

**BEFORE THE HEARINGS OFFICER
KLAMATH COUNTY, OREGON**

**IN THE MATTER OF CUP 32-95 FOR
SHIELDCREST, INC. TO ESTABLISH FOUR
HOMES NOT IN CONJUNCTION WITH FARM USE**

1. NATURE OF THE REQUEST:

The applicant wishes to establish four homes as uses not in conjunction with farm use on properties generally located north of Hwy 140 on the west side of Shieldcrest, east of Klamath Falls.

This request was heard by the Hearings Officer JUNE 16, 1995 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, Planning Assistant.

3. LOCATION:

The property under consideration is generally located west of Shieldcrest, north of Hwy 140E, and particularly described as parcels 2 & 3, LP 1-91, parcels 2 & 3, LP 3-91.

4. RELEVANT FACTS:

The property is within the Agriculture plan designation and has an implementing zone of EFU-C. The parcels are 2.86, 4.43, 1.82 and 1.83 acres in size and ARE under farm tax deferral. 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 KCFD #1 with a station three miles to the west.

5. FINDINGS:

All evidence submitted as the staff report, exhibits b-e, and offered testimony show that the approval criteria as set out in Code Article 54 and 45 has 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 are compatible with the predominant adjacent land uses as the existing residential density of the area will not be markedly increased.

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

The surrounding parcels are found to be developed to rural residential and 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 and small private pasturage may be used to support limited large animal use for the parcel.

The permit holder has proposed 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 valid farming practices on nearby lands. The Hearings Officer finds this will mitigate impact to farm operations.

3. Does 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 large lot rural residential and commercial farming. The land use pattern of the area will not be modified as the residential intensity will be marginally increased.

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 non farm parcels are substantially smaller than the 80 acre size required by HB 3661 and are therefore thought not appropriate for commercial farm use. The proposed home is to be located on property with an SCS rating of Class IV. The Hearings Officer finds this non farm parcel size and soil classification unsuitable for commercial agricultural use due to its small size, and the testimony of the applicant stating a farm income suitable to support a family cannot be generated on this property.

5. Access to the parcels is from county maintained paved roads. Use of the road will not interfere with farm practices.

6. ORDER:

Therefore, it is ordered the request of SHIELDCREST, Inc. for CUP 32-95 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. This CUP will expire two years from the date below unless utilized or an extension is approved by the Planning Director.
3. A Building Permit for this use will not be issued until proof is submitted indicating this parcel has been disqualified for farm deferral tax status and all penalties have been met.

DATED this 16th day of JUNE, 1995

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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County the 19th day
of June A.D., 19 95 at 1:06 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 15973.
RETURN: Commissioners Journal

FEE none

By Bernetha A. Uetsch County Clerk