

'97 SEP 15 P1:09

BEFORE THE PLANNING COMMISSION
KLAMATH COUNTY

IN THE MATTER OF TRACT 1333
DARRIN AND JACQUELINE LESLIE

APPLICATION:

The applicant requested approval of a subdivision application depicting the division of 6.95 acres into 5 lots. A hearing was held by the Planning Commission on August 26, 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. There was no one appearing in opposition to the request. The Planning Department was represented by Carl Shuck, Planning Director. A quorum of the Planning Commission was present at this hearing.

LOCATION:

Located south side of Greensprings Hwy and where Orindale connects with the Greensprings Hwy. Located in a portion of Section 12, of TS39 R8, Tax Lot 1000.

RELEVANT FACTS:

The application is for a subdivision of 6.95 acres to be further divided into 5 lots. The zoning is RS which lots meet the minimum lot size. The property will be used for urban uses and will have hook ups with the City of Klamath Falls for water and sewer.

The plat will meet street standards 71.050, Para C, of the Land Development Code.

Applicant to submit a complete drainage plan in accordance with Section 46.050(F) of the Land Development Code.

CONCLUSIONS AND ORDER:

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

Therefore, it is ordered that the application of LESLIE for approval of Tract 1333 is granted conditionally upon compliance with exhibits c and c-1 and in conformance with the preliminary Tract Map 1333.

DATED this 28 day of Aug 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 of following the execution of this order. Failure to file notice of appeal within this time frame may affect your right of appeal.

REQUIREMENTS FOR FINAL APPROVALTRACT 1333/Leslie

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 shall comply with requirements 1-8 listed on Public Works Department submittal as attached.
5. If City water or sewer is requested, all main advances are at developer expense and must be completed to City standards. Proposed water main should extend just beyond cul-de-sac for service Lots 1 & 2.

Exc



30152

Klamath County ~ Public Works Department

ROAD DEPARTMENT - PARK DIVISION - SOLID WASTE DIVISION - WEED CONTROL DIVISION - FAX 541-882-3046
3735 SHASTA WAY - KLAMATH FALLS, OREGON 97603 - 541-883-4696

TRACT 1333 PLAT REVIEW

- 1.) 30' access easement shown on LP 45-96 is in the proposed road r/w. Extinguish the easement prior to recording the plat.
- 2.) Water line easement on East property line is labeled electric easement on LP 45-96, which is it?
- 3.) Obtain access permit from ODOT for access to Hwy. 66.
- 4.) Drainage - proposed street to Hwy. 66 - then where? Submit a complete drainage plan in accordance with Section 46.050 (F) of the Land Development Code.
- 5.) Relinquish abutters rights to Highway 66 for the entire frontage on the highway except the new proposed road. Show on the final map and in the declaration.
- 6.) Street name must be approved by the Department of Public Works prior to recording the final map.
- 7.) Show width of the proposed street including the radius of the cul-de-sac.
- 8.) The proposed street must not have more than a 2% grade for the first 50 feet from the highway right-of-way.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Planning the 15th day of Sept. A.D., 19 97 at 1:09 o'clock P.M., and duly recorded in Vol. M97 of Deeds on Page 30149.

Return: Commissioners Journal

FEE No Fee

By Bernetha G. Letsch, County Clerk