



OREGON DEPARTMENT OF LAND CONSERVATION AND
DEVELOPMENT

ORS 195.300 to ORS 195.336 (MEASURE 49) SUPPLEMENTAL REVIEW
OF MEASURE 37 CLAIM
Final Order of Denial

STATE ELECTION NUMBER: E132475B¹

CLAIMANTS: Kenneth L. Tuttle²
Karen L. Tuttle
1696 Cove Point Road
Klamath Falls, OR 97601

MEASURE 37 PROPERTY IDENTIFICATION: Township 34S, Range 7E, Section 15
Tax lot 1000
Klamath County

The claimants, Kenneth Tuttle and Karen Tuttle, filed a claim with the state under ORS 197.352 (2005) (Measure 37) on December 1, 2006, for property located near Chiloquin, 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 claim 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 of Denial is the conclusion of the supplemental review of this claim.

¹ Claim E132475 has been divided into four claims because the claim includes multiple tax lots or parcels that are not contiguous or not in the same ownership. E132475A refers to tax lot 500 and claimants Kenneth Tuttle and Karen Tuttle and non-claimant owners, Leroy Jackson Sr. and Double K Ranch. E132475B refers to tax lot 1000, and claimants Kenneth Tuttle and Karen Tuttle, and non-claimant owners Leroy Jackson Sr., Double K Ranch, Susan Sargeant, Jerry Steven Delorme, Camille Kay Delorme, and Stacey Eric Delorme. E132475C refers to tax lots 2900, 3000, 1300, 1400, 100 and 400 and claimants Kenneth Tuttle and Karen Tuttle. Claim E132475D refers to tax lots 200 and 900 and claimants Kenneth Tuttle and Karen Tuttle. The property subject to claim E132475D is not contiguous to the property subject to claim E132475C.

² Information obtained by the department indicates that claimant Kenneth Tuttle passed away on January 28, 2009. Under ORS 197.353(3), if a claimant filed a claim on or after November 1, 2006 and died following submission of the claim, entitlement to prosecute the claim passes to the person who acquires the claim property by devise or by operation of law.

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 three home site approvals in the election material. No waiver was issued for this claim. The Measure 37 claim filed with the state describes more than three 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, Kenneth Tuttle and Karen Tuttle, filed a Measure 37 claim, M132475, with the state on December 1, 2006. The claimants filed a Measure 37 claim, M37 118-06, with Klamath County on December 1, 2006. The state claim was 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 deed submitted by the claimants, Kenneth Tuttle and Karen Tuttle are the owners of fee title to the property as shown in the Klamath County deed records and, therefore, are owners of the property under Measure 49.

Klamath County has confirmed that the claimants are the current owners of the property.

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:

Klamath County deed records indicate that there are non-claimant owners who have not consented to the claim: Leroy Jackson Sr., Double K Ranch, Susan Sargeant, Jerry Steven Delorme, Camille Kay Delorme, and Stacey Eric Delorme. Without the consent of all non-claimant owners, the department is not authorized to provide any relief under Measure 49.

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, Chiloquin.

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 zones. Those provisions also regulate the establishment of dwellings on new or existing lots or parcels and include the requirement that the property generate a minimum annual income from the sale of farm products.

The claimants' property consists of 129.24 acres. Therefore, state land use regulations prohibit the claimants from establishing on the Measure 37 claim property the three home sites the claimants 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 the claimants acquired the property on December 27, 1982.

The claimants acquired 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. On December 27, 1982, the Measure 37 claim property was zoned Forestry (F) by Klamath County. Klamath County's Forestry zone did not include a fixed minimum acreage standard. However, the Commission had not acknowledged that zone for compliance with the goals when the claimants acquired the property on December 27, 1982. Accordingly, the statewide planning goals, and in particular Goal 3, and ORS chapter 215 applied directly to the Measure 37 claim property when the claimants acquired it.

On August 6, 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, but did not include the requirement to generate a minimum annual income from the sale of farm products. The claimants' property consists of 129.24 acres. Therefore, the claimants lawfully could have established one home site on the Measure 37 claim property in the zone that was ultimately acknowledged to comply with the statewide planning goals and implementing regulations.

However, because of uncertainty during the time period between adoption of the statewide planning goals in 1975 and each county's acknowledgment of its plan and land use regulations regarding the factual and legal requirements for establishing compliance with the statewide planning goals, the 2010 Legislative Assembly amended Measure 49. SB 1049 (2010) specifies the number of home sites considered lawfully permitted, for purposes of Measure 49, for property acquired during this period unless the record for the claim otherwise demonstrates the number of home sites that a claimant would have been lawfully permitted to establish. Those amendments provide, in relevant part, that subject to consistency with local land use regulations in effect when they acquired the Measure 37 claim property, claimants whose property consists of at least 40 acres were lawfully permitted to establish three home sites.

The Measure 37 claim property consists of 129.24 acres. Therefore, based on the analysis under SB 1049 (2010), the claimants were lawfully permitted to establish three home sites on the Measure 37 claim property on their date of acquisition.

II. COMMENTS ON THE PRELIMINARY EVALUATION

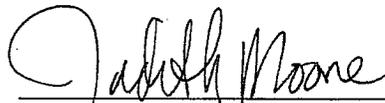
The department issued its Preliminary Evaluation for this claim on March 5, 2010. Pursuant to OAR 660-041-0090, the department provided written notice to the owners of surrounding properties. No written comments were received in response to the 28-day notice.

III. CONCLUSION

Based on the analysis above, the claimants do not qualify for relief under Measure 49 because there are owners of the property who have not consented to the claim in writing. Without the consent of Leroy Jackson Sr., Double K Ranch, Susan Sargeant, Jerry Steven Delorme, Camille Kay Delorme, and Stacey Eric Delorme, the department is not authorized to provide any relief under Measure 49.

IT IS HEREBY ORDERED that this Final Order of Denial 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 10th day of May 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.