

**BEFORE THE PLANNING COMMISSION
KLAMATH COUNTY**

**IN THE MATTER OF TRACT 1352
FOR SUN COUNTRY**

APPLICATION:

The applicant requested approval of a subdivision application depicting the division of 74 acres into 15, 5 acre lots as depicted on map dated NOVEMBER 25, 1998. A hearing was held by the Planning Commission on APRIL 27, 1999. 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:

East of Hwy 97N, south of Tumbo Ln., Jackpine Village, North County.

RELEVANT FACTS:

The application is for subdivision of 74 acres into 15 lots based on existing land use and zoning. The zone/plan designation of the project site is R-5. 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 SUN COUNTRY for approval of Tract 1352 is granted conditioned upon compliance with the approval letter attached and in conformance with the Preliminary Tract Map 1352 dated NOVEMBER 25, 1999.

DATED this 28th day of April, 1999

Carl Shuck
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.

16127

REQUIREMENTS FOR FINAL APPROVAL

Tract: 1352/Sun Country

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 46.190.
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 Public Works requirements outlined on Exhibit E attached.
5. Prior to recordation of the final plat the Fire Protection System proposed by the developer (Ex. H) per KCLDC Sec. 69.050(D)(1) is to be installed and reviewed by the Planning Director.
6. The CCR's for Tract 1352 will state structural fire protection is not available until a fire district is operational or the property is annexed into an existing district.
7. Abutters right of access to Hwy. 97 will be relinquished and so noted on the final map.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 29th day
of APRIL A.D., 1999 at 1:51 o'clock P M., and duly recorded in Vol. M99
of DEEDS on Page 16126

RETURN; COMM. JOURNAL

FEE

NO FEE

by

Linda Smith, County Cler.

Linda Smith