74275

BEFORE THE HEARINGS OFFICER
KLAMATH COUNTY, OREGON

IN THE MATTER OF CUP 80-93 FOR
HICKS TO ESTABLISH A RESIDENCE
NOT IN CONJUNCTION WITH FARM USE

ORDER

1. NATURE OF THE REQUEST:

The applicant wishes to establish an existing residence as a use NOT in conjunction with farm use on 7.38 acres west of Pope Rd., two miles north of the Merrill-Malin Hwy. The applicants property presently encompasses 20.60 acres and the balance is proposed to be conveyed to an adjacent property owner via Property Line Adjustment. This request was heard by the Hearings Officer JANUARY 7, 1994 pursuant to Ordinances 44 and 45. The request was reviewed for conformity with Land Development Code Sections 54.060 and O.R.S. 215.243.

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 Lundahi, Senior Planner. The recording secretary was Karen Burg.

3. LOCATION:

The property under consideration is located in a portion of the NW 1/4 NE 1/1/4 Sec.. 33, T 40S R 11E. T.A. 4011-33-200.

4. RELEVANT FACTS:

The property is within the Agriculture plan designation and has an implementing zone of EFU-C. The property fronts on Pope Rd., is 7.38 acres in size and is under farm tax deferral. The Land Use Capability Classification of the property is Class IV.

The properties adjacent to this property in all compass directions are found devoted to agricultural use. The zoning is the same as the subject property, EFU-C. Surrounding residential use includes ten homes within a two-mile ra

cius.

The property is within a structural fire protection district (Merrill RFD), and the proposed dwelling will be within a response time of 15-20 minutes.

5. FINDINGS:

All evidence submitted as the staff report, exhibits b-d, and offered testimony show that the approval criteria as set out in Code section 54.060 and O.R.S. 215.243 have been satisfied. The Hearings Officer finds this application;

1. Is compatible with farm use because:

The project site will be legally and ownership divided from adjacent properties. The project site is found not to be devoted to commercial agricultural use and the conversion to such would be impractical because of the parcel size.

The Hearings Officer finds that the use of the remnant parcel as a homesite compatible with potential agricultural use because the applicant has demonstrated that no conflict will result from the conversion of a proposed 7.38 acre property to residential use.

2. Does not interfere seriously with accepted farming practices on adjacent lands devoted to farm use because:

The properties to the north in all compass directions are found to be engaged in commercial agriculture. The property in question is found to be of little resource value due to its location, topography, soils limitations and size which is far below the minimum lot size (80 acres) thought to represent a viable agricultural property.

The permit holder has volunteered as a condition of this approval to file a restrictive covenant which will prohibit the permit holder and successors in interest from filing complaint concerning reasonable farming practices on adjacent lands.

3. Does not alter the stability of the overall land use pattern of the area because:

The overall land use of the area is long established to agriculture lifestyle and will not be compromised by the conversion of an existing residential use to a non-farm use. The land use pattern of the area will not be modified and will be perpetuated by this permit.

4. Is situated upon generally unsuitable land for the production of farm crops and livestock, considering the terrain, adverse soil or land conditions, drainage and flooding, vegetation, location, and size of the tract because:

The proposed parcel is 7.38 acres in size. The Hearings Officer finds this parcel size unsuitable for commercial agricultural use due to its size, poor soils, micro-climate and topography. The impact of removing this marginal value land from the County farmland base is found to be insignificant.

5. Complies with other conditions felt necessary, because;

The property is within a structural fire protection district. The potential exists that an existing residential use could cause a structural fire spreads to adjacent lands. Accordingly, the Hearings Officer finds the requirements set out in L.D.C. in concert with the structural fire protection provided by the Merrill Rural Fire District, will protect the resource land base that could result from any possible fire hazard posed by the non-farm residence.

6. ORDER:

Therefore, it is ordered the request of HICKS for C.U.P. 80-93 is approved subject to the following conditions:

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

2. The Conditional Use Permit shall not be final nor shall a building permit for a non-farm dwelling be issued under this order until the applicant provides the Planning Department with evidence that the lot or parcel upon which the dwelling is proposed to be located has been disqualified for valuation at true cash value for farm use and that any additional tax penalty imposed by the County Assessor has been paid.

3. This permit will not be final until a Property Line Adjustment application is submitted/approved/recorded and proof of same is on file.

4. This permit will expire in two years unless the approved residence is established or a request for an extension of time is filed with the Planning Department.

DATED this 7th day of JANUARY, 1994

Michael L. Brant

Michael L. Brant, Hearings Officer

NOTICE OF APPEAL RIGHTS

You are hereby notified that this application may be appealed to the Klamath County Board of Commissioners by filing with the Klamath County Planning Department a Notice of Appeal as set out in Article 33 of the Klamath County Land Development Code, together with the fee required within seven days following the mailing date of this order.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 11th day of Jan A.D., 19 94 at 9:45 o'clock A.M., and duly recorded in Vol. M94 of Deeds on Page 1000.

FEE none

Evelyn Biehn County Clerk

By Darlene Mullendore