

BEFORE THE PLANNING COMMISSION  
OF KLAMATH COUNTY, OREGON

In the Matter of the Subdivision )  
Application of THE RUNNING Y )  
RESORT: TRACT 1328 ) ORDER

1. Nature of Application: The applicant, Running Y Resort, is requesting approval to subdivide approximately 20 acres into 88 to 89 lots. The lots will be developed for townhouses for single family residences. The proposed lots will be developed within a common area. The townhouse lots will range in size from approximately 1,200 square feet to approximately 1,700 square feet.

2. Names of Those Involved:

Applicant: Running Y Resort  
5115 Running Y Road  
Klamath Falls, Oregon 97601

Planning Department: Carl Shuck, Director

Hearings Body: Klamath County Planning Commission

**Participants:**

Written responses were received from the Klamath County Public Works Department, the Oregon Department of Transportation and Klamath County Fire District No. 1. No written comments were received from the public. Testimony was received at a public hearing on June 24, 1997. There was no testimony in opposition to the request.

3. Legal Description: Located in portion of section 8 of T38S, R8E, W.M.

#### 4. Findings:

This application is subject to Article 46, Section 46.030, of the Land Development Code. In accordance with those provisions, the Planning Commission finds:

4.1 The subdivision plat is in conformance with the Comprehensive Plan.

4.2 The subdivision plat is in conformance with all applicable provisions of the Land Development Code.

4.3 The site of the proposed subdivision is physically suitable for the type and density of the proposed development.

4.4 The street plan for the proposed subdivision will permit its development in a safe and efficient manner in accordance with the Plan and Code.

4.5 The existing and proposed infrastructure and public facilities and services required by the Land Development Code are adequate to serve the proposed development.

5. Conclusion and Order: The Planning Commission finds that, as conditioned the application satisfies the applicable review criteria set out in Article 46 of the Klamath County Land Development Code. Public notice was given in compliance with Article 32 of the Land Development Code. The Planning Commission, having reviewed the record, heard testimony, and deliberated, finds that the application for approval of Tract 1328 should be granted.

THEREFORE, IT IS HEREBY ORDERED that the application for Tract 1328 by Running Y Resort is approved subject to the following conditions:

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. Applicant must comply with Department of Public Works requirements outlined on Exhibit D to the Staff Report.
5. Applicant must comply with Klamath County Fire District No. 1 requirements outlined on Exhibit G to the Staff Report.
6. Applicant shall not use Block numbers on the final plat.
7. Applicant shall not use the terms "Parcel 1" and "Parcel 2" on the final plat.
8. If the development is to be phased in, the final plat shall indicate the phasing for all parts of the development within the plat.
9. The final plat shall indicate the plat boundary to the east end.
10. Street names must be approved by the Department of Public Works.
11. Road widths shall be 24 feet of paving, and the plat shall show accommodations for bicycles and pedestrians.
12. Driveway access shall be a minimum of 30 feet wide with 24 feet of pavement for access into areas shown as "Parcel 2" on the preliminary plat.

13. The applicant shall provide road plans and security agreement for Cooper's Hawk Drive.

DATED this 2<sup>nd</sup> day of July, 1997.

Carl C. Shuck  
Planning Director

THIS DECISION MAY BE APPEALED TO THE BOARD OF COUNTY COMMISSIONERS WITHIN SEVEN (7) DAYS FOLLOWING THE MAILING OF THIS ORDER. FAILURE TO FILE A NOTICE OF APPEAL WITHIN THIS TIME FRAME MAY AFFECT YOUR RIGHT OF APPEAL.

REQUIREMENTS FOR FINAL APPROVALTRACT 1328/Running Y Resort/Pennbrook

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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. Applicant must comply with Dept. of Public Works requirements outlined on Exhibit D (attached).
5. Applicant must comply with Klamath County Fire District No. 1 requirements outlined on Exhibit G (attached).



TRACT #1328

ROW  
20789

PENNEROOK AT RUNNING Y. REPORT

✓ ① Why NOT CONTINUATION OF LOT NUMBERS  
\* FROM PHASE III? DIFFERENT NAME?

\* ② Where is the PLAT BOUNDARY AT THE EAST END?

X ✓ ③ Is the Request FOR PHASE I ONLY AT THIS  
TIME? YES

✓ ④ What will the ACCESS TO PHASE I BE?  
EASEMENT OVER COMMON AREA? NAME?

\* NAME MUST BE APPROVED BY THE COUNTY  
DEPARTMENT OF PUBLIC WORKS.

✓ ⑤ ROAD WIDTH SHOULD BE 24' OR PAVING.  
\* ACCOMMODATIONS FOR BICYCLES AND PEDESTRIANS?

✓ ⑥ DRIVEWAY ACCESS NEEDS TO BE A MINIMUM OF  
\* 30 FEET WIDE (PARCEL 2) WITH 24' OR  
PAVEMENT.

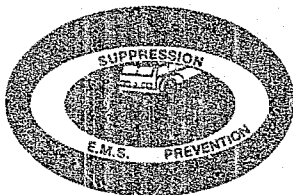
✓ ⑦ Need ROAD plans & SECURITY/AGREEMENT FOR COOPER'S  
\* HAWK DRIVE.

\* ⑧ DON'T USE BLOCK NUMBERS

\* PHASES TO BE ADDED

EX D

20790



# Klamath County Fire District No. 1

143 North Broad  
Klamath Falls, Oregon 97601

541/885-2056  
FAX 541/884-6920

June 13, 1997

Carl Shuck, Planning Official  
Klamath County Building Department  
507 Main Street  
Klamath Falls, Or 97601

RE: Running Y Resort  
File No.: Tract 1328/VAR 6-97

Dear Carl:

Klamath County Fire District No. 1 requires all of the noted items on the attached review document.

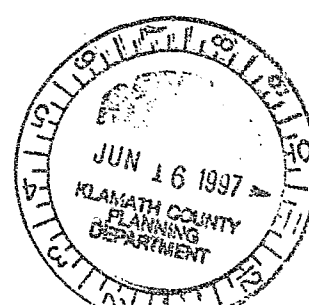
Sincerely,

Ron K. Eichelkraut  
Fire Marshal

RKE:dg

cc: file

Ex g.



KLAMATH COUNTY FIRE DISTRICT NO. 1  
DETERMINATION FACTOR  
UNIFORM FIRE CODE REVIEW

6/10/97

20791

For:  
Name  
Address  
Phone No.

Ravin Y Pennbrook Townhomes TRACT 1328  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

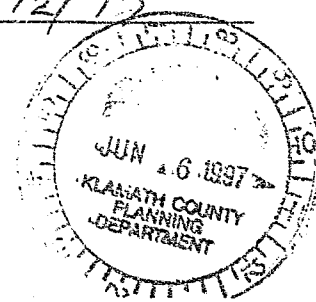
- a) Type of construction: IV
- b) Type of use: Townhomes 4 units per bldg
- c) Type & density of occupancy: R3 6 Bldgs in Phase 1
- d) Type of contents & equipment: Residential
- e) Fire division walls creating horizontal exits: \_\_\_\_\_
- f) Compartmentation: \_\_\_\_\_
- g) Areas of refuge: \_\_\_\_\_
- h) Ceiling height: \_\_\_\_\_
- i) Corridor & stair construction \_\_\_\_\_
- j) Alarm, communication & detection systems: \_\_\_\_\_
- k) Fire suppression systems \_\_\_\_\_
- l) Exit design & fire escapes: \_\_\_\_\_
- m) Automatic smoke control: \_\_\_\_\_
- n) Fuel loading: \_\_\_\_\_

Reviewed by:

Ray K Eiden

Date:

6/12/97



Klamath County Fire District No. 1 requires a Uniform Fire Code Plan Review of all commercial and multifamily residential plans within its jurisdictions for new constructions, remodels, and change of use under the provisions of UFC sections 103,1111, UFC Article 87 and ORS 455.150 (6)

Listed are many Uniform Fire Code concerns by section number that we feel need to addressed in the proposed plan. See \_\_\_\_\_ items.

1	901.2	Permits Plans Required	For Final Subdivision Lay out Only
2	902	Required access to property	
3	902.2.2	Specifications -- surface, grade	Must meet UFC
4	901.5	Obstructions -- width, parking, clearance	Must meet UFC
5	901.4.5	Outdoor Marking -- signs	Required
6	901.4.4	Premise ID (address)	Required
7	902.4	Key box (Knox)	Required
8	903.2	Water supply	Required
9	903.3 App III A	Type of water supply -- fire flow requirement	1500 GPM
10	903.4.2 App III B	Fire hydrant availability within 500 feet	Required
11	1001.9	Special Hazards	Must comply with U.F.C.
12	1001.10	Required fire protection & life safety systems	Must be approved by KCFD No. 1
13	901.3	Timing of installations recommended	Must be in prior to building construction permits
14	1001.3	Fire alarm plans for review	Required
15	1001.4	Fire alarm approval & testing	Required before occupancy is allowed
16	1002.1 STD 10-1	Portable fire extinguishers	Required
17	1003.1 1003.2	Required installation of automatic fire extinguisher systems	
18	1003.3 1003.3.2	Sprinkler alarm supv (electrically)	Required
19	T 1004-A	Standpipe systems	Required
20	1006.1	Ventilating hood & duct systems	Required
21	1006.2	Auto fire extinguisher for kitchen hood & ducts	Required
22	1006.2.4.1	Auto fuel and vent shut off	Required
23	1006.2.7	Kitchen portable extinguishers	Required



24		1007.2	Fire alarms required Required
25		1007.2.4.2	Smoke Detectors Required
26		1007.2.9.1.4	Heat Detectors Required
27		1007.2.7.2.3	Manual fire alarm boxes Required
28		1112.1	Fire resistive construction Area separation Required
29		1112.2	Fire assemblies, protection of openings (doors / windows) Required
30		1113 and T 8A 8B	Interior wall & ceiling finishes Flame spread App VID Note class III ok class II 26-75/76-200 Must be met
31		1106	Gas meters & piping Required to be protected
32		1107	Heat producing appliances, HVAC, ranges Must meet U.M.C./N.E.C.
33		1109	Source of ignition control Required
34		1115	Collection/Storage of combustible material (trash) Must be contained
35		1209	Exit corridors Required to meet U.B.C./U.F.C.
36		1201.1	Exit obstructions Shall not be permitted
37		1207.1 and 1207.7	Doors swing/opening force, locking devices, panic bars Required to meet U.B.C./U.F.C.
38		1210	Stairways / ramps Must meet U.B.C./U.F.C. Requirement
39		1211	Exit illumination – emergency power Required
40		1212 and 1212.4	Exit signs, illumination Required
41		1213	Discharge, dispersal & refuge Required
42		1213.2	Exit plans Required
43		2501.4	Supervision & communication Required
44		2501.5	Decorative materials (drapes, wall hangings) Required to meet flame spread
45		2501.8.2	Exit doors (panic hardware) REQUIRED
46		2501.9	Aisles (1 side 36 inch min.) (44 inch both sides) Required to meet U.B.C./U.F.C.
47		2501.11	Use of exit ways Must meet U.F.C.
48		2501.15	Marking & lighting of exits Required

49	2501.16.1	Posting of room capacity Required
50	2501.17	Candles & open flame devices (exceptions) guidelines must be submitted
51	2501.18.2	Candles & open flame food preparation requirements Must be incorporated
52	7901.3	Permits/plans for flammable/combustible storage Required
53	8001.3.2	Hazardous Materials management plan Required
54	8001.3.3	Hazardous Materials inventory statement Required
55	8101.3.2	High piled combustible storage plans and specifications required
56	8501	Electrical equipment and wiring Must Comply with NEC
57	8509	Access to switchboards and panel boards Required

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 20785.

Return: Commissioners Journal

FEE No Fee

By Bernetha G. Letsch, County Clerk  
Kathleen Krow