

BEFORE THE HEARINGS OFFICER OF KLAMATH COUNTY, OREGON

In the Matter of the Request for a Conditional Use)

Permit by:

Alan Schneider.

) ORDER
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1. NATURE OF THE REQUEST

The applicant, Alan Schneider has applied for a permit to build a NON FARM HOME on 8.5 acres Zoned EFU-CG. This request was heard by the hearings officer April 3, 1998. The request was reviewed for conformance with Klamath County Land Development Code Article 54.

2. NAMES OF PARTICIPANTS

The hearings officer reviewing this application is Joan-Marie Micheisen. The applicant appeared and offered testimony. The planning department was represented by Kim Lundahl. The recording secretary Karen Burg.

3. LOCATION OF PROPERTY

The property in question is located 6 miles east of Chiloquin and is more particularly described as:

That portion of the S1/2 N 1/2 SW 1/4 SW 1/4 lying easterly of Sprague River in Section 21,
Township 34 S, Range 8 E of the Willamette Meridian, Klamath County, Oregon.

The access to the property is via existing easements from the Sprague River Hwy. Fire protection is provided by the Chiloquin-Agency Lake Rural Fire Protection District. The land is presently undeveloped and unused for any commercial uses. Sewerage will be provided by a septic system. The soils are class IV. The water will be provided by a well. The area is zoned EFU-CCG/AG.

4. MATERIALS CONSIDERED

All evidence submitted by the applicant and located in the Staff Report was considered as was the oral testimony given April 7, 1998.

5. FINDINGS

The Hearings officer FINDS AS FOLLOWS:

- a. The development of this type of structure is not included in the permitted uses for this zoning, however the LDC permits residences subject to certain findings.
- b. The parcel in question was legally created.
- c. Approval of the requested structure will not create conditions or circumstances that are contrary to the purposes or intent of county planning laws.
- d. Active resource use has NOT occurred on the subject property or the adjacent properties. The property is not large enough for legitimate forestry use, nor is it viable for agriculture.
- e. Fire protection is provided and the threat to spreading fire to resource productive properties is mitigated.
- f. The use of the land in the area is rural residential and not rural commercial.
- g. Adjacent and nearby lands are in small parcels, in highly diverse ownership and many are being used for rural residential living.
- h. The location of a residence on the parcel will not destabilize the existing land use pattern of the area.

98 APR 17 P3:50

- i. The proposed structure is located on land that is generally unsuitable for timber or agriculture considering the size of the parcel, the soil, the flooding and high water table, and the present vegetation.
- j. The site is too small and ownership too divided and the stocking too poor for viable forest management activity. No loss of productive resource land will result and the commercial forest land base of Klamath County is not compromised by the requested use.
- k. There is no Goal 5 Overlay to the area.
- l. As condition to this approval, a written covenant will be recorded which recognizes the rights of adjacent and nearby land owners and operators to conduct farm and forest operations consistent with currently accepted farming practices and the Forest Practices Act of Oregon.
- m. There is no dwelling presently sited on this parcel.
- n. Road access is sufficient.
- o. This property is not under forest deferral and no stocking requirements need be met.

6. ORDER

Therefore, it is hereby ordered that the applicants request to develop a NON FARM HOME is approved subject to the following conditions:

- a. That approval is obtained for on-site sewage disposal and that the applicant provides proof of clearance from the Environmental Health Services Division and Building department within two (2) years following the date of this order, or obtain an extension of time, or this approval will be void.
- b. That the dwelling be sited and constructed in such a way as to fully comply with Article 59 of the LDC.
- c. That the applicant files a restrictive covenant with the county clerk prohibiting the permit grantee and successors in interest from dividing the property or filing any complaint of any type or kind concerning the presently accepted resource management practices and farming uses that may occur on nearby lands devoted to commercial or other resource use.
- d. That the applicant complies fully with fire safety and other siting standards of the Land Use Code as set out in Article 69 of the LDC.
- e. That the applicant receive approval for and develop an on-site well or other source of water consistent with LDC 55.06(C)(4).
- g. A site plan, prepared pursuant to article 41, shall be reviewed and approved by the Planning Director prior to construction.
- h. The parcel shall be checked against the Division of State Lands (DSL) most current wetlands inventory maps and a determination shall be made as to whether or not a wetland is located on the property. If there is a DSL recognized wetland on the portion of the parcel proposed for development the conditions of LDC 54.050(G) shall be met before construction begins.

Dated this 16th day of April, 1998


Joan Marie Michelsen
Hearings Officer

ORDER - 2

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Hearings Officer the 17th day
of April A.D., 19 98 at 3:50 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 12925.

Return: Commissioners Journal

FEE

No Fee

By Bernetha G. Letsch, County Clerk