

## BEFORE THE PLANNING DIRECTOR

IN THE MATTER OF LP 63-95  
FOR WESTERN HOMES/RON PHAIR

## RELEVANT FACTS:

The request for the land partition application was made by Western Homes with the application signed by Ron Phair, the owner of lot 29 of Piedmont Heights. (EX B-1)  
Mr. Ron Phair documented the ownership of the property.  
Ex B-1 is a Property ID indicating that a Ronald Phair and Lorrayne Phair are owners of Lots 26 & 29 of Piedmont Heights.

The partition application is for Lot 29 of Piedmont Heights. Applicants request is to partition Lot 29 into three parcels, with Parcel 1 being 17,280 sq ft, Parcel 2 also 17,280 sq ft and Parcel 3 being 21,440 sq ft.  
This partition meets the minimum lot size of the RS(Suburban Residential zone.) Minimum lot size requirement is 10,000 sq ft.

The property is physically suitable for the type of proposed density of development and conforms to the zone standards.

The parcels have legal access off of Watson Street via a 30 foot easement and are laid out to properly relate to adjoining parcel lines, utilities and streets.  
Watson Street is a County Road and appears to be able to handle the type of traffic that will be generated by the proposed development.

The proposed partition map (Ex B) indicates a 30 foot easement for access and also a 25 foot easement for the Laurelhurst Park Improvement District. The proposed partition does not conflict with legally established easements within or adjacent to the parcel configuration resulting from the subject property.

The parcels will have sewer and water available for fire protection to adequately serve the density of development resulting from the proposed partition.

The Comprehensive Plan designation adopted for Piedmont Heights and the Skyline area was Urban Residential and the implementing zone was RS(Suburban Residential).

The RS zone permits manufactured homes and single-family dwelling for residential use.

Policy 1, Goal 10, states that residential property shall be zoned to allow the full range of housing types and densities of the Comprehensive Plan. The objective of the Comprehensive Plan is to encourage diversified housing at prices suitable to all income levels.

Policy 10, Goal 10 states that the County shall encourage the siting and development of individual mobile homes within the county. Innovative and improved approaches to siting, landscaping, and design shall be encouraged.

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The implementation is that mobile homes are permitted in the majority of the residential zones.

ORS 197.314 indicates within urban growth boundaries each county shall amend its comprehensive plan and land use regulations for all land zoned for single-family residential uses to allow for siting of manufactured homes. The Klamath County Land Development Code has been amended to permit manufactured homes.

CONDITIONS:

1. A Partition Guarantee to be provided prior to final partition map being recorded.
2. Applicant to provide a turn-around for fire apparatus at east end of easement.
3. Taxes, fees, etc shall be paid prior to final partition map being recorded.
4. Applicant to provide two fire hydrants as required by Fire District #1.
5. The 30 foot easement to be improved to 16 feet wide, with 12 feet of pavement, with 8 inches of rock and 2 inches of pavement. Also easement to have 2 foot graveled shoulders on each side of easement. Improvements to meet Article 45.080, B.
6. Applicant to buy out lot from the Laurelhurst Park Improvement District.
7. Each parcel must be serviced by a domestic water supply facility and the South Suburban Sanitary District. Improvements to meet Article 45.080, B.

CONCLUSIONS:

The Klamath County Planning Director, based on written testimony and upon consideration of exhibits A-AA of Land Partition 63-95, find the application in conformance with the review criteria set out in Section 45.040 of Article 45 and the Comprehensive Plan. Therefore, it is ordered the application of LP63-95 for Western Homes/Ronald Phair is conditional granted.

Carl Shuck 11/22/95

Carl Shuck, Planning Director/ Date

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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 24th day  
of November A.D., 19 95 at 1:56 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 32197

FEE No Fee  
Return: Commissioners Journal

By Bernetha G. Letsch, County Clerk  
Annette Mueller