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BEFORE THE PLANNING COMMISSION
KLAMATH COUNTYIN THE MATTER OF TRACT 1315
FOR BLF, INC.

The applicant, BLF, INC. requested approval of a subdivision application depicting the division of 7.5 +- acres into 21 lots. The preliminary map was received November 17, 1995 and a hearing was held before the Planning Commission on December 19, 1995. The application was reviewed for conformance with Article 46 of the Klamath County Land Development Code. The applicant proposed to develop the 7.5 acres for 21 duplexes, which is a permitted use in the Medium Density Residential zone.

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:

The site is located approximately 200 feet east of Patterson St. and south side of Hilyard.

The site is also located in portion of Section 12 of T39S R9E. Tax Lot 401.

RELEVANT FACTS:

The application is for a subdivision of 7.5+- acres, and to be divided into 21 lots. The lot size is approximately 10,000 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 residential density for a duplex is 8000 square feet.

The street plan for the subdivision will permit for development of adjoining land in a safe and efficient manner. The access is off of Hilyard. The required street improvement is standard 101, which requires curb, gutter and sidewalks on both sides of the street. There are existing infrastructure and public facilities and services to the subdivision. The subdivision is physically suitable for the type of density that is allowed by the zone..

The surrounding area and adjoining land is developed with single family residences, however, the zoning is RM(Medium Density Residential), which allows for single family residence and duplexes. The Planning Commission accepted all exhibits into the record

CONDITIONS:

The final map of the subdivision will be in conformance with Section 46.090 and Section 46.100 of Article 46 and will meet all 10 requirements of the blue sheet, marked as Klamath County Exhibit C, as well as the title Requirements for Final Approval.

CONCLUSIONS AND ORDER:

The Klamath County Planning Commission, based on testimony entered and upon consideration of exhibits A-J and letters of concern of Tract 1315, find the application in conformance with the review critieria as set out in Section 46.030 of Article 46, and the requirements of Ex C.

Therefore, it is ordered the application of BLF, INC applicant of Tract 1315 is conditionally approved.

DATED this 2nd day of January 1996



CARL SHUCK, SECRETARY TO THE PLANNING COMMISSON

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 1315/B.L.F., Inc.

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. Klamath County Fire District No. 1 will require completed road development and (6) six inch fire flow pipe with (3) three hydrants through the Tract.
5. Place a 1' street plug at the east end of Stormy Street.
6. Access to Lots 1 and 21 must be from Petinova Street. Show on the plat and in the declaration there are no abutters rights from the two lots to Hilyard Avenue.
7. The required street improvement is standard 101 - curb, gutter, and sidewalks on both sides of the street.
8. Prior to final plat approval, submit a site grading plan showing how the lots and streets will be drained.
9. Capacity is available for sanitary sewer with South Suburban Sanitary District. An easement across adjoining property will be required.
10. Enterprise Irrigation District will require that irrigation be provided for each and every parcel and necessary improvements to be made to the delivery system at developers expense; or the property may be excluded from assessment at a cost of \$600 per acre on a one time exclusion. It should be noted the existing irrigation line must be replaced and preserved for existing water users.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 4th day
 of Jan A.D., 19 96 at 3:28 o'clock P M., and duly recorded in Vol. M96
 of Deeds on Page 342

FEE none RETURN: Commissioners Journal

By Bernetha G. Letsch County Clerk
[Signature]