

BEFORE THE PLANNING COMMISSION KLAMATH COUNTY

IN THE MATTER OF TRACT 1341
FOR KELLER/HOPPE

APPLICATION

The applicant requested approval of a subdivision application depicting the division of about 13.2 acres into 24 lots. A hearing was held by the Planning Commission on May 26, 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 south of Oregon State Parks, Rails to Trails and east of the 7th Addition to Tract 1108. The site is located in portion of section 12 of TS39, R9,.

RELEVANT FACTS

The application is for a 13.2 acre subdivision that will consist of approximately 24 lots. The lots will range in size from 10,000 square feet up to 29,200 square feet. The zoning for the site is RH(High Density Residential). The site is served by Fire District # 1. The access will be off of Onyx and La Habra Way.

The streets can adequately serve the type of traffic that will be generated from the proposed subdivision. The proposed use is suitable for the type of density of the High Density Residential Zone. The street plan for the proposed subdivision will permits its development in a safe and efficient manner because of the access points in and through the subdivision.

The site has water and sewer. The zoning in the surrounding area is for residential use. The zoning to the north is RM(Medium Density) and to the west is RH(High Density Residential). There is a mixture of stick built houses and duplexes and in the immediate area.

The zoning to the east is RM(Medium Density Residential) and is developed for stick built homes. This tract abuts the 7th Addition of Sunset Village.

CONCLUSIONS OF LAW

The Planning Commission finds the proposed subdivision is supported by factual information which documents the need for the subdivision. The proposal will meet Goal 11, Public Facilities and Services. Proper notice of the application was given. 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 - g, 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 for Tract 1341, for Keller/Hoppe is approved with above conditions and being in compliance with the review criteria, Ex C, and the review criteria as set out in the Land Development Code.

DATED this 27th day of May, 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: 1341/Keller/Hoppe

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. Name street between Lots 10 and 13, and change name of Onyx Ave. when it changes direction to the south between Lots 17 and 19. The names of the proposed streets must be approved by the Dept. of Public Works prior to approval of the final plat.
5. South Suburban Sanitary District will need to review and approve the design of the sanitary sewer system prior to construction and will require a complete set of sanitary sewer construction drawings following completion of the sewer construction project. System Development Charges will be assessed as each home site is developed.
6. Installation of water mains to City Standards. Consent to Annex required.
7. Hydrants are to be shown on plat and approved by KCFD No. 1 prior to final plat approval.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 28th day
of May A.D., 19 98 at 1:21 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 18097.

Return: Commissioners Journal

FEE No Fee

By Bernetha G. Letsch, County ClerkKC Ex "C"