

BEFORE THE PLANNING COMMISSION
KLAMATH COUNTY

IN THE MATTER OF TRACT 1350
FOR PERLA DEVELOPMENT

APPLICATION:

The applicant requested approval of a subdivision application depicting the division of 36 acres into 30 lots as depicted on map dated OCTOBER 14, 1998. A hearing was held by the Planning Commission on OCTOBER 27, 1998. 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:

West of Modoc Point Rd., at Lake Forest Dr., Agency Lake. T.A. 3507-18-300

RELEVANT FACTS:


The application is for subdivision of 36 acres into 30 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-h 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 PERLA for approval of Tract 1350 is granted conditioned upon compliance with the approval letter attached and in conformance with the Preliminary Tract Map 1350 dated OCTOBER 14, 1998.

DATED this 28th day of Oct, 1998


Carl Shuck, Secretary to the Planning Commission

APPEAL RIGHTS

This decision may be appealed to Board of County Commissioners within 7 days following the execution of this order. Failure to file a notice of appeal within this timeframe may affect your right of appeal.

REQUIREMENTS FOR FINAL APPROVAL

Tract: 1350/Perla

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. The street is to be named and constructed to County Standard 104.
5. Submit a drainage plan with the road and utility plans.
6. Need a variance for the length of the flagpole on Lot 18 per LDC Section 61.020A.
7. Reinquish abutters rights to Modoc Point Road from all lots contiguous with the road. Show on the map and declaration on the final plat.
8. Comply with requirements of Chiloquin-Agency Lake RFPD letter dated 10-12-98.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Planning the 30th day
 of October A.D. 19 98 at 11:57 o'clock A. M., and duly recorded in Vol. M98
 of Deeds on Page 39875
 Return: Commissioners Journal By Berneta G. Letsch, County Clerk
 FEE No Fee