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10-11-94A09:48 RCVD

BEFORE THE HEARINGS OFFICER
KLAMATH COUNTY, OREGON

Vol. m94 Page 31683

RECEIVED

OCT 11 1994

COUNTY CLERK

ORDER

IN THE MATTER OF CUP 18-94 AND LP 15-94 REVISED FOR
GORDON BEASLY TO ESTABLISH AN PROPOSED HOME AS A USE
NOT IN CONJUNCTION WITH FARM USE
AND DIVIDE THE PROPERTY

1. NATURE OF THE REQUEST:

The applicant wishes to establish a residence as a use not in conjunction with farm use on property two miles north and west of Merrill on Buesing Rd..

Also considered was the request to partition the parent 229 acre property into parcels of 2.0, 95 and 125.5 acres each.

This request was heard by the Hearings Officer OCTOBER 7, 1994 pursuant to Ordinances 44 and 45. The request was reviewed for conformity with Land Development Code Article 54 and with 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 Lundahl, Senior Planner. The recording secretary was Karen Burg, Administrative Secretary.

3. LOCATION:

The property under consideration is located at the northeast corner of Buesing and Chin Rds., north and west of Merrill.

4. RELEVANT FACTS:

Parcels 1, 2, and 3 are within the Agriculture plan designation and have an implementing zone of EFU-C. The parent property is 229 acres in size and is under farm tax deferral. The LCC rating of the agricultural properties is SCS Class III (LAKI Soil Series). This series and its characteristics are set out in the SCS publication SOIL SURVEY OF KLAMATH COUNTY, SOUTHERN PART.

Land use and lot sizes in the area are similar to that proposed by this application. Residential land use and similar lot sizes are also found within one mile of this project. Fire protection is provided by the Merrill RFD, 3 miles away with a response time of 10 mins.

5. FINDINGS:

All evidence submitted as the staff report, exhibits b-f, and offered testimony show that the approval criteria as set out in Code Article 54, and 45 have been satisfied. The Hearings Officer finds this application;

1. Is compatible with farm use because:

The analysis of surrounding properties and their use indicates the size of the proposed parcels and the proposed use as large lot rural-residential is compatible with the predominant adjacent land uses. There are many existing parcels approximate to the smallest size proposed, 2 acres.

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

The surrounding parcels are found to be developed to commercial farm use. The proposed non-farm residence will not interfere with the on-going use as sufficient lot area and geographic boundaries provide a buffer/setback from agricultural management practices is available.

The permit holder has proposed as a condition of approval to file a restrictive covenant which will prohibit the permit holders and successors in interest from filing complaint concerning valid farming practices on nearby lands. The Hearings Officer finds this will mitigate impact to the farm operation.

3. The use proposed, a non-farm residence, would not alter the stability of the overall land use pattern of the area because:

The overall land use of part of this area is found to be commercial farming with many smaller parcels already existing in the area. A new non-farm residence would not introduce conflicting land uses.

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 non farm parcel is substantially smaller than the 80 acre size required by HB 3661 and are therefore thought not appropriate for commercial farm use. The Hearings Officer finds this non farm parcel size is suitable for division as it would create a parcel in conformance with nearby/existing surrounding parcel sizes.

Partitions creating parcels for non-farm uses are reviewed per the criteria set out in LDC Article 45 and Section 54.070.

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

1. The parcels created for non farm use will be devoted to large lot rural residential and accessory building use. The small parcel is thought not viable for commercial agriculture since it is less than 80 acres.
2. Access to the property is from Buesing Rd., a county maintained paved road. Non farm use of this road will not interfere with farm practices.

6. ORDER:

Therefore, it is ordered the request of BEASLY for CUP 18-94 and LP 15-94 REVISED 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. LP 15-94 shall not be filed 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 property 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. CUP 18-94 will not be effective until LP 15-94 is filed in the office of the County Clerk.
4. LP 15-94 must comply with Code requirements, Oregon Revised Statutes and agency conditions prior to filing.
5. LP 15-94 will expire in one year from the date below unless the map is recorded or an extension of time is filed.

DATED this 7th day of OCTOBER, 1994

Michael L. Brant
Michael L. Brant, Hearings Officer

NOTICE OF APPEAL RIGHTS

You are hereby notified 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 Section 33.004 of the Klamath County Land Development Code, together with the fee required within seven days following the mailing date of this order.

REQUIREMENTS FOR FINAL APPROVALPartition No. LP 15-94/Beasley

NOTE: THIS APPLICATION WILL EXPIRE ONE YEAR FROM THE PRELIMINARY APPROVAL DATE IF A TIME EXTENSION APPLICATION IS NOT MADE PRIOR TO THAT DATE.

FINAL PLAT REQUIREMENTS (Per Section 45.110 of the Land Development Code)

- A. Original Drawing - The original drawing of a partition plat shall be made in permanent black India type ink on 7 mil mylar, 18 inches by 24 inches in size with an additional 3 inch binding edge on the left side. The plat shall be of such a scale as required by the County Surveyor. The lettering of the approvals, the affidavit of the surveyor and all other information shall be of such a size or type as will be clearly legible, but no part shall come nearer any edge of the sheet than 1 inch. The original drawing shall be recorded in the County Clerk's office.
- B. Copy - One exact copy of the original plat made in permanent black India type ink or silver halide permanent photocopy on minimum 4 mil mylar, 18 inches by 24 inches in size shall be submitted to the Planning Director along with the original plat.
- C. Information shown on Plat:
 1. The partition number.
 2. The name of the person for whom the partition was made.
 3. Signature Blocks for the following:
 - a. Planning Director;
 - b. County Surveyor;
 - c. County Public Works Director (if applicable);
 - d. County Clerk;
 - e. Owner and contract purchaser of the subject property (if applicable).
 4. All requirements of ORS 92.050, 92.070(1), and ORS 209.250 where applicable.
 5. Street names adjacent to the partition.
 6. Water rights recording number. If a water right is not appurtenant to the property, a statement signed by the owner indicating such shall be shown on the plat.
- D. Supplemental Information to be filed with the Final Plat:
 1. A preliminary title report or partition guarantee issued by a title company in the name of the owner of the land and prepared within 30 days prior to submittal of the final plat showing all parties having any record title interest in the premises and what interest they have.
 2. A completed water rights statement if a water right is appurtenant to the property.

OTHER REQUIREMENTS:

1. The 2 acre parcel must be surveyed and monumented.
2. To establish a residence or other use where domestic sewage wastes will be generated on this parcel, applicant needs to comply with oAR Chapter 340 for On-site Sewage Disposal.
3. LP 15-94 shall not be filed 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 property 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.
4. Applicant is required to pay all advalorem taxes, any additional taxes, special assessments, fees, interest and penalties prior to partition being recorded.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 11th day
of Oct A.D., 19 94 at 9:48 o'clock A.M., and duly recorded in Vol. M94
of Deeds on Page 31683.

FEE none

Evelyn Biehn - County Clerk

By Deedee S. Miller

Commissioners Journal