

BEFORE THE HEARINGS OFFICER KLAMATH COUNTY, OREGON

In the Matter of the Request for a
Conditional Use Permit by

ROY MORRISON,

Applicant.

CUP 5-96

ORDER

1. NATURE OF THE REQUEST:

The applicant wishes to establish a home as a use not in conjunction with farm use on property generally located north of Hwy 66 at the Pioneer Tavern. This request was heard by the Hearings Officer MARCH 1, 1996 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 Neal G. Buchanan. The applicants appeared and offered testimony in support of the application. The Planning Department was represented by Kim Lundahl and Karen Burg. Witnesses offering written material, testimony or objection to the application included:

Roy Morrison
Anastasia Morrison
ODOT
Revis
Steve Trent

Lois Trent
John Rekar
Norma Rekar
Curtis
Ray Wood

3. LOCATION:

The property under consideration is generally located north of Hwy 66, 12883 Hwy 66, Parcel 2, LP 79-84. T.A. 3908-32-1100.

4. RELEVANT FACTS:

The property is within the Agriculture plan designation and has an implementing zone of EFU-CG. The parcel is 2.39 acres in size and IS NOT 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 available from KENO RFD with a station three miles to the west.

96 MAR 21 AIO:53

5. EVIDENCE RECEIVED:

Exhibits A (the Staff Report) through L.

6. FINDINGS:

Despite the expressed objections, primarily having to do with the potential adverse impact resultant from the installation of a septic system for the planned residence, it appears that the approval criteria as set out in Code Article 54 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 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 non-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 land generally unsuitable 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 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 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 parcel is from state maintained paved roads. Use of the road will not interfere with farm practices.

6. Despite concerns expressed about potential adverse effects resultant from the anticipated installation of a septic system for the planned residence, it appears that the Klamath County Department of Human Services has approved what is referred to in Exhibit K as a Capping Fill system. The inspection and approval by the Klamath County Department of Human Services is viewed by the Hearings Officer as a sufficient indication that the protestants' concerns have been addressed.

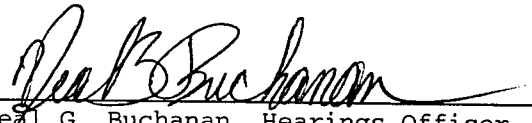
7. ORDER:

Therefore, it is ordered the request of MORRISON for CUP 5-96 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.

DATED this 18th day of MARCH, 1996.

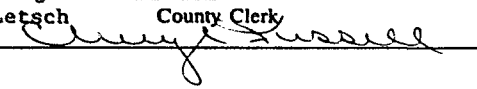

Neal G. Buchanan, Hearings Officer

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 21st day of March A.D., 19 96 at 10:53 o'clock A. M., and duly recorded in Vol. M96 of Deeds on Page 7681.

Bernetha G. Letsch
By  County Clerk

FEE none

Comm. Journal