County Clerk