



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: E132747

CLAIMANT: Joel L. Pynch
25863 Center School Road
Halsey, OR 97348

MEASURE 37 PROPERTY IDENTIFICATION: Township 14S, Range 3W, Section 14
Tax lots 400 and 500¹
Linn County

AGENT CONTACT INFORMATION: Edward F. Schultz
Weatherford Thompson
130 W First Avenue
Albany, OR 97321

The claimant, Joel Pynch, filed a claim with the state under ORS 197.352 (2005) (Measure 37) on December 1, 2006, for property located at 34242 Ranch Drive, near Brownsville, in Linn 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 his 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 The Measure 37 claim property consists of tax lots 400 and 500. The claimant did not elect supplemental review for tax lot 500. While a claim cannot be amended to remove claim property, analysis of a claimant's eligibility for relief on a portion of claim property may, in some cases, be immaterial. In this case whether the claimant is eligible for relief on tax lot 500 is not relevant to the analysis of whether the claimant is eligible for relief on tax lot 400. Therefore, although tax lot 500 is part of the Measure 37 claim property, review of the claimant's eligibility for relief on tax lot 500 is omitted and all references to Measure 37 claim property refer only to tax lot 400.

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 five 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, Joel Pynch, filed a Measure 37 claim, M132747, with the state on December 1, 2006. The claimant filed a Measure 37 claim, M37-291-06, with Linn County on December 1, 2006. The state claim was filed prior to December 4, 2006.

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

Linn County has confirmed that the claimant is 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:

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 Linn County, outside the urban growth boundary and outside the city limits of the nearest city, Brownsville.

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 (EFU) by Linn 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, and regulate the establishment of dwellings on new or existing lots or parcels.

The claimant's property consists of 75.3 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

Linn County deed records indicate that the claimant acquired the property on February 6, 1975.

The claimant acquired the Measure 37 claim property after adoption of the statewide planning goals, but before the Land Conservation and Development Commission (the Commission) acknowledged Linn County's comprehensive plan and land use regulations to be in compliance with those goals pursuant to ORS 197.250 and 197.251. On February 6, 1975, the Measure 37 claim property was zoned Exclusive Farm Use (EFU) by Linn County. Linn County's EFU zone included a fixed minimum acreage standard of 40 acres. However, the Commission had not acknowledged that zone for compliance with the goals when the claimant acquired the property on February 6, 1975. Accordingly, the statewide planning goals, and in particular Goal 3 and ORS chapter 215 applied directly to the Measure 37 claim property.

On July 18, 1985, the Commission acknowledged the application of Linn County's Exclusive Farm Use (EFU) zone to the Measure 37 claim property. The Commission's acknowledgement of Linn County's EFU zone confirmed that zone's compliance with Goal 3 and ORS chapter 215. Linn County's EFU zone required 40 acres for the creation of a new lot or parcel on which a

farm dwelling could be established.² The claimant's property consists of 75.30 acres. Therefore, on the claimant's acquisition date, he could not have established any additional home sites 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. Senate Bill (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, including existing development. Those amendments provide, in relevant part, that eligibility for home site approval is subject to consistency with local land use regulations in effect when the claimant acquired the subject property, including existing development.

The Measure 37 claim property was subject to Linn County's EFU zone on the claimant's date of acquisition. That zone included a fixed minimum acreage standard of 40 acres.

The Measure 37 claim property consists of 75.3 acres and is developed with one dwelling. Therefore, based on the analysis under SB 1049 (2010), the claimant was not lawfully permitted to establish any additional home sites on the Measure 37 claim property on his date of acquisition.

II. COMMENTS ON THE PRELIMINARY EVALUATION

The department issued its Preliminary Evaluation for this claim on March 11, 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 of Denial. The claimant's agent submitted comments asserting that because the zone at acquisition contained processes under which the claimant could have attempted to obtain authorization for home sites on lots or parcels of less than 40 acres, the department should authorize lots, parcel or dwellings under Measure 49. Measure 49 allows a claimant to establish the number of lots, parcels and dwellings that would have been lawfully permitted at the time a claimant acquired the property. A use is not lawfully permitted when approval of the use on a claimant's acquisition date would have required a discretionary review process and the record for the claim does not include any evidence that the claimant could have met the standards under such a review process. The language cited by the claimant's agent as evidence that the EFU zone did not have a minimum acreage requirement states that "on parcels of less than 40 acres no structure or building other than non-dwellings shall be permitted *without the approval of the governing body.*" Section 5.040(6)(a) (emphasis added). Additionally, the language cited by the claimant's agent as evidence of a 20-acre minimum acreage requirement at acquisition also

² The claimant's agent asserts that at the time the claimant acquired the property, the EFU zone did not have a fixed minimum acreage standard. The department disagrees with that statement. While the EFU zone did not generally have a specific minimum lot size, section 5.020(3) of the zoning code did specify a minimum acreage requirement of 40 acres for the development of a farm dwelling on a lot or parcel.

requires a discretionary review process, stating “[t]he following minimum standards shall apply to single-family residential uses established by Conditional Use Permit in the EFU District.” Section 26.430. Therefore, the department correctly determined that the claimant was subject to a minimum acreage requirement of 40 acres at the time he acquired the property and was not lawfully permitted to establish more than his existing dwelling.

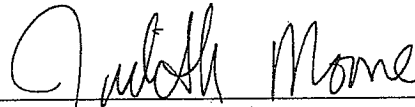
Additionally, the claimant asserts the department erred in not considering his unrecorded land sale contract in determining his acquisition date. Measure 49 defines an owner as “the purchaser under a land sale contract, if there is a recorded land sale contract in force for the property.” The statute requires land sale contracts to be recorded to establish ownership; the department does not have discretion to require otherwise. Therefore, the department properly relied on the recorded warranty deed in establishing the claimant’s ownership date.

III. CONCLUSION

Based on the analysis above, the claimant does not qualify for Measure 49 home site approvals because the claimant was not lawfully permitted to establish the lots, parcels or dwellings on the claimant’s date of acquisition.

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 20th 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.