

BEFORE THE PLANNING COMMISSION  
KLAMATH COUNTY

IN THE MATTER OF TRACT 1320  
FOR JIM O'CONNOR

APPLICATION:

The applicant requested approval of a subdivision application depicting the division of 1194 acres into 7 lots as depicted on map dated June, 1996. A hearing was held by the Planning Commission on JUNE 25, 1996. This application was reviewed for conformance with Article 46 of the Klamath County Land Development Code.

THOSE INVOLVED:

The applicant was represented by Frank Goodson. The Planning Department was represented by Kim Lundahl, Senior Planner. A quorum of the Planning Commission was present at this hearing.

LOCATION:

South and west of the intersection of Cheyne and Buesings Rds., west of Merrill., defined as parcels 1 & 3, LP 41-95.

RELEVANT FACTS:

The application is for subdivision of 1194 acres into 7 lots based on existing land use and zoning. The zone/plan designation of the project site is FR. The property has been and will be used for agricultural purposes and is under Farm Deferral.

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**CONCLUSIONS AND ORDER:**

The Klamath County Planning Commission, based on testimony entered and upon consideration of exhibits a-f 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 O'CONNOR for approval of Tract 1320 is granted conditioned upon compliance with the approval letter attached and in conformance with the Preliminary Tract Map 1320 dated JUNE, 1996.

DATED this 1st day of July, 1996

Carl Shuck  
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.

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REQUIREMENTS FOR FINAL APPROVALTRACT 1320/0' Connor

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 454.7:5(1)(b).
4. To establish a residence or other use where domestic sewage wastes will be generated on this parcel, applicant needs to comply with OAR Chapter 340 for on-site sewage disposal.
5. The County road established in County Journal VII, Page 87, must be vacated prior to final plat approval. If the road is not vacated, the subdivision must be redesigned.
6. Winchester Road be named Cheyne Road.
7. The applicant shall file a restrictive covenant with the County Clerk prohibiting the permit holder and their successors in interest from filing complaint concerning accepted resource management practices that may occur on nearby lands including mineral extraction/processing facilities.

STATE OF OREGON: COUNTY OF Klamath: ss.

Filed for record at request of Klamath County the 1st day  
 of July A.D., 1996 at 3:41 o'clock P. M., and duly recorded in Vol. M96  
 of Deeds on Page 19552

Bernetha G. Letsch, County Clerk

By [Signature]

FEE no fee

Return: Commissioners Journal