

BEFORE THE PLANNING COMMISSION
KLAMATH COUNTY

IN THE MATTER OF TRACT 1304
FOR INGLIS/ANDERSON

APPLICATION:

The applicant requested approval of a subdivision application depicting the division of 18.6+- acres into 63 lots as depicted on preliminary map received February 22, 1995. A hearing was held by the Planning Commission on March 28, 1995. The application was reviewed for conformance with Article 46 of the Klamath County Land Development Code.

THOSE INVOLVED:

The applicants testified. 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 east side of Patterson St. and south of Winema Gardens and north of Simmers Lane. Located in portion of Section 1 of T39S R9E. Tax Lots 400, 700, 1900.

RELEVANT FACTS:

The application is for a subdivision of 18.6+- acres, to be divided into 63 lots. The lots range in size from 7,500 square feet to 10,000 square feet. The average lot size is 8,500 square feet. The Plan/Zone designation of the site is Urban Residential and RL (Low Density Residential).

The minimum lot size in the RL Zone is 7000 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 14 requirements of the blue sheet, marked as Klamath County Exhibit C, and titled Requirements for Final Approval.

CONCLUSIONS AND ORDER:

The Klamath County Planning Commission, based on testimony entered and upon consideration of exhibits A-O and letters of concern of Tract 1304, find the application in conformance with the review criteria set out in Section 46.030 of Article 46, and Ex C. Therefore, it is ordered the application of Inglis/Anderson for approval of Tract 1304 is granted conditioned upon compliance with of the Requirements (Blue Sheet), Ex C. for final map.

DATED this 30th day of March 1995

Carl Shuck
CARL SHUCK, SECRETARY TO THE PLANNING COMMISSION

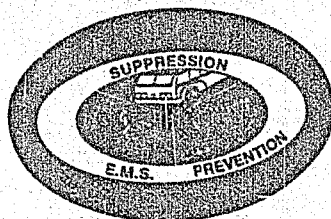
APPEAL RIGHTS

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 APPROVALTRACT 1304/Inglis/Anderson

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. Enterprise Irrigation District will require that irrigation be provided for each parcel and necessary improvements 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.
5. Relinquish abutters rights to Patterson Street from Lots 1, 7 and 9. Show on the map and declaration.
6. Provide copies of drainage easements from the plat boundary to South Sixth Street.
7. Construct Buck Street to County Standard 101 from the plat boundary to Climax Ave.
8. Provide easement on the plat across Lot 14 for the Enterprise Irrigation Canal if the canal is not relocated prior to filing the Phase I plat.
9. Place a 1-foot street plug at the east end of Deedee Lane.
10. Do not construct the roadway from the plat to Simmers Avenue.
11. The proposed property line adjustment must be completed before Phase II is recorded.
12. Need lot grading and drainage plan.
13. Stub all utilities to the east boundary of Patterson by June 1, 1995.
14. Applicant shall meet all requirements of Klamath County Fire District No. 1 as outlined on the attached Exhibit H.

KCExC



Klamath County Fire District No. 1
143 North Broad
Klamath Falls, Oregon 97601

8203

503/885-2056
FAX 503/884-6920

MEMORANDUM

DATE: Mar. 20, 1995
TO: Carl Shuck, Klamath County Planning Department
FROM: Ron K. Eichelkraut, Fire Marshal
RE: TRACT 1304, Lloyd Inglis / Jerry Anderson,
Proposed Subdivision of 63 Lots.

See attached Klamath County Fire District No. 1 requirements.

Respectfully submitted,

Ron K. Eichelkraut
Fire Marshal, Klamath County Fire District No. 1

RKE:mkb



KC Ex H

8204 Review of TRACT
1304
Ingles / Anderson

Klamath County Fire District No. 1 requires a Uniform Fire Code plan review of all commercial and multifamily residential plans within its jurisdictions for new constructions, remodels, and change of use under the provisions of UFC section 2.202.

Listed are many Uniform Fire Code concerns by section number that we feel need to be addressed in the proposed plan.

1. 10.203 ☒ Required access to property STREETS KATIE & Buck Required (2)
2. 10.204 ☒ Specifications -- surface, grade Required to Std 101
3. 10.205 ☒ Obstructions -- width, parking, clearance STANDARD
4. 10.206 ☒ Marking -- signs STREET NAME SIGNS Required
5. 10.301 ☒ Premise ID (address) Required
6. 10.302 ☒ Key box (Knox) N/A
7. 10.401 ☒ Water supply Required STANDARD 6" pip
8. 10.402 ☒ Type of water supply -- fire flow requirement 1500 GPM CITY
9. 10.403 ☒ Fire hydrant availability within 500 feet 4 hydrants Required
10. 10.501 ☒ Required fire protection & life safety systems N/A
11. 10.502 ☒ Timing of installations Water & Hydrants before Bldg.
12. 10.503 ☒ Approval & testing Before Structural Building
13. 10.505 ☒ Portable fire extinguishers N/A
14. 10.507c ☒ Required installation of automatic fire extinguisher systems N/A
15. 10.508 ☒ Sprinkler alarm supv (electrically) N/A
16. 10.512 ☒ Ventilating hood & duct systems N/A
17. 10.513 ☒ Auto fire extinguisher for kitchen hood & ducts N/A
18. 10.601 ☒ Fire resistive construction Area separation N/A
19. 10.602 ☒ Fire assemblies, protection of openings (doors / windows) N/A
20. 10.603 ☒ Interior wall & ceiling finishes Flame spread App VID
Note class III ok class II 26-75/76-200 N/A
21. 11.403 ☒ Gas meters & piping to be protected

Reviewed by Ron K. Eicheblum

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 4th day
of April A.D., 19 95 at 2:07 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 8200

FEE NONE

RETURN: Commissioners Journal

By Bernetha G. Litsch County Clerk