

**BEFORE THE PLANNING COMMISSION KLAMATH COUNTY****IN THE MATTER OF TRACT 1340  
FOR RUNNING Y RESORT****APPLICATION**

The applicant requested approval of a subdivision application depicting the division of about 12.2 acres into 11 lots. A hearing was held by the Planning Commission on March 24, 1998.

This application was reviewed for conformance with Article 46 of the Land Development Code.

**THOSE INVOLVED**

The applicant was present and testified. The Planning Department was represented by Carl Shuck. The recording secretary was Karen Burg. A quorum of the Planning Commission was present at this hearing.

**LOCATION**

The site is located at the Running Y Resort, about 3-4 miles west from downtown Klamath Falls. The site is located in portions of section 9, 10, 15 and 16 of TS38, R8.

**RELEVANT FACTS**

The application is for a 12.2 acre subdivision that will consist of approximately 11 lots. The lots will range in size from .66 acres to 1.92 acres. The zoning for the site is the Destination Overlay Resort (DRO) zone. The master plan of the DRO zone allows for the proposed density for the 8 plex dwellings. The area is served by Fire Dist #1. The access to the proposed subdivision will be via State Hwy 140 West. Turn lanes off of St Hwy 140 have been developed for ingress and egress. The site is physically suited for the type and density of the proposed development as indicated on the plat map, Tract 1340, Ex B. The street plan for the proposed subdivision will permit the development in a safe and efficient manner in accordance with the Plan and Code. The existing and proposed infrastructure, public facilities and services that are required by the Land Development Code are adequate to serve the proposed development.

**CONCLUSIONS OF LAW**

The Planning Commission finds the proposed subdivision is supported by factual information which documents the need for the subdivision. The proposed subdivision is properly related to streets and to other public facilities to adequately serve the site.

**CONDITIONS:**

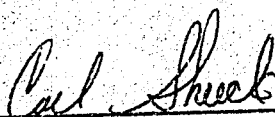
The developer will develop the subdivision in accordance with the requirements of the Land Development Code and those requirements of Klamath County Ex C, which was made part of the record.

**ORDER**

The Klamath County Planning Commission based on testimony entered and upon consideration of exhibits a - e, find the application for preliminary Tract 1340 in conformance with the review criteria set out in Section 46.030 of the Code.

Therefore, it is ordered that the application for Tract 1340, for The Running Y Resort is approved with above conditions and being in compliance with the review criteria, Ex C, and the review criteria of Sections 46.090 and 46.100 as set out in the Land Development Code.

DATED this 25<sup>th</sup> day of March, 1998



Secretary to the Planning Commission

**APPEAL RIGHTS**

This decision may be appealed to the Board of Commissioners within 7 days following the mailing of this order. Failure to file notice of appeal within this time frame may affect your right to appeal.

REQUIREMENTS FOR FINAL APPROVALTract: 1340/Phase 7 - Running Y

NOTE: THIS APPLICATION WILL EXPIRE TWO YEARS FROM THE PRELIMINARY APPROVAL DATE IF A TIME EXTENSION IS NOT MADE PRIOR TO THAT DATE.

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. Tract 1340 should be Phase 7.
5. Red Tail should not be a court.
6. Show approximate street grades.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 25th day  
 of March A.D., 19 98 at 1:35 o'clock P. M., and duly recorded in Vol. M98  
 of Deeds on Page 9650

Bernetha G. Letsch, County Clerk

FEE No Fee

By

Kathleen Rosa