

IN THE MATTER OF TRACT 1362
FOR TRU-LINE/WESGO, STEWART

APPLICATION

The applicant requested approval of a subdivision application depicting the division of about 39.2 acres into 8 lots. A hearing was held by the Planning Commission on April 27, 1999. This application was reviewed for conformance with Article 46 of the Land Development Code.

THOSE INVOLVED

The applicant and their representative, Dennis Ensor, of Tru-Line, 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 approximately ¼ mile north of Joe Wright Rd, west side of the Union Pacific Railroad and south of the USBR 1-G-2 Drain. The site is located in the SE ¼ of section 16 of TS39, R9, being tax lots 500 and 900.

RELEVANT FACTS

The application is for a 39.2 acre subdivision that will consist of approximately 8 lots. The lots will range in size from 3.6 ac to 6.4 acres. The zoning for the site is IH(Heavy Industrial). The site is served by Fire District # 1. The access is off of Wesgo Drive, which ties into DeGroot Street, which connects to Washburn Way. The proposed subdivision will need to satisfy the requirement of Section 53.440 of Article 53.4. The existing zone is IH and the parcel size is suitable for the type of zoning of the Heavy Industrial zone.

Washburn Way can adequately serve the type of traffic that will be generated from the proposed subdivision. Wesgo Street and DeGroot Street connect to Washburn Way.

The zoning in the surrounding area is for Industrial use. The zoning to the north is IH(Heavy Industrial) as well as to the northeast and east. Property to the southwest is also zoned for industrial use. There are existing industrial uses in the surrounding area. The site has sewer and water, which is with the City of Klamath Falls.

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. The proposed subdivision is physically suitable for the type of use and density. The subdivision is in conformance with the comprehensive plan as site is zoned for industrial use. This proposed subdivision for industrial complies with Goal 9, County Economy.

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, and provide for on site drainage as indicated in Ex C, which was made part of the record. Applicant to meet the requirements of Section 53.440 of Article 53.4 prior to recording final plat.

ORDER

The Klamath County Planning Commission based on testimony entered and upon consideration of exhibits a - j find the application in conformance with the review criteria set out in Section 46.030 of the Article 46 of the Land Development Code.

Therefore, it is ordered that the application for Tract 1362, for Tru-Line/Wesgo, Stewart, 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 April 27, 1999



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 APPROVAL

Tract: 1362/Wesgo/Stewart

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. Applicant shall comply with Public Works requirements outlined on Exhibit C attached..
5. Applicant shall comply with ODOT's requirements in Exhibit I attached.
6. Water and sewer to be provided by the City of Klamath Falls.
7. Applicant to comply with conditions of order.



17439

Klamath County - Public Works Department

ROAD DEPARTMENT - PARK DIVISION - SOLID WASTE DIVISION - WEED CONTROL DIVISION
305 MAIN STREET - KLAMATH FALLS, OREGON 97601
(541) 883-4696 - FAX (541) 882-3046

MEMORANDUM

Date: April 13, 1999
To: Klamath County Planning Department
From: Klamath County Public Works
Re: Subdivision Agency Review of Tract 1362, Wesgo/Stewart

Article 46.050 of the Klamath County Land Development Code lists requirements for Preliminary Subdivision Plats. Paragraph E, numbers 3 & 5 and paragraphs F and G have not been addressed on the Preliminary Plat.

Please find attached a copy of Article 46.050 and Klamath County's Drainage Study Guidelines.

Stan Strickland

Director of Public Works

Exhibit <u>C</u>
File # <u>Tract 1362</u>

DRAFT

DRAINAGE STUDY GUIDELINES PER KLAMATH COUNTY LAND DEVELOPMENT CODE ARTICLE 73

1. Designs should satisfy Oregon Drainage Law. As a minimum, Klamath County will accept the runoff which drains to us naturally prior to development. Klamath County may accept runoff which does not naturally drain to a County Road or Drainage Service District facility if these guidelines are followed.
2. ODOT's Hydraulics Manual explains the Rational Method of hydraulic design criteria and procedures. The manual is available from the ODOT Hydraulics Unit by calling 503-986-3382. Other methods may be acceptable but must be approved by Klamath County.
3. The design frequency is 10 years for runoff intended to discharge into a storm drain and 25 years for discharges into open ditches with cross culverts. The Public Works Director will specify which design frequency applies.
4. A detention or retention basin will be required when the design discharge from the development will have a significant impact on the County's existing facilities.
5. The developer may be required to limit the rate (cfs) of discharge onto Bureau of Reclamation or County facilities by designing the detention basin's outlet structure to limit the maximum outflow. The Public Works Director will specify the discharge rate (cfs) that the County will allow. In areas where existing drainage is marginal, the County may require the developer to retain all runoff on site.
6. A site drainage plan, which is drawn to scale, and drainage calculations must be submitted for Klamath County's review and approval. Enough information must be included so the design can be independently verified. Plans and calculations must be stamped and signed by a Registered Professional Engineer licensed in Oregon.

7. The site plan should show the following information:
 - a. Buildings, landscaped areas, and impervious areas such as parking lots and sidewalks.
 - b. Contours of site prior to development.
 - c. Contours of site after development.
 - d. Details of proposed and existing drainage systems, including flow line elevations, size, type and length of pipes and ditches. Also, identify the location and rim elevations of all inlet structures.
 - e. Details of proposed detention systems shall include the dimensions and bottom elevation of detention ponds. Also show outlet structures and details for required orifices.
8. The drainage calculations should include the following information:
 - a. Peak runoff from the existing undeveloped site and from the developed or modified site during the design storm. Show calculations for time of concentration and drainage area. Show all runoff coefficients and include the rainfall intensity-duration-frequency curve used for the calculations.
 - b. Storage and volume calculations for the detention system.
 - c. Calculations showing that the outlet structure will limit the peak outflow to the allowable outflow.
 - d. Show pipe sizing calculations.
9. The method described in ODOT's "Procedure Manual, Application of Detention Storage for Limiting Runoff" dated 1978 can be used for designing detention systems. Any method which will provide reasonable detention volumes is acceptable.

OREGON DEPARTMENT OF TRANSPORTATION (ODOT)
COMMENT ON LOCAL LAND USE ACTION

17442

Date: 04/21/99

I. DESCRIPTION OF APPLICATION:

Local Jurisdiction: Klamath County Planning Department
Local File No(s): Tract 1362 - Wesgo/Stewart
Applicant: Wesgo and Mel Stewart
Description of Action: Tract 1362 to divide 39.2 acres into an 8-lot industrial subdivision

II. ODOT RESPONSE:

_____ ODOT has no significant comment on this action, at this time.

XXX ODOT has concerns about the potential impacts of this development. We recommend the following:

_____ Applicant should stop by our office for conceptual review of site plan and proposed access. This should be done as soon as possible.

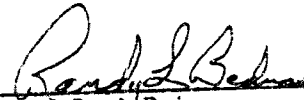
_____ Applicant must apply for an access permit and have it approved prior to issuing a building permit for this site.

XXX The following conditions should be included as part of your conditions of approval:
Primary Access point shall be to Washburn Way as shown on the plan.
Secondary emergency access is at the north end of the property shall be gated for emergency use only. This second access point shall not be used for normal traffic ingress and egress to the State Highway.

X Other Comments: ODOT has met with the applicants representative and discussed these issues.

_____ ODOT opposes this application for the following reasons: _____

We appreciate your notification of this application. If you have any questions concerning our comments, please contact me.


Randy Bednar

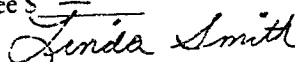
Assistant District 11 Manager
2557 Altamont Drive
Klamath Falls, OR 97603

Return:

Commissioners
Journal

Phone: 883-5662
Fax: 883-5589

State of Oregon, County of Klamath
Recorded May 6, 1999, at 2:57 PM
at the referenced page, Vol. M99.
Linda Smith, County Clerk
Fee \$



dupform.xls & a:\dupform.xls (forms disk)

Exhibit

File # T 1362