

**BEFORE THE PLANNING COMMISSION
KLAMATH COUNTY**

**IN THE MATTER OF TRACT 1318
FOR ERNST BROS.**

APPLICATION:

The applicant requested approval of a subdivision application depicting the division of 70 acres into 138 lots as depicted on map dated January 9, 1996. A hearing was held by the Planning Commission on FEBRUARY 27, 1996. This application was reviewed for conformance with Article 46 of the Klamath County Land Development Code.

THOSE INVOLVED:

The applicant was represented by Doug Adkins. The Planning Department was represented by Kim Lundahl, Senior Planner. The recording secretary was Karen Burg, Planning Technician. A quorum of the Planning Commission was present at this hearing.

LOCATION:

Gilchrist Townsite, located in Sections 19 & 20 T 24S R 9E.

RELEVANT FACTS:

The application is for subdivision of 69.71 acres into 138 lots based on existing land use and zoning. The zone/plan designation of the project site is RCR and CT. The Gilchrist Townsite was developed as a "company town" in 1937 and improvements added through time. The tract allows the separate conveyance of the existing improvements.

CONCLUSIONS AND ORDER:

The Klamath County Planning Commission, based on testimony entered and upon consideration of exhibits a-4 find the application in conformance with the review criteria set out in Section 46.030 of the Code.

Therefore, it is ordered the application of ERNST BROS. for approval of Tract 1318 is granted conditioned upon compliance with the approval letter attached and in conformance with the Preliminary Tract Map 1318 dated January 9, 1996.

DATED this 28~~4~~ day of FEB, 1996



Carl Shuck, Secretary to the Planning Commission

APPEAL RIGHTS

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

REQUIREMENTS FOR FINAL APPROVALTRACT 1318/Ernst Bros.

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. Requirements of Public Works Memo dated 2-13-96 (attached) are to be satisfied prior to final plat approval.
5. Mid-State Electric Co-op, Inc., requests that all electrical facility easements be shown on the final plat. The easements are outlined in their 2-6-96 letter (attached).
6. A variance from setback requirements in the RCR zone must be approved prior to final plat approval.

Ex D

MEMO TO: KLAMATH COUNTY PLANNING
 FROM: DEPARTMENT OF PUBLIC WORKS
 SUBJECT: TRACT NO. 1318 - GILCHRIST TOWNSITE - TENTATIVE PLAT
 DATE: FEBRUARY 13, 1996

Our requirements/conditions of approval of the above referenced subdivision are as follows:

1. Tract No. 1318 will need to be changed to 1318, the previous number had already been issued by the department.
2. All streets must be named, applicant must check with this department to make sure the names chosen are not similar to or duplicate existing street names. Michigan, Manzanita, Mt. View and Rainbow have been used.
3. Radius of turnaround at end of Michigan will need to be 40' minimum. A 40' turnaround also needed at end of Mt. View Dr.
4. Access to Klamath County School District property will need to be dedicated to the public or by easements approved by the District.
5. Label use of Lot 75, and Lot 81 on final plat.
6. Provide easement for bike path if public.
7. Corner Lots 29 and 49 need to be 60' wide. (61.010)
8. Right of way widths on Nob Hill, Rhododendron, Michigan, Manzanita, and Hillcrest need to be 50' wide to accommodate existing utilities and snowplowing. The 30' right of way adjacent to Lot 137 is not sufficient to accommodate existing pavement and parking use. Need variance from 71.040 for right of way widths.
9. Locate existing utilities and common use driveways and establish easements for installation and maintenance of these facilities and provide foreexisting encroachments into these easements. Minimum width 16' as per 76.030.
10. Lot line between 88 and 89 should be established radial to the curve.
11. Locate existing drainage courses and provide necessary easements.
12. Show details of common wall structures, and offset monumentation of corners where necessary.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 1st day
 of March A.D., 19 96 at 9:36 o'clock AM., and duly recorded in Vol. M96
 of Deeds on Page 5677

Bernetha G. Letsch, County Clerk

FEE No Fee

Return : Commisoneers Journal

By

Cherry Russell