



OREGON DEPARTMENT OF LAND CONSERVATION AND
DEVELOPMENT

ORS 195.300 to ORS 195.336 (MEASURE 49) SUPPLEMENTAL REVIEW
OF MEASURE 37 CLAIM
Final Order and Home Site Authorization

STATE ELECTION NUMBERS: E132446B¹ and E132448B^{2,3}

CLAIMANTS: J. Randall Pope
Lynn R. Pope⁴
Pope Ranches, Inc.
RLP Ranch, Ltd.
VCP Ranch, Ltd.
21660 Pope Road
Merrill, OR 97633

MEASURE 37 PROPERTY
IDENTIFICATION:

Township 40S, Range 11E
Section 28, Tax lot 1000⁵
Section 33, Tax lots 201, 300 and 1100

Township 41S, Range 11E, Section 4
Tax lot 200
Klamath County

¹ Claim E132446 has been split into seven claims because the claim includes multiple tax lots or parcels that are not in the same ownership. E132446A refers to tax lots 100 (section 4), 500 (section 3) and 800 (section 4) and claimant Randall Pope. E132446B refers to tax lot 200 (section 4) and claimant Lynn Pope. E132446C refers to tax lots 900 (section 4), 1000 (section 4), 1300 (section 4), 1400 (section 4) and 1500 (section 4) and claimant Lynn Pope. E132446D refers to tax lot 1200 (section 4) and claimant Pope Ranches, Inc. E132446E refers to tax lots 200 (section 9) and 300 (section 9) and claimant Lynn Pope. E132446F refers to tax lots 100 (section 18), 800 (section 7) and 900 (section 7) and claimant RLP Ranch Ltd. E132446G refers to tax lot 1100 (section 4) and claimant RLP Ranch Ltd.

² Claim E132448 has been split into three claims because the claim includes multiple tax lots or parcels that are not in the same ownership. E132448A refers to tax lots 1200 (section 33) and 1500 (section 33) and claimant Randall Pope. E132448B refers to tax lots 201 (section 33), 300 (section 33), 1000 (section 28) and 1100 (section 33) and claimant Lynn Pope. E132448C refers to tax lot 4100 (section 00) and claimant VCP Ranch, Ltd.

³ Claims E132446B and E132448B have been combined into one claim because the properties are contiguous. Per OAR 660-041-0150, the Department of Land Conservation and Development will combine multiple claims into one claim if the Measure 37 claim property contains multiple contiguous lots or parcels that are in the same ownership.

⁴ Claimant Lynn Pope also submitted a claim for property not contiguous to the subject property which is identified as E132447.

⁵ Tax lot 1000 of the Measure 37 claim property consisted 4.18 acres. After the Measure 37 claim was filed, Klamath County approved a property line adjustment for this property that reconfigured the land area of tax lot 1000 from 4.18 acres to 7.38 acres.

AGENT CONTACT INFORMATION:

Michael L. Spencer
439 Pine Street
Klamath Falls, OR 97601

The claimants, Randall Pope, Lynn Pope, Pope Ranches, Inc., RLP Ranch, Ltd. and VCP Ranch, Ltd., filed claims with the state under ORS 197.352 (2005) (Measure 37) on November 13, 2006, for property located off Pope Road, near Merrill, in Klamath County. ORS 195.300 to ORS 195.336 (Measure 49) entitles claimants who filed Measure 37 claims to elect supplemental review of their claims. The claimants have elected supplemental review of their Measure 37 claims under Section 6 of Measure 49, which allows the Department of Land Conservation and Development (the department) to authorize up to three home site approvals to qualified claimants.

This Final Order and Home Site Authorization is the conclusion of the supplemental review of this claim.

I. ANALYSIS OF CLAIM

A. Maximum Number of Home Sites for Which the Claimants May Qualify

Under Section 6 of Measure 49, the number of home site approvals authorized by the department cannot exceed the lesser of the following: three; the number stated by the claimant in the election materials; or the number described in a Measure 37 waiver issued by the state, or if no waiver was issued, the number of home sites described in the Measure 37 claim filed with the state. The claimants have requested review under Section 6 in the election material. No waiver was issued for this claim. The Measure 37 claim filed with the state describes 355 home sites. Therefore, the claimants may qualify for a maximum of three home site approvals under Section 6 of Measure 49.

B. Qualification Requirements

To qualify for a home site approval under Section 6 of Measure 49, the claimants must meet each of the following requirements:

1. Timeliness of Claim

A claimant must have filed a Measure 37 claim for the property with either the state or the county in which the property is located on or before June 28, 2007, and must have filed a Measure 37 claim with both the state and the county before Measure 49 became effective on December 6, 2007. If the state Measure 37 claim was filed after December 4, 2006, the claim must also have been filed in compliance with the provisions of OAR 660-041-0020 then in effect.

Findings of Fact and Conclusions

The claimants, Randall Pope, Lynn Pope, Pope Ranches, Inc., RLP Ranch, Ltd. and VCP Ranch, Ltd., filed Measure 37 claims, M132446 and M132448, with the state on November 13, 2006. The claimants filed a Measure 37 claim, M37 52-06, with Klamath County on November 17, 2006. The state claims were filed prior to December 4, 2006.

The claimants timely filed a Measure 37 claim with both the state and Klamath County.

2. The Claimant Is an Owner of the Property

Measure 49 defines "Owner" as: "(a) The owner of fee title to the property as shown in the deed records of the county where the property is located; (b) The purchaser under a land sale contract, if there is a recorded land sale contract in force for the property; or (c) If the property is owned by the trustee of a revocable trust, the settlor of a revocable trust, except that when the trust becomes irrevocable only the trustee is the owner."

Findings of Fact and Conclusions:

According to the deeds submitted by the claimants, Lynn Pope is the owner of fee title to the property as shown in the Klamath County deed records and, therefore, is an owner of the property under Measure 49. Klamath County has confirmed that the claimant is the current owner of the property.

According to the information submitted by the claimants, Randall Pope, Pope Ranches, Inc., RLP Ranch, Ltd. and VCP Ranch, Ltd. have not established their ownership of the property for the purposes of Measure 49.

3. All Owners of the Property Have Consented in Writing to the Claim

All owners of the property must consent to the claim in writing.

Findings of Fact and Conclusions:

All owners of the property have consented to the claim in writing.

4. The Property Is Located Entirely Outside Any Urban Growth Boundary and Entirely Outside the Boundaries of Any City

The Measure 37 claim property must be located entirely outside any urban growth boundary and entirely outside the boundaries of any city.

Findings of Fact and Conclusions:

The Measure 37 claim property is located in Klamath County, outside the urban growth boundary and outside the city limits of the nearest city, Merrill.

5. One or More Land Use Regulations Prohibit Establishing the Lot, Parcel or Dwelling

One or more land use regulations must prohibit establishing the requested lot, parcel or dwelling.

Findings of Fact and Conclusions:

The property is currently zoned Exclusive Farm Use – Cropland, Grazing (EFU-CG) by Klamath County, in accordance with ORS chapter 215 and OAR 660, division 33, because the property is “agricultural land” as defined by Goal 3. Goal 3 requires agricultural land to be zoned exclusive farm use. Applicable provisions of ORS chapter 215 and OAR 660, division 33, enacted or adopted pursuant to Goal 3, generally prohibit the establishment of a lot or parcel less than 80 acres in size in an EFU zone. Those provisions also regulate the establishment of dwellings on new or existing lots or parcels and include restrictions on establishing more than one dwelling on a single tract.

The claimants’ property consists of 355.99 acres that make up a single tract. Therefore, state land use regulations prohibit the claimants from establishing on the Measure 37 claim property the three home sites claimant Lynn Pope may qualify for under Section 6 of Measure 49.

6. The Establishment of the Lot, Parcel or Dwelling Is Not Prohibited by a Land Use Regulation Described in ORS 195.305(3)

ORS 195.305(3) exempts from claims under Measure 49 land use regulations:

- (a) Restricting or prohibiting activities commonly and historically recognized as public nuisances under common law;
- (b) Restricting or prohibiting activities for the protection of public health and safety;
- (c) To the extent the land use regulation is required to comply with federal law; or
- (d) Restricting or prohibiting the use of a property for the purpose of selling pornography or performing nude dancing.

Findings of Fact and Conclusions

Based on the documentation submitted by the claimants, it does not appear that the establishment of the three home sites for which the claimants may qualify on the property is prohibited by land use regulations described in ORS 195.305(3).

7. On the Claimant’s Acquisition Date, the Claimant Lawfully Was Permitted to Establish at Least the Number of Lots, Parcels or Dwellings on the Property That Are Authorized Under Section 6 of Measure 49

A claimant’s acquisition date is “the date the claimant became the owner of the property as shown in the deed records of the county in which the property is located. If there is more than

one claimant for the same property under the same claim and the claimants have different acquisition dates, the acquisition date is the earliest of those dates.”

Findings of Fact and Conclusions

Klamath County deed records indicate that claimant Lynn Pope acquired tax lot 200 (41.05 acres), tax lot 300 (137.68 acres) and tax lot 1100 (160 acres) on December 18, 1973, tax lot 1000 (4.18 acres) on April 5, 1982, and tax lot 201 (13.08 acres) on May 12, 1994.

On December 18, 1973, the Measure 37 claim property consisted of tax lots 200, 300 and 1100 and was subject to state statutes and Klamath County’s Agriculture/Forestry (AF) zone. Klamath County’s AF zone required at least 20 acres for the creation of a new lot or parcel on which a dwelling could be established. Therefore, under the local zoning then in effect, claimant Lynn Pope lawfully could have established the maximum limit of three home sites on tax lots 200, 300 and 1100 of the Measure 37 claim property on his date of acquisition.

However, state law in effect when claimant Lynn Pope acquired tax lots 200, 300 and 1100 of the Measure 37 claim property, specifically ORS 197.175(1) and 197.280 (1973 edition), required that counties exercise their planning responsibilities in accordance with the interim land use planning goals set forth in ORS 215.515 (1973 edition). Those interim land use planning goals included: “To preserve the quality of the air, water and land resources of the state”; “To conserve prime farm lands for the production of crops”; “To provide for the orderly and efficient transition from rural to urban land use”; “To protect life and property in areas subject to floods, landslides and other natural disasters”; and “To develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development” ORS 215.515 (1973 edition).

The interim planning goals would not have prohibited claimant Lynn Pope from lawfully establishing three home sites on tax lots 200, 300 and 1100 of the Measure 37 claim property when he acquired that property on December 18, 1973. Rather, the applicable provisions of the interim goals are furthered by provisions of Section 6 of Measure 49, which limits the number of home sites authorized, and by Section 11(3), which regulates the size and location of lots or parcels on high-value farm or forest land. Measure 49 Section 11(3) requires new parcels on high-value farm or forest land to be no larger than two acres and “clustered so as to maximize suitability of the remnant lot or parcel for farm or forest use.”

It appears that tax lots 200, 300 and 1100 of the Measure 37 claim property are high-value farmland. Therefore, when claimant Lynn Pope acquired the property, he lawfully could have established the requested three home sites on the property, provided they were developed in a manner that conserved the high-value or prime farmland for the production of crops. In order to meet this requirement, the additional home sites to which the claimant may be entitled must be located on a lots or parcels no larger than two acres, and clustered so as to maximize the suitability of the remnant lot or parcel for farm use.

Claimant Lynn Pope acquired tax lot 1000 of the Measure 37 claim property after adoption of the statewide planning goals, but before the Commission acknowledged Klamath County's

comprehensive plan and land use regulations to be in compliance with those goals pursuant to ORS 197.250 and 197.251. At that time, the Measure 37 claim property was zoned AF by Klamath County. Klamath County's AF zone required at least 20 acres for the creation of a new lot or parcel on which a dwelling could be established. However, the Commission had not acknowledged that zone for compliance with the goals when claimant Lynn Pope acquired tax lot 1000 on April 5, 1982. Accordingly, the statewide planning goals, and in particular Goal 3, and ORS chapter 215 applied directly to tax lot 1000 of the Measure 37 claim property when the claimant acquired it.

To determine whether a use of property that was not subject to an acknowledged zone at the time the claimant acquired it would have complied with Goal 3 and ORS 215, OAR 660-041-0110 provides that DLCDD will apply the first acknowledged local land use regulations, unless the evidence in the record, including but not limited to, county Measure 37 waivers or local land use determinations issued at the time the property was acquired, establishes that a greater number of lots, parcels or dwellings would have been lawfully permitted.

In 1982, Goal 3 was "to preserve and maintain agricultural lands." It required the adoption of exclusive farm use zones pursuant to ORS chapter 215, and required that "[s]uch minimum lot sizes as are utilized for any farm use zones shall be appropriate for the continuation of the existing commercial agricultural enterprise within the area."

On June 1, 1984, the Commission acknowledged the application of Klamath County's Exclusive Farm Use – Cropland, Grazing (EFU-CG) zone to the Measure 37 claim property. The Commission's acknowledgement of Klamath County's EFU-CG zone confirmed that zone's compliance with Goal 3 and ORS chapter 215. Klamath County's acknowledged EFU-CG zone required 80 acres for the creation of a new lot or parcel on which a dwelling could be established. The claimant was lawfully permitted to establish more than one dwelling on a tract on his date of acquisition. The Measure 37 claim property consisted of 342.91 acres. Therefore, the claimant lawfully could have established at least three home sites on the Measure 37 claim property when he acquired tax lot 1000 in 1982.

The zoning of the Measure 37 claim property has not changed since the claimant acquired tax lot 201. As it is today, on May 12, 1994, the Measure 37 claim property was Exclusive Farm Use – Cropland, Grazing (EFU-CG) by Klamath County, in accordance with ORS chapter 215 and OAR 660, division 33, because the property is "agricultural land" as defined by Goal 3. The claimant is not eligible for Measure 49 relief on tax lot 201 because the lawfully permitted uses of the Measure 37 claim property have not changed since the claimant acquired the property.

II. COMMENTS ON THE PRELIMINARY EVALUATION

The department issued its Preliminary Evaluation for this claim on January 14, 2010. Pursuant to OAR 660-041-0090, the department provided written notice to the owners of surrounding properties. No written comments were received in response to the 28-day notice.

III. CONCLUSION

Based on the analysis above, claimant Lynn Pope does not qualify for Measure 49 home site approvals on tax lot 201 because the lawfully permitted uses of the Measure 37 claim property have not changed since the claimant acquired that portion of the claim property.

Based on the analysis above, claimants Randall Pope, Pope Ranches, Inc., RLP Ranch, Ltd. and VCP Ranch, Ltd. do not qualify for Measure 49 home site approvals because they have not established their ownership of the Measure 37 claim property for the purposes of Measure 49.

Based on the analysis above, claimant Lynn Pope qualifies for up to three home sites on tax lots 200, 300, 1000 and 1100. However, the number of lots, parcels or dwellings that a claimant may establish pursuant to a home site authorization is reduced by the number of lots, parcels or dwellings currently in existence on the Measure 37 claim property and any contiguous property under the same ownership according to the methodology stated in Section 6(2)(b) and 6(3) of Measure 49.

Based on the documentation provided by the claimants and information from Klamath County, the Measure 37 claim property includes two lots or parcels and no dwellings.⁶ There is no contiguous property under the same ownership. Therefore, the three home site approvals claimant Lynn Pope qualifies for under Section 6 of Measure 49 will authorize the claimant to establish one additional lot or parcel and three dwellings on the portion of the M37 claim property consisting of tax lots 200, 300, 1000 and 1100.

Claimant Lynn Pope will be required to alter the configuration of the lots or parcels currently in existence on the Measure 37 claim property if he intends to develop three dwellings, so that each dwelling established on tax lots 200, 300, 1000 and 1100 of the Measure 37 claim property, pursuant to these home site approvals, is sited on a separate lot or parcel and that the total number of lots or parcels located on the Measure 37 claim property does not exceed three.

IV. HOME SITE AUTHORIZATION

Based on the analysis set forth above, this claim is approved, and the claimant qualifies for three home site approvals. As explained in section III above, after taking into account the number of existing lots, parcels or dwellings, the claimant is authorized for one additional lot or parcel and three dwellings on tax lots 200, 300, 1000 and 1100 of the Measure 37 claim property on which the claimant is eligible for Measure 49 relief, subject to the following terms:

1. Each dwelling must be on a separate lot or parcel, and must be contained within the property on which the claimant is eligible for Measure 49 relief. The establishment of a land division or dwelling based on this home site authorization must comply with all applicable standards governing the siting or development of the land division or dwelling. However, those standards must not be applied in a manner that prohibits the establishment of the land

⁶ According to land partition 29-03 shown in assessment information obtained from Klamath County, tax lots 200, 300, 1000 and 1100 are one legal parcel. In reliance on that information, this final order considers the Measure 37 claim property as two legal parcels.

division or dwelling, unless the standards are reasonably necessary to avoid or abate a nuisance, to protect public health or safety, or to carry out federal law.

2. This home site authorization will not authorize the establishment of a land division or dwelling in violation of a land use regulation described in ORS 195.305(3) or in violation of any other law that is not a land use regulation as defined by ORS 195.300(14).
3. A claimant is not eligible for more than 20 home site approvals under Sections 5 to 11 of Measure 49 regardless of how many properties a claimant owns or how many claims a claimant filed. If the claimant has developed the limit of twenty home sites under Measure 49, the claimant is no longer eligible for the home site approvals that are the subject of this order.
4. The number of lots, parcels or dwellings a claimant may establish under this home site authorization is reduced by the number of lots, parcels and dwellings currently in existence on the Measure 37 claim property and contiguous property in the same ownership, regardless of whether evidence of their existence has been provided to the department. If, based on the information available to the department, the department has calculated the number of currently existing lots, parcels or dwellings to be either greater than or less than the number of lots, parcels or dwellings actually in existence on the Measure 37 claim property or contiguous property under the same ownership, then the number of additional lots, parcels or dwellings a claimant may establish pursuant to this home site authorization must be adjusted according to the methodology stated in Section 6(2)(b) and 6(3) of Measure 49. Statements in this final order regarding the number of lots, parcels or dwellings currently existing on the Measure 37 claim property and contiguous property are not a determination on the current legal status of those lots, parcels or dwellings.
5. Temporary dwellings are not considered in determining the number of existing dwellings currently on the property. The claimants may choose to convert any temporary dwelling currently located on the property on which the claimant is eligible for Measure 49 relief to an authorized home site pursuant to a home site approval. Otherwise, any temporary dwelling is subject to the terms of the local permit requirements under which it was approved, and is subject to removal at the end of the term for which it is allowed.
6. A home site approval only authorizes the establishment of a new lot, parcel or dwelling on the property on which the claimant is eligible for Measure 49 relief. No additional development is authorized on contiguous property for which no Measure 37 claim was filed or on Measure 37 claim property on which the claimant is not eligible for Measure 49 relief. A lot or parcel established pursuant to a home site approval must either be the site of a dwelling that is currently in existence or be the site of a dwelling that may be established pursuant to the home site approval.
7. The claimant may use a home site approval to convert a lot, parcel or dwelling currently located on the property on which the claimant is eligible for Measure 49 relief to an authorized home site. If the number of lots, parcels or dwellings existing on the property on which the claimant is eligible for Measure 49 relief exceeds the number of home site

approvals the claimant qualifies for under a home site authorization, the claimant may select which existing lots, parcels or dwellings to convert to authorized home sites; or may reconfigure existing lots, parcels or dwellings so that the number is equivalent to the number of home site approvals.

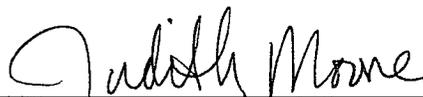
8. The claimants may not implement the relief described in this Measure 49 home site authorization if a claimant has been determined to have a common law vested right to a use described in a Measure 37 waiver for the property. Therefore, if a claimant has been determined in a final judgment or final order that is not subject to further appeal to have a common law vested right as described in Section 5(3) of Measure 49 to any use on the Measure 37 claim property, then this Measure 49 Home Site Authorization is void. However, so long as no claimant has been determined in such a final judgment or final order to have a common law vested right to a use described in a Measure 37 waiver for the property, a use that has been completed on the property pursuant to a Measure 37 waiver may be converted to an authorized home site.
9. A home site approval does not authorize the establishment of a new dwelling on a lot or parcel that already contains one or more dwellings. The claimants may be required to alter the configuration of the lots or parcels currently in existence on the Measure 37 claim property and contiguous property so that each additional dwelling established on the property on which the claimant is eligible for Measure 49 relief, pursuant to this home site authorization, is sited on a separate lot or parcel.
10. Because the property is located in an exclusive farm use zone, the home site authorization does not authorize new lots or parcels that exceed five acres. However, existing or remnant lots or parcels may exceed five acres. Before beginning construction, the owner must comply with the requirements of ORS 215.293. Further, the home site authorization will not authorize new lots or parcels that exceed two acres if the new lots or parcels are located on high-value farmland, on high-value forestland or on land within a ground water restricted area. However, existing or remnant lots or parcels may exceed two acres.
11. Because the property is located on high-value farmland and was acquired during the period when the interim land use planning goals set forth in ORS 215.515 (1973) applied to the property, Measure 49 requires new home sites to be no more than two acres and clustered on the portion of the property least suitable for farm use. Further, if an owner of the property is authorized by other home site authorizations to subdivide, partition, or establish dwellings on other Measure 37 claim properties, Measure 49 authorizes the owner to cluster some or all of the authorized lots, parcels or dwellings that would otherwise be located on land in an exclusive farm use zone, a forest zone or a mixed farm and forest zone on a single Measure 37 claim property that is zoned residential use or is located in an exclusive farm use zone, a forest zone or a mixed farm and forest zone but is less suitable for farm or forest use than the other Measure 37 claim properties.
12. If the claimant transferred ownership interest in the Measure 37 claim property prior to the date of this order, this order is rendered invalid and authorizes no home site approvals. Provided this order is valid when issued, a home site approval authorized under this order

runs with the property and transfers with the property. A home site approval will not expire, except that if a claimant who received this home site authorization later conveys the property to a party other than the claimant's spouse or the trustee of a revocable trust in which the claimant is the settlor, the subsequent owner of the property must establish the authorized lots, parcels and dwellings within 10 years of the conveyance. A lot or parcel lawfully created based on this home site authorization will remain a discrete lot or parcel, unless the lot or parcel lines are vacated or the lot or parcel is further divided, as provided by law. A dwelling lawfully created based on a home site approval is a permitted use.

13. To the extent that any law, order, deed, agreement or other legally enforceable public or private requirement provides that the subject property may not be used without a permit, license or other form of authorization or consent, this home site authorization will not authorize the use of the property unless the claimant first obtains that permit, license or other form of authorization or consent. Such requirements may include, but are not limited to: a building permit, a land use decision, a permit as defined in ORS 215.402 or 227.160, other permits or authorizations from local, state or federal agencies, and restrictions on the use of the subject property imposed by private parties.

IT IS HEREBY ORDERED that this Final Order and Home Site Authorization is entered by the Director of the Department of Land Conservation and Development as a final order of the department and the Land Conservation and Development Commission under ORS 197.300 to ORS 195.336 and OAR 660-041-0000 to 660-041-0160.

FOR THE DEPARTMENT AND THE LAND
CONSERVATION AND DEVELOPMENT
COMMISSION:



Judith Moore, Division Manager
Dept. of Land Conservation and Development
Dated this 9th day of April 2010

NOTICE OF RIGHT TO APPEAL OR OTHER JUDICIAL RELIEF

You are entitled, or may be entitled, to judicial remedies including the following:

1. Judicial review is available to anyone who is an owner of the property as defined in Measure 49 that is the subject of this final determination, or a person who timely submitted written evidence or comments to the department concerning this final determination.
2. Judicial review under ORS 183.484 may be obtained by filing a petition for review within 60 days from the service of this order. A petition for judicial review under ORS 183.484 must be filed in the Circuit Court in the county in which the affected property is located. Upon motion of any party to the proceedings, the proceedings may be transferred to any other county with jurisdiction under ORS 183.484 in the manner provided by law for change of venue.
3. Judicial review of this final determination is limited to the evidence in the record of the department at the time of its final determination. Copies of the documents that comprise the record are available for review at the department's office at 635 Capitol St. NE, Suite 150, Salem, OR 97301-2540. Judicial review is only available for issues that were raised before the department with sufficient specificity to afford the department an opportunity to respond.