

BEFORE THE HEARINGS OFFICER
KLAMATH COUNTY, OREGON

IN THE MATTER OF CUP 10-93
FOR STOVALL/SLIESTER TO LOCATE A RESIDENCE NOT
IN CONJUNCTION WITH FOREST USE

ORDER

1. NATURE OF THE REQUEST:

The applicants wish to establish a home as a non forest use on 41.45 acres.

The requests were heard by the Hearings Officer APRIL 16, 1993 pursuant to Ordinances 44 and 45. The request was reviewed for conformance with Land Development Code Article 55.2.

2. NAMES OF THOSE WHO PARTICIPATED:

The Hearings Officer in review of this application was Michael L. Brant. 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 oral testimony in opposition was offered this application.

3. LOCATION:

The subject property is a 41.45 acre property located adjacent to and east of Old Fort Rd., four miles north of pavements end. It is located in portions of sections 20 & 21 T 37S R 9E W.M..

4. RELEVANT FACTS:

A. ACCESS: The property is directly accessed via Old Fort Rd.. This is a graded maintained County road running between Klamath Falls and Algoma.

B. FIRE PROTECTION: The property is within a structural fire protection district (KCFD #1). The applicant has also 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 is located on the west side of a steep and barren ridge. This land is on a sidehill above the floor of Plum Valley.

- 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 10-50 % predominate the site as it slopes up west to east.
- 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 east is Forestry/Forestry Range. Zoning to the west is EFU-CG reflecting cattle grazing operations on the valley floor.

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- , 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 not occurred on properties directly adjacent to the property. Applicant photos indicate the steep escarpment comprising the eastern portion of the property contains little vegetation. And with provision of the required fuelbreaks there is a reduced chance of fire spreading through adjacent properties. Testimony was received from neighbor Jim Bursell (see file CUP 82-92) who indicated there is substantial surface water available to fight structural or wildland fires.

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 use 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. 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 in an established structural fire protection district (KCFD #1). Wildland fire protection is provided by the Department of Forestry. Access to the property to fight fire is excellent, being accessed by graded maintained road. 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 and is the historic road between Klamath Falls and points north.

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, and east are found NOT devoted to resource uses as set out in state and local goals. It is the stated intent of the applicant to establish these residences as homes within 10 minutes of the Klamath County Courthouse. These uses are found not to conflict with management practices on those lands. In any event, 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 due to its aspect, soil conditions and size. The reclassification of this vacant property to "non-forest" will not destabilize the existing land use pattern of the area.

Non forest homes have been established to the immediate north (CUP 4-88/LP 11-88) and to the immediate south (CUP 3-91).

4. The proposed non forest homesite 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, 41.45 acres total, too small to be con-

sidered for commercial forest uses. The site is found to be poorly located for forest management activities as it is very steeply sloped over a majority of its area. Forest practices may conflict with the residential/agriculture uses long established in the Plum Valley 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 41.45 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 available. Impact to other rural services will be minimally impacted by the proposed use.

7. ORDER:

Therefore, it is ordered the request of STOVALL/SLIESTER for approval of CUP 10-93 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.

The Hearings Officer notes the points made by Ralph Opp, Oregon Dept. of Fish and Wildlife, in his letter dated November 12, 1992 (CUP=82-92) and instructs the permit holder to abide by the following conditions designed to

minimize the impacts of new residential use on the Mule Deer population.

2. The applicant will maximize the distances between the proposed non forest home AND the existing non forest residences to the north (Stovall) and to the south (Stuevens).

3. A covenant shall be added to the deed of conveyance for the created parcel forbidding the owner and assigns from allowing domestic animals to run at large on the property or off site.

4. This permit will expire two years from the date below unless the proposed residence is constructed or an extension of time is granted with cause by the Planning Director.

DATED this 16th day of APRIL, 1993

Michael L. Brant

MICHAEL L. BRANT, 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 9th day of April A.D., 19 93 at 11:25 o'clock A. M., and duly recorded in Vol. M93 of Deeds on Page 8049.

FEE none

Evelyn Biehn, County Clerk

By Russell M. Henderson

Return: Commissioners Journal