

35305

'97 APR -2 P1:14

BEFORE THE PLANNING COMMISSION  
KLAMATH COUNTYIN THE MATTER OF TRACT 1315  
FOR B.L.F.

## APPLICATION:

The applicant requested approval of a subdivision application depicting the division of 7.5+- acres into 29 lots as depicted on preliminary map received February 21, 1997. A hearing was held by the Planning Commission on March 25, 1997. The application was reviewed for conformance with Article 46 of the Klamath County Land Development Code.

## THOSE INVOLVED:

The applicant and his representative testified. The representative was Tru-Line Surveying. 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. Planning Commission also took testimony from those people in the surrounding area.

## LOCATION:

Site is located south of Hilyard Ave and approximately 380 feet north of the Oregon State Parks, Rails to Trails and approximately 200 feet east of Patterson St. Located in portion of Section 12 of T39S R9E, being Tax Lot 401.

**RELEVANT FACTS:**

The application is for a subdivision of 7.5+- acres, to be divided into 29 lots. The lots range in size from 7,500 square feet to 16,000 square feet. The average lot size is 7,900 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 street plan for the subdivision will permit for development in a efficient manner. There are existing infrastructure and public facilities and services to the subdivision. The subdivision is physically suitable for the type of density of the development, allowed by the RM zone.

**CONDITIONS:**

The final map of the subdivision will be in conformance with Article 46 and will meet all 12 requirements of the blue sheet, marked as Klamath County Exhibit C.

This includes submitting a site grading plan showing how the lots and streets will be drained and also address irrigation water.

**CONCLUSIONS AND ORDER:**

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



Therefore, it is ordered the application of B.L.F. for approval of Tract 1315 is granted conditioned upon compliance with of the requirements of (Blue Sheet, exhibit C) for final map.

DATED this 1st day of April 1997

Carl Shuck

CARL SHUCK, SECRETARY TO THE PLANNING COMMISSION

#### 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/BLF, 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. Place a 1' street plug at the east end of Stormy Street.
5. Access to Lots 14 and 15 must be from Petinova Street. Show on the plat and in the declaration there are no abutter's rights from the two lots to Hilyard Avenue.
6. The required street improvement is County Standard Drawing #101 : curb, gutter, and sidewalks on both sides of the street.
7. Prior to final plat approval, submit a site grading plan showing how the lots and streets will be drained. Also address irrigation water.
8. Submit a list of proposed deed restrictions prior to final plat approval.
9. A utility construction meeting must be held prior to placing any underground utilities in the subdivision.
10. Klamath County Fire Dist. No. 1 requires roads and fire flow water (hydrants) be placed before building construction is permitted.
11. If City water or sewer is requested, all main advances are at developer expense and must be completed to City standards.
12. 3" PVC crossings requested on every other lot line for long duplex water services. Check with fire marshal for placement of fire hydrants.

"KE 3x C"

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 2nd day  
of April A.D., 19 97 at 1:14 o'clock P. M., and duly recorded in Vol. M97  
of Deeds on Page 9624.

FEE

No Fee

Bernetha G. Letsch, County Clerk  
by Kathleen Ross