

BEFORE THE PLANNING COMMISSION
KLAMATH COUNTY

IN THE MATTER OF TRACT 1281
FOR DONALD LEGGETT

APPLICATION:

The applicants requested approval of a subdivision application depicting the division of 72 acres into 59 1 acre lots as set out on the map dated APRIL 24, 1997. A hearing was held by the Planning Commission on JUNE 24, 1997. This application was reviewed for conformance with Article 46 of the Klamath County Land Development Code.

THOSE INVOLVED:

A notarized list of those appearing is on file. The Planning Department was represented by Kim Lundahl, Senior Planner. A quorum of the Planning Commission was present at this hearing.

LOCATION:

NE corner Wilson Cemetery Rd. and the South Chiloquin Rd..

RELEVANT FACTS:


The application is for subdivision of 72 acres into 59 lots based on existing land use and zoning. The zone/plan designation of the project site is R-1. The property is adjacent to and will be used for rural purposes as set out in the current plan/zone.

CONCLUSIONS AND ORDER:

The Klamath County Planning Commission, based on testimony entered and upon consideration of exhibits a-i 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 LEGGETT for approval of Tract 1281 is granted conditioned upon compliance with the approval letter attached and in conformance with the Preliminary Tract Map 1281 dated April 24, 1997.

DATED this 22nd day of July, 1997



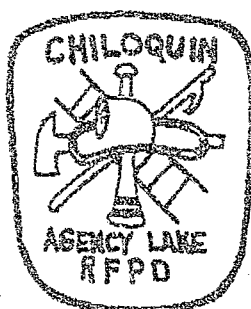
Carl Shuck, Secretary to the Planning Commission

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 1281/Leggett

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. 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. Paved County road along west boundary is South Chiloquin Road.
6. Sight distance at the intersection of South Chiloquin Road and Julie Road must be at least 500 feet.
7. Submit drainage plan. Show culverts and easements. The existing intermittent creek shown on the plat should be a 50-foot wide drainage easement on the final plat.
8. Relinquish all abutters rights to South Chiloquin Road from all lots adjoining the road.
9. Roads are to be constructed to Standard 104 (32 feet wide with 6 inches of gravel or cinders).
10. Applicant shall comply with requirements of Article 69 of the Klamath County Land Development Code including the provision for underground electrical utilities.
11. Applicant shall comply with requirements of Chiloquin/Agency Lake RFPD as outlined in their 6-21-97 letter attached.



Chiloquin - Agency Lake Rural Fire Protection District

P.O. Box 182
156 S. Second St.
Chiloquin, Oregon 97624
(541) 783-2470

June 21, 1997

Klamath County Planning Department
Carl Shuck, Planning Director
507 Main St.
Klamath Falls, Oregon 97601

Mr. Carl Shuck,

On May 25, 1997 I met with Don Leggett in regard to the [redacted] mutually agreed upon, that this subdivision would comply with the requirements of Article 69, Rural/Wildland Fire Safety Standards.

It was further agreed that the Developer would provide 3-10,000 gallon underground water storage tanks, spaced evenly throughout the subdivision. The tanks will have a live water supply with the provision to automatically turn on and fill the tanks in the event they are used.

An alternative configuration that was agreed on is to provide a 2,000 gallon underground storage tank at each homesite with a provision to keep the tanks filled.

In either event, the Developer or the property owner will contact the fire district for the specifics.

Thank you for your cooperation in this matter.

Sincerely,

Dewaine Holster
Fire Chief

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Planning the 3rd day
of July A.D., 19 97 at 10:38 o'clock A. M., and duly recorded in Vol. M97,
of Deeds on Page 20782.

FEE No Fee

Return: Commissioners Journal

By Bernetha G. Letsch, County Clerk
Rothman Ross