



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 NUMBER:**

E132496<sup>1</sup>

**CLAIMANT:**

Warnock Ranches, Inc.  
11684 Huckleberry Loop  
Baker City, Oregon 97814

**MEASURE 37 PROPERTY  
IDENTIFICATION:**

Township 10S, Range 38E, Section 18  
Tax lots 500, 900 and 1100  
Section 18AC, Tax lot 100  
Section 18AB, Tax lot 400  
Section BA, Tax lots 500, 600, 700, 800,  
1200, 1300, 1400, 1500, 1600 and 1700  
Section 18BD, Tax lots 100, 200 and 300  
Section 7C, Tax lot 1200  
Township 10S, Range 37E, Section 12  
Tax lots 2200 and 2300  
Baker County

**AGENT CONTACT INFORMATION:**

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Coughlin, Leuenberger & Moon, PC  
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Baker City, OR 97814

The claimant, Warnock Ranches, Inc., filed a claim with the state under ORS 197.352 (2005) (Measure 37) on December 1, 2006, for property located near Sumpter, in Baker 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 claimant has elected supplemental review of its 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 and Home Site Authorization is the conclusion of the supplemental review of this claim.

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<sup>1</sup> The claimant also submitted a claim for property not contiguous to the subject property which is identified as E132497.

## I. ANALYSIS OF CLAIM

### A. Maximum Number of Home Sites for Which the Claimant 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 claimant has 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 claimant 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 claimant 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 claimant, Warnock Ranches, Inc., filed a Measure 37 claim, M132496, with the state on December 1, 2006. The claimant filed a Measure 37 claim, M37-06-076, with Baker County prior to May 3, 2007. The state claim was filed prior to December 4, 2006.

The claimant timely filed a Measure 37 claim with both the state and Baker 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 claimant, Warnock Ranches, Inc. is the owner of fee title to the property as shown in the Baker County deed records and, therefore, is an owner of the property under Measure 49.

Baker County has confirmed that the claimant is the current owner 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:**

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 Baker County, outside the urban growth boundary and outside the city limits of the nearest city, Sumpter.

**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:**

Tax lot 500 (T10S R38E S18) (4.50 acres), the southwest one-third of tax lot 2200 (T10S R37E S12) (approximately 9.42 acres) and the south and east two-thirds of tax lot 2300 (T10S R37E S12 and 13) (approximately 12.73 acres) of the Measure 37 claim property are currently zoned Sumpter Valley Management Area (SVMA) by Baker County in accordance with the statewide planning goals, as implemented by OAR 660, and ORS chapters 197 and 215. Baker County's SVMA zone does not allow dwellings.

Tax lots 400 (T10S R38E S18AB) (0.62 acre), 100 (T10S R38E S18AC) (0.95 acre), 500 (0.26 acre), 600 (0.65 acre), 700 (0.88 acre), 800 (0.46 acre), 1200 (0.94 acre), 1300 (1.56 acres), 1400 (1.53 acres), 1500 (2.27 acres), 1600 (0.62 acre), 1700 (0.62 acre) (T10S R38E S18BA), 100 (1.85 acres), 200 (1.24 acres), 300 (1.24 acres) (T10S R38E S18BD), the north and east two-thirds of tax lot 2200 (approximately 18.85 acres) and the northeast one-third of tax lot 2300 (approximately 6.37 acres) (T10S R37E S12) of the Measure 37 claim property are zoned

Sumpter Valley Management Area Buffer Zone (SVMABZ) by Baker County, in accordance with Goals 3 and 4, as implemented by OAR 660-006-0050. State land use regulations, including applicable provisions of ORS chapter 215 and OAR 660, divisions 6 and 33, generally prohibit the establishment of a lot or parcel less than 80 acres in size in a mixed farm/forest zone and regulate the establishment of dwellings on new or existing lots or parcels.

The claimant's property consists of 67.56 acres. Therefore, state land use regulations prohibit the claimant from establishing on the Measure 37 claim property the three home sites the claimant 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 claimant, it does not appear that the establishment of the three home sites for which the claimant 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**

Baker County deed records indicate that the claimant acquired the portion of the property consisting of tax lots 500 (T10S R38E S18) (4.50 acres), 400 (T10S R38E S18AB) (0.62 acres), 100 (T10S R38E S18AC) (0.95 acres), 500 (0.26 acres), 600 (0.65 acres), 700 (0.88 acres), 800 (0.46 acres), 1200 (0.94 acres), 1300 (1.56 acres), 1400 (1.53 acres), 1500 (2.27 acres), 1600 (0.62 acres), 1700 (T10S R38E S18BA) (0.62 acres), 100 (1.85 acres), 200 (1.24 acres) and 300 (T10S R38E S18BD) (1.24 acres) on June 4, 1973.

Baker County deed records indicate that the claimant acquired the portion of the property consisting of tax lots 900 (14.44 acres), 1100 (T10S R38E S18) (7.20 acres), 1200 (T10S R38E S7C) (4.38 acres), 2200 (28.30 acres) and 2300 (T10S R37E S12) (19.21 acres) on September 8, 1984.

On June 4, 1973, the portion of the Measure 37 claim property acquired on that date was not subject to any local or state laws that would have prohibited the claimant from establishing three lots or parcels and three dwellings. Therefore, the claimant lawfully could have established the three home sites the claimant may qualify for under Section 6 of Measure 49 on this portion of the Measure 37 claim property.

The portion of the Measure 37 claim property acquired by the claimant on September 8, 1984 was acquired after adoption of the statewide planning goals, but before the Land Conservation and Development Commission (the Commission) acknowledged Baker 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 southwest one-third of tax lot 2200 and the south and east two-thirds of tax lot 2300 (T10S R37E S12) of the Measure 37 claim property were zoned Sumpter Valley Management Area (SVMA) by Baker County, and the north and east two-thirds of tax lot 2200, the northwest one-third of tax lot 2300 (T10S R37E S12) and tax lots 900, 1100 (T10S R38E S18) and 1200 (T10S R38E S7C) were zoned Sumpter Valley Management Area Buffer Zone (SVMABZ) by Baker County. However, the Commission had not acknowledged those zones for compliance with the goals when the claimant acquired the property on September 8, 1984. Accordingly, the statewide planning goals and ORS chapters 197 and 215 applied directly to the Measure 37 claim property when the claimant acquired it.

On May 16, 1986, the Commission acknowledged the application of Baker County's Sumpter Valley Management Area (SVMA) zone and the Sumpter Valley Management Area Buffer Zone (SVMABZ) to the Measure 37 claim property. The Commission's acknowledgement of Baker County's Sumpter Valley Management Area (SVMA) zone and Sumpter Valley Management Area Buffer Zone (SVMABZ) confirmed those zones' compliance with the statewide Goals and ORS chapters 197 and 215.

The zoning of the Measure 37 claim property has not changed since the claimant acquired the portion of the property on September 8, 1984. As it is today, on September 8, 1984, the Measure 37 claim property was subject to Baker County's Sumpter Valley Management Area Zone and the Sumpter Valley Management Area Buffer Zone in accordance with the statewide Goals, as implemented by OAR 660 and ORS chapters 197 and 215.

Therefore, the claimant is not eligible for Measure 49 relief on the portion of the Measure 37 claim property acquired on September 8, 1984 because the lawfully permitted uses of the claimant's property have not changed since the claimant acquired that portion of the property.

## II. COMMENTS ON THE PRELIMINARY EVALUATION

The department issued its Preliminary Evaluation for this claim on March 24, 2010. Pursuant to OAR 660-041-0090, the department provided written notice to the owners of surrounding properties. Comments received have been taken into account by the department in the issuance of this Final Order and Home Site Authorization. Specifically, the claimant's attorney submitted a comment in response to the Preliminary Evaluation, which included a copy of the unrecorded contract through which the claimant initially acquired an interest in a portion of the Measure 37 claim the property. The attorney argues that the claimant should be considered an owner of tax lots 900 and 1100 (T10S, R38E, S18), tax lot 1200 (T10S, R38E, S7C) and tax lots 2200 and 2300 (T10S, R37E, S12) of the Measure 37 claim property as of the date of this unrecorded contract. However, Section 21(1) of Measure 49 states that a claimant's acquisition date is "the date the claimant became the owner of the property as shown in the deed records." Because the unrecorded land sale contract is not reflected in the deed records, the text of Measure 49 requires that the claimant's acquisition date must be based on the recorded deed executed on September 8, 1984.

## III. CONCLUSION

Based on the analysis above, the claimant does not qualify for any home sites on the portion of the Measure 37 claim property acquired on September 8, 1984 because the lawfully permitted uses of the claimant's property have not changed since the claimant acquired that portion of the property.

Based on the analysis above, the claimant qualifies for up to three home sites on the portion of the Measure 37 claim property acquired June 4, 1973. 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 claimant and information from Baker County, the Measure 37 claim property includes 21 lots or parcels and no dwellings. There is no contiguous property under the same ownership. Therefore, the three home site approvals the claimant qualifies for under Section 6 of Measure 49 will authorize the claimant to establish up to three dwellings on the portion of the Measure 37 claim property acquired on June 4, 1973.

## 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 three dwellings on the portion of the Measure 37 claim property acquired on June 4, 1973, 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 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.

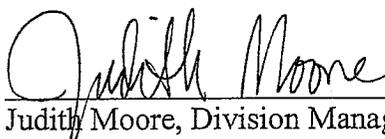
2. This home site authorization will not authorize the establishment of a land division or dwelling in violation of a land use regulation described in ORS 195.305(3) or in violation of any other law that is not a land use regulation as defined by ORS 195.300(14).
3. A claimant is not eligible for more 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 claimant 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 claimant 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 claimant 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, a forest zone, a mixed farm and forest 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 in an exclusive farm use zone, a forest zone, a mixed farm and forest zone, Measure 49 requires new home sites to be clustered so as to maximize suitability of the remnant lot or parcel for farm or forest 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 20<sup>th</sup> 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.