

BEFORE THE PLANNING COMMISSION KLAMATH COUNTY

IN THE MATTER OF TRACT 1302
FOR JUSTUS/KING

APPLICATION

The applicant requested approval of a subdivision application depicting the division of 11.46 acres into 40 lots. A hearing was held by the Planning Commission on April 25, 1995. This application was reviewed for conformance with Article 46 of the Land Development Code.

THOSE INVOLVED

The applicant was present and 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 this hearing.

LOCATION

Site located South side of Keller Rd., 1/2 mile west of St Hwy 39. Located in portion of section 13 of TS39, R9.

RELEVANT FACTS

The application is for a subdivision of 11.46 acres into 40 lots. The site is located south of Keller Rd and 1/2 mile west of St Hwy 39. The zoning for the site is RM (Medium Density Residential). Fire Protection is provided by Fire Dist #1. Access to subdivision will be via Saylor St.

The proposed use is suitable for the type of density of the development. the size of the lots meet the minimum lot size of the RM zone. The access and criteria for street development will permit the development in a safe and efficient manner in accordance with Klamath County Ex C., which was made part of the record. The public facilities for the subdivision will be in accordance with the City of Klamath Fall and meet the criteria as indicated on Ex C.

CONDITIONS:

The developer will develop the subdivision in accordance with the requirements of the Land Development Code and those requirements of Klamath County Ex C, which was made part of the record.

CONCLUSIONS AND ORDER

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

Therefore, it is ordered that the application for Tract 1302, of Justus/King for approval and is granted conditioned upon compliance with the review criteria of Ex C, and as set out in the Land Development Code.

DATED this 28th day of April, 1995

Carl Shuck

Secretary to the Planning Commission

APPEAL RIGHTS

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

REQUIREMENTS FOR FINAL APPROVALTRACT 1302/Justus/King

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 tract being recorded.
5. Applicant will be required to meet all Klamath County Fire District No. 1 requirements as attached in their April 4, 1995 transmittal.
6. The South Suburban Sanitary District has an eight-inch sewer line on Sayler Street adjacent to the Tract and it has capacity to serve the proposed development.
7. As provided in Oregon Statute, Enterprise Irrigation District will require that irrigation be provided for each and every 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.
8. Provide a drainage easement along the west side of Lots 1,2,3, and 4.
9. The existing Sanitary Sewer Easement along the north line of Lots 27, 28, 29, 30, 31, and 32 should also be for drainage as shown on the plan of Emerald Estates Mobile Home Park - Phase 1.
10. Submit a lot grading plan that shows the disposition of the ditch through Lots 3, 22, 21, and 35.
11. Construct both streets to County Standard 101.
12. Number lots in Phase I 1-23.

K C EX 'C'

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	SAYLOR ST / ^{ONE OTHER} STREET TO BE NAMED
2.	10.204	Specifications -- surface, grade	TO MEET STD 101
3.	10.205	Obstructions -- width, parking, clearance	ACCEPTABLE
4.	10.206	Marking -- signs	STREET NAMES - Required
5.	10.301	Premise ID (address)	Required
6.	10.302	Key box (Knox)	N/A
7.	10.401	Water supply	MUNICIPAL - MINIMUM 6 INCH PIPE
8.	10.402	Type of water supply -- fire flow requirement	1500 GPM
9.	10.403	Fire hydrant availability within 500 feet	3 Required AS NOTED ON PLAN
10.	10.501	Required fire protection & life safety systems	N/A
11.	10.502	Timing of installations	Required before Housing Construction
12.	10.503	Approval & testing	Required before Housing Construction
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	MINIMUM 5ft Side setbacks
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 adequately protected

Reviewed by
Don R. Exchellias 3/28/95

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 1st day
of May A.D., 19 95 at 3:02 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 11262

FEE NONE RETURN: Commissioners Journal

Bernetha G. Letsch, County Clerk
By [Signature]