



# Klamath County Planning Department

Klamath County Government Center - 305 Main Street, Klamath Falls, Oregon 97601  
Phone 1-541-883-5121 Toll Free in Oregon 1-800-426-9763 Fax 1-541-885-3644

## CUP Application for Guest Ranch in the EFU Zone

### **Submittal Requirements (Please include the following with the application and the application fee.)**

- \_\_\_\_\_ 1. Land Use Application Form
- \_\_\_\_\_ 2. Written Statement of Proposal indicating what you are proposing with this application.
- \_\_\_\_\_ 3. Burden of Proof
- \_\_\_\_\_ 4. Proof of Ownership (current deed)
- \_\_\_\_\_ 5. Power of Attorney or Agent for Owner Authorization Form  
(if someone other than the property owner is signing the application form)
- \_\_\_\_\_ 6. Proof of Lawful Creation  
(copy of all deeds for the property from April 23, 1979 through current deed,  
or land partition number, or legal subdivision lot number if applicable)
- \_\_\_\_\_ 7. Proof of Legal Access to the property from a Public Road  
(if the property is not on a public road, provide all recorded easements)
- \_\_\_\_\_ 8. Site Plan including the following:
  - \_\_\_\_\_ a. Street address *and/or* assessor's map & tax lot number of subject property.
  - \_\_\_\_\_ b. Dimensions of property, scale and north arrow.
  - \_\_\_\_\_ c. Location, name, width and surface type of adjacent streets.
  - \_\_\_\_\_ d. Location, dimensions and surface type of existing or proposed driveways or parking areas; indicate vehicular circulation pattern.
  - \_\_\_\_\_ e. Location, dimensions (including height), and use or occupancy of all existing and proposed structures on the property, including accessory structures, decks, balconies and other structural elements.
  - \_\_\_\_\_ f. Distance from property lines to existing and proposed structures, septic tanks, drain lines and wells (including adjacent property).
  - \_\_\_\_\_ g. Location of water and drainage features and the flow direction of any ponds, channels, creeks, swales or other drainage facilities affecting the proposed use.
  - \_\_\_\_\_ h. Location, type and dimensions of proposed on-site sewage disposal and water supply, if any.
  - \_\_\_\_\_ i. Location and descriptions of any topographic or developed features on the site.
  - \_\_\_\_\_ j. Location and dimensions of all easements.
  - \_\_\_\_\_ k. Signature of Property Owner or Authorized Agent
  - \_\_\_\_\_ l. Other appropriate information that may affect development of this property.



*Klamath County Planning Dept.* **Land Use Application Form**

**Conditional Use Permit – Guest Ranch in the EFU Zone**

Filing Fee: \_\_\_\_\_

File No. \_\_\_\_\_

**Applicant**

Name: \_\_\_\_\_ Phone#1 \_\_\_\_\_

Address: \_\_\_\_\_ Phone #2 \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

E-mail: \_\_\_\_\_

**Property Owner (if different than above)**

Name: \_\_\_\_\_ Phone#1 \_\_\_\_\_

Address: \_\_\_\_\_ Phone #2 \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

E-mail: \_\_\_\_\_

**Property Description**

Assessor's Map & Tax Lot Number:

Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot(s) \_\_\_\_\_

Street Address: \_\_\_\_\_

Acreage \_\_\_\_\_ Zoning \_\_\_\_\_

Current use(s) of the property \_\_\_\_\_

List all adjoining properties under the same ownership:

\_\_\_\_\_  
\_\_\_\_\_

**Signatures**

I hereby certify that I am the legal owner(s), or authorized agent for the owner(s), of the above noted property; that the information contained herein is accurate to the best of my knowledge; and that the requested land use permit will not violate any deed restrictions attached to the property.

\_\_\_\_\_  
Owner/Authorized Agent Date

\_\_\_\_\_  
Owner/Authorized Agent Date

**If an Agent is acting on behalf of the Legal Property Owner, a notarized AGENT FOR OWNER AUTHORIZATION FORM must be submitted with this application.**

## BURDEN OF PROOF STATEMENT

In order to be granted approval, it is the applicant's responsibility to demonstrate that the following criteria have been met. Please attach additional sheets entitled **Burden of Proof** with the following statements and your responses to each.

### 54.035 – CRITERIA FOR GUEST RANCHES

- A. A guest ranch as defined in Section 11.030 may be established in conjunction with an existing and continuing agricultural operation, using accepted agricultural livestock practices, that qualifies as a farm use under ORS 215.203 in any area zoned for exclusive farm use if the following conditions are met: (Explain how the following conditions are met.)
1. Except as provided in 54.035(A)(4), the lodge, bunkhouses and/or cottages cumulatively shall include not less than four nor more than ten overnight guest rooms exclusive of kitchen areas, rest rooms, storage and other shared indoor facilities and not exceed a total of 12,000 square feet in floor area.
  2. The guest ranch shall be located on a lawfully created parcel that is at least 160 acres in size, the parcel containing the dwelling of the person conducting the livestock operation, and not classified as high-value farmland as defined in ORS 215.710.
  3. The guest ranch may be sited on any portion of a lot or parcel, if the majority of that lot or parcel is more than 10 air miles from an urban growth boundary containing a population greater than 5000.
  4. For each additional 160 acres above the minimum 160 acres needed to establish a guest ranch as described in 54.035(A)(1), up to five additional overnight guest rooms and 3,000 square feet of floor area may be added to the guest ranch for a total of not more than 25 guest rooms and 21,000 square feet of floor area.
- B. A guest ranch may provide recreational activities that can be provided in conjunction with the livestock operation's natural setting, including but not limited to hunting, fishing, hiking, biking, horseback riding, camping or swimming. However, activities that require significant development such as campgrounds and golf courses shall not be allowed. A guest ranch shall not be allowed in conjunction with an existing golf course under ORS 215.283(2)(f) or an existing campground under ORS 215.283(2)(c).
- C. Food services shall be incidental to the operation of the guest ranch. Food services shall be provided only for the guests of the guest ranch and the costs for meals provided shall be included as part of the fee to visit or stay at the guest ranch. The sale of individual meals to persons who are not guests of the guest ranch shall not be allowed.
- D. Approval of a guest ranch shall be subject to the provisions of ORS 215.296 (1) and (2).

Please address the following additional criteria as well.

### **Article 54.040 – Conditional Use Criteria**

- A. Explain how the propose use will not create conditions or circumstances that the County determines would be contrary to the purposes or intent of the acknowledged comprehensive plan, its policies or land use regulations.
- B. Explain how the proposed use is in conformance with all required standards and criteria of this Code, notably Article 57. (For example: structural setbacks to property lines or special standards that may apply in significant resource areas as defined in the Land Development Code.)

- C. Explain how the location, size, design, and operating characteristics of the proposed use will not force a significant change in, or significant increase in the cost of accepted farm or forestry practices on nearby agricultural or forest lands.
- D. Indicate whether the property owner will be willing to record a covenant with the deed which recognizes the rights of adjacent and nearby land owners to conduct farm or forest operations consistent with accepted farming or forestry practices.
- E. Explain how the proposed use will not significantly increase fire hazards or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.
- F. Indicate whether the applicant will be willing to comply with any conditions of approval the review authority considers necessary.