

BEFORE THE HEARINGS OFFICER
KLAMATH COUNTY, OREGON

IN THE MATTER OF CUP 56-92/LP 48-92
FOR McADOW TO LOCATE RESIDENCE NOT
IN CONJUNCTION WITH FOREST USE AND
PARTITION THE PROPERTY

ORDER

1. NATURE OF THE REQUEST:

The applicant wishes to establish a proposed single family residence as not in conjunction with forest use on 80 acres and create a 320 acre "forest" parcel as a remainder. The applicant states a cattle operation will be established over his 400 acre holding, but wishes the homesite established on a separate parcel as safeguard. As the agricultural operation has not been established, the only available method to establish a residence is through the non forest dwelling application.

Also considered was the request to partition the property into two parcels of 80 acres and 320 acres.

The requests were heard by the Hearings Officer AUGUST 21, 1992 pursuant to Ordinances 44 and 45. The request was reviewed for conformance with Land Development Code Article 55.

2. NAMES OF THOSE WHO PARTICIPATED:

The Hearings Officer in review of this application was Neil D. Smith. The applicant appeared and offered testimony in support of the application. The Planning Department was represented by Kim Lundahl, Senior Planner. The recording secretary was Karen Burg. No opposition was offered this application.

3. LEGAL DESCRIPTION:

The subject property is a 400 acre property located southeast of Beatty. The property is located in sections 25 & 36 T 36S R 12E..

4. RELEVANT FACTS:

- A. ACCESS: The property is accessed via the USFS roadnet south from Hwy 140. These roads are maintained graded roads providing access for resource management activities.
- B. FIRE PROTECTION: The property is not within a structural fire protection district. The applicant has agreed to fuel breaks around the residence to reduce the potential of a structural fire spreading to the lands to the north, south, east and west.
- C. LAND USE: The parcel proposed for non forest use are located on the north and south sides of an east-west trending ridge. This land is included within a large area devoted to agricultural purposes.
- D. SEWERAGE: The applicant has not had the property evaluated for subsurface sewage disposal. There is no reason to believe approval will not be obtained.
- E. SLOPE: Available topographic mapping and site inspection indicates slopes of 0-20% predominate the site.
- F. SOILS: Available mapping of the site indicates a land capability classification of VI and a timber site rating of VI.
- G. WATER: Proposed wells
- H. PLAN/ZONING: The plan/zone designation of the project site and properties to the north, south, and west is Forestry/Forestry Range. Forestry zoning predominates to the east.

5. RELEVANT CRITERIA:

The standards and criteria relevant to this application are found in the Klamath County Comprehensive Plan (Goal 4) and the Klamath County Land Development Code, specifically Article 55.2 and 45.

6. FINDINGS:

All evidence submitted as the staff report, exhibits b-d, and offered testimony were considered in this Order.

6.1 Goal Findings: With regard to the Statewide Planning Goals and the Klamath County Comprehensive Plan, the Hearings Officer makes the following findings:

A. The goal of the Forest Lands Element is to conserve forest lands for the production of wood fiber and other forest uses, protect forest lands from incompatible uses, and to ensure a continued yield of forest products and values.

B. Forest Uses are defined by Statewide Planning Goal 4 and the Comprehensive Plan to include:

1. The production of trees and forest products;
2. Watershed protection and wildlife and fisheries habitat;
3. Soil protection from wind and water;
4. Grazing of livestock;
5. Maintenance of clean air and water;
6. Outdoor recreational activities;
7. Open space, buffers from noise, and visual separation of conflicting uses.

FINDING: The Hearings Officer finds that dwellings are not included in the list of forest uses. The Land Development Code does, however, permit residences subject to conditional use findings that the dwelling is located on lands generally unsuitable for timber management and not needed for other permitted forest uses and is otherwise consistent with the County's acknowledged criteria.

C. Policy 4 of the Klamath County Forest Lands Goal states "The County shall regulate development of nonforest uses in forest areas". The "rationale" for such policy is "to protect the health, safety and welfare of County Citizens" and "to reduce fire danger to man-made structures and forest resources".

FINDING: The Hearings Officer finds that active forest management has occurred on properties directly adjacent to the property. Specifically, there is commercial resource use in three directions. With the mandated fuelbreaks there is a reduced chance of fire spreading through adjacent properties.

6.2 Land Development Code Findings: With regard to the Klamath County Land Development Code, the Hearings Officer makes the following findings:

A. Klamath County Land Development Code Section 44.030-Conditional Use Permit Criteria:

A Conditional Use Permit shall be granted only if the reviewing authority shall find that it satisfies the following criteria, as well as other criteria and standards of this Code and other applicable codes and ordinances

44.030 A: "That the use is conditionally permitted in the zone in which it is proposed to be located."

FINDING: Section 55.230 identifies residential-single family or mobile home as a nonforest conditional use.

44.030 B: "That the location, size, design, and operating characteristics of the proposed use are in conformance with the Klamath County Comprehensive Plan".

Goal 4, Policy #1 states: The following lands shall be designated forestry and subject to the regulations of the Forestry and Forestry/Range zones contained in the Land Development Code:

1. Public or private industry forest lands located contiguously in large blocks, i. e. Forest Service, BLM, Weyerhaeuser, Crown Pacific;
2. Significant wildlife and fishery habitat areas;
3. Land having a predominant timber site productivity rating of I-VI;
4. Isolated pockets of land within forest areas which do not meet the above criteria;

5. Lands needed for watershed protection or recreation;

6. Other lands needed to protect farm or forest uses on surrounding designated agricultural or forest lands.

Rationale: To preserve the maximum area of productive forest land.

FINDING: The area immediately surrounding the subject property is in "forest" uses. The Hearings Officer finds the change in use for an proposed dwelling will not compromise the existing uses in the area.

FINDING: The subject property has a Timber Site Class Rating of VI, thereby meeting the definition of forest land. However, the site devoted to residential uses is not devoted to forest production at this time.

FINDING: The site is of marginal size for legitimate forestry use and presently has no significant second growth. There is property adjacent to the site north, south, east and west which is presently in resource use. The signing of a restrictive covenant will prohibit the permit holder from interfering with accepted resource management practices if they do occur on nearby lands.

Goal 4, Policy #4 states: "The County shall regulate development of nonforest uses in forested areas".

Rationale: To protect the health, safety, and welfare of county citizens.

And to reduce the fire danger to man-made structures and forest resources.

FINDING: The existing residences is not in an established structural fire protection district. Wildland fire protection is provided by the Department of Forestry. Access to the property to fight fire is excellent, being accessed by maintained graded roads. Further, the applicant has agreed to required fuelbreaks around the house to prevent the spread of fire.

44.030 C: "That the location, size, design and operating characteristics of the proposed development will be compatible with and will not have significant adverse effects on the appropriate development and use of abutting properties and the surrounding neighborhood. Consideration shall be given to harmony in scale, bulk, coverage, and density; to the availability of

civic facilities and utilities; to harmful effects, if any, upon desirable neighborhood characteristics and livability; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development".

FINDING: Access to the proposal is provided via maintained graded roads. The road provides access for the proposal and to similar properties in the area.

FINDING: The property is located within the Klamath County School District and will have no impact on the school system.

B. Klamath County Land Development Code Section 55.2 - Non Forest Conditional Use Permit Criteria:

The uses conditionally permitted shall be subject to review in accordance with the following criteria:

1. The proposal is compatible with forest uses;

FINDING: The location of non-forest use, as conditioned by this order is found compatible with the surrounding uses.

2. The proposal does not interfere seriously with the accepted forestry practices on adjacent lands devoted to resource use and does not significantly increase the cost of operations on such lands;

FINDING: The adjacent lands to the north, south, east and west are found devoted to forestry uses as set out in state and local goals. It is the stated intent of the applicant to use this residence in conjunction with a proposed cattle operation. The location of a non-resource home will not conflict with management practices on those lands. The permit holder will be required to file a restrictive covenant which will prohibit the permit holder and successors in interest from filing complaints concerning valid resource management practices on adjacent lands.

3. The project will not materially alter the stability of the overall land use of the area;

FINDING: The property proposed for non forest use has not been utilized for commercial resource practices for 15 years due to its aspect, soil conditions and inaccessibility for these practices. The reclassification of an existing residence to "non-forest" will not destabilize the existing land use pattern of the area.

4. The proposed non forest homestead is located on generally unsuitable land for the production of forest products and livestock, considering the terrain, adverse soil or land conditions, drainage and flooding, vegetation, location and size of the tract;

FINDING: The project is on property, 80 acres total, too small to be considered for commercial forest uses. The site is found to be poorly located for forest management activities as it is located between developed properties to the north, south and west. Forest practices may conflict with the residential/agriculture uses long established in the area.

5. The proposal considers site productivity, minimizes the loss of productive forest lands; and is limited to the area suitable and appropriate to the needs of the proposed use;

FINDING: Site productivity for noncommercial forest uses may actually be increased due to the presence of an interested landowner. No loss of productive resource lands will result, rather the resident will enhance the noncommercial resource uses of the property through intensive management practices. The Hearings Officer finds the commercial Forestry land base of the County will not be compromised by the reclassification of 80 acres to a non forest use.

6. The proposal meets the standards set forth relating to the availability of fire protection and other rural services and will not tax those services;

FINDING: Structural fire protection is not available. Impact to other rural services will be minimally impacted by the proposed use.

Partitions creating parcels for non forest use are reviewed per the criteria set out in Article 55.2 of the Code

The Hearings Officer finds this partition conforms to these criteria as set out below:

1. The parcel created for non forest use will be 80 acres in size.

The land is not devoted to Forest uses at this time.

2. Access to the proposed parcels is via USFS maintained/graded roads.

Use of these roads will not interfere with resource practices

7. ORDER:

Therefore, it is ordered the request HAROLD McADOW for approval of CUP 56-92 and LP 48-92 is approved subject to the following conditions:

1. The applicant shall file a restrictive covenant with the County Clerk prohibiting the permit grantee and successors in interest from filing complaint concerning accepted resource management practices that may occur on nearby lands devoted to commercial resource use.

2. CUP 56-92 will not be effective until LP 48-92 is filed in the office of the County Clerk.

3. LP 48-92 must comply with Code requirements, Oregon Revised Statutes and agency conditions prior to filing.

DATED this 21st day of AUGUST, 1992



Neil D. Smith, Hearings Officer

NOTICE OF APPEAL RIGHTS

You are hereby notified that this decision may be appealed to the Klamath County Board of Commissioners by filing with the Planning Department a NOTICE OF APPEAL as set out in Article 33 of the Code, together with the required fee within SEVEN DAYS of the date of mailing of this decision. Appeals must be received by the Planning Department no later than 5:00 P.M. on the seventh day or next business day if the seventh day falls on a weekend or holiday. Failure to file a NOTICE OF APPEAL within the time provided will result in the loss of your right to appeal this decision.

CUP 56-92/LP 48-92 McADOW

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ Klamath County the _____ 24th day
of _____ Aug. _____ A.D., 19 92 at 3:42 o'clock P M., and duly recorded in Vol. _____ M92
of _____ Deeds on Page 19222
By Evelyn Biehn County Clerk

FEE none

Return: Commissioners Journal