



Oregon

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April 30, 2007

To: Interested Persons

From: Lane Shetterly, Director



Re: Ballot Measure 37 (ORS 197.352) Claim Number M130596

Claimants: Joyce Mary Peasley, and Alan and Vicky Peters

Enclosed, in regard to the above-referenced claim for compensation under Ballot Measure 37 (ORS 197.352), is the Final Staff Report and Recommendation of the Department of Land Conservation and Development, and the Final Order.

This Final Staff Report and Recommendation and the Final Order constitute the final decision on this claim. No further action will be taken on this matter.

BEFORE THE DEPARTMENT OF ADMINISTRATIVE SERVICES,
THE DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT OF
THE STATE OF OREGON

IN THE MATTER OF THE CLAIM FOR) FINAL ORDER
COMPENSATION UNDER ORS 197.352) CLAIM NO. M130596
(BALLOT MEASURE 37) OF)
Joyce Mary Peasley, and Alan and)
Vicky Peters, CLAIMANTS)

Claimants: Joyce Mary Peasley, and Alan and Vicky Peters (the Claimants)

Property: Township 3S, Range 2W, Section 3, Tax lot 900, Yamhill County
(the Property)

Claim: The demand for compensation and any supporting information received
from the Claimants by the State of Oregon (the Claim).

Claimants submitted the Claim to the State of Oregon under ORS 197.352. Under OAR 125-145-0010 *et seq.*, the Department of Administrative Services (DAS) referred the Claim to the Department of Land Conservation and Development (DLCD) as the regulating entity. This order is based on the record herein, including the Findings and Conclusions set forth in the Final Staff Report and Recommendation of DLCD (the DLCD Report) attached to and by this reference incorporated into this order.

ORDER

The Claim is denied as to laws administered by DLCD and the Land Conservation and Development Commission (LCDC) for the reasons set forth in the DLCD Report.

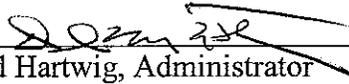
This Order is entered by the Director of the DLCD as a final order of DLCD and the Land Conservation and Development Commission under ORS 197.352, OAR 660-002-0010(8), and OAR chapter 125, division 145, and by the Administrator for the State Services Division of the DAS as a final order of DAS under ORS 197.352, OAR chapter 125, division 145, and ORS chapter 293.

FOR DLCD AND THE LAND
CONSERVATION AND
DEVELOPMENT COMMISSION:



Lane Shetterly, Director
DLCD
Dated this 30th day of April, 2007.

FOR THE DEPARTMENT OF
ADMINISTRATIVE SERVICES:



David Hartwig, Administrator
DAS, State Services Division
Dated this 30th day of April, 2007.

NOTICE OF RIGHT TO APPEAL OR OTHER JUDICIAL RELIEF

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

1. Judicial review under ORS 183.484: 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 may be filed in the Circuit Court for Marion County or the Circuit Court in the county in which you reside.
2. A cause of action under ORS 197.352 (Measure 37 (2004)): If a land use regulation continues to apply to the subject property more than 180 days after the present owner of the property has made written demand for compensation under ORS 197.352, the present owner of the property, or any interest therein, shall have a cause of action in the circuit court in which the real property is located.

(Copies of the documents that comprise the record are available for review at the Department's office at 635 Capitol Street NE, Suite 150, Salem, Oregon 97301-2540)

ORS 197.352 (BALLOT MEASURE 37) CLAIM FOR COMPENSATION

**OREGON DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
Final Staff Report and Recommendation**

April 30, 2007

STATE CLAIM NUMBER: M130596

NAMES OF CLAIMANTS: Joyce Mary Peasley
Alan and Vicky Peters

MAILING ADDRESS: Joyce Peasley
11365 NW Fairdale
Yamhill, Oregon 97148

Alan and Vicky Peters
16855 NE Mt. Home Road
Sherwood, Oregon 97140

PROPERTY IDENTIFICATION: Township 3S, Range 2W, Section 3
Tax lot 900
Yamhill County

DATE RECEIVED BY DAS: November 6, 2006

180-DAY DEADLINE: May 5, 2007

I. SUMMARY OF CLAIM

The claimants, Joyce Peasley and Alan and Vicky Peters, seek compensation in the amount of \$400,000 for the reduction in fair market value as a result of land use regulations that are alleged to restrict the use of certain private real property. The claimants desire compensation or the right to divide the 17.87-acre subject property into one 3.87-acre parcel, one 4-acre parcel and three 3.3-acre parcels and to develop a dwelling on each resulting undeveloped parcel. The subject property is located at 17655 NE Mt. Home Road, near Sherwood, in Yamhill County. (See claim.)

II. SUMMARY OF STAFF RECOMMENDATION

Based on the findings and conclusions set forth below, the Department of Land Conservation and Development (the department) has determined that the claim is not valid because Joyce Peasley is not an owner of the property, and because Alan and Vicky Peters' desired use of the subject property was prohibited under the laws in effect when they acquired the property in 1996. (See the complete recommendation in Section VI. of this report.)

III. COMMENTS ON THE CLAIM

Comments Received

On March 22, 2007, pursuant to Oregon Administrative Rule (OAR) 125-145-0080, the Oregon Department of Administrative Services (DAS) provided written notice to the owners of surrounding properties. According to DAS, one written comment was received in response to the 10-day notice. (delete "evidence or information..." and the next two paragraphs if no comments received)

The comment does not address whether the claim meets the criteria for relief under ORS 197.352. Comments concerning the effects a use of the subject property may have on surrounding areas are generally not something that the department is able to consider in determining whether to waive a state law. If funds do become available to pay compensation, then such effects may become relevant in determining which claims to pay compensation for instead of waive a state law. (See the comment letter in the department's claim file.)

IV. TIMELINESS OF CLAIM

Requirement

ORS 197.352(5) requires that a written demand for compensation be made:

1. For claims arising from land use regulations enacted prior to the effective date of Measure 37 (December 2, 2004), within two years of that effective date, or the date the public entity applies the land use regulation as an approval criteria to an application submitted by the owner, whichever is later; or
2. For claims arising from land use regulations enacted after the effective date of Measure 37 (December 2, 2004), within two years of the enactment of the land use regulation, or the date the owner of the property submits a land use application in which the land use regulation is an approval criteria, whichever is later.

Findings of Fact

This claim was submitted to DAS on November 6, 2006, for processing under OAR 125, division 145. The claim identifies Yamhill County's Exclusive Farm Use (EFU) zone as the basis for the claim. Only laws that were enacted or adopted prior to December 2, 2004, are the basis for this claim.

Conclusions

The claim has been submitted within two years of the effective date of Measure 37 (December 2, 2004), based on land use regulations enacted or adopted prior to December 2, 2004, and is therefore timely filed.

V. ANALYSIS OF CLAIM

1. Ownership

ORS 197.352 provides for payment of compensation or relief from specific laws for “owners” as that term is defined in ORS 197.352. ORS 197.352(11)(C) defines “owner” as “the present owner of the property, or any interest therein.”

Findings of Fact

Claimant Joyce Peasley originally acquired an interest in the subject property on January 5, 1959, as reflected by a warranty deed obtained from Yamhill County’s Planning Department. On October 24, 1994, Joyce Peasley conveyed the subject property to a third party, as reflected by a memorandum of land sale contract and fulfillment deed obtained from Yamhill County’s Planning Department. Claimants Alan and Vicky Peters acquired an ownership interest in the subject property on June 20, 1996, as reflected by an assignment and assumption of land sale contract obtained from Yamhill County’s Planning Department.

The Yamhill County Assessor’s Office confirms Alan and Vicky Peters’ ownership of the subject property. Joyce Peasley is no longer an owner of the subject property.

Conclusions

The claimants, Alan and Vicky Peters, are “owners” of the subject property as that term is defined by ORS 197.352(11)(C), as of June 20, 1996. Joyce Peasley is not an “owner” of the subject property as that term is defined by ORS 197.352 (11)(C).

2. The Laws That are the Basis for This Claim

In order to establish a valid claim, ORS 197.352(1) requires, in part, that a law must restrict the claimants’ use of private real property in a manner that reduces the fair market value of the property relative to how the property could have been used at the time the claimants or a family member acquired the property.

Findings of Fact

The claim indicates that the claimants desire to divide the 17.87-acre subject property into one 3.87-acre parcel, one 4-acre parcel and three 3.3-acre parcels and to develop a dwelling on each resulting undeveloped parcel, and that the current zoning prohibits the desired use.

The claim is based on the applicable provisions of state law that require EFU zoning and restrict uses on EFU-zoned land. The claimants’ property is zoned EF-40 by Yamhill County as required by Statewide Planning Goal 3 (Agricultural Lands), in accordance with ORS 215 and OAR 660, division 33, because the claimants’ property is “agricultural land” as defined by Goal 3. Goal 3 became effective on January 25, 1975, and required that agricultural lands as defined by Goal 3 be zoned EFU pursuant to ORS 215.

Current land use regulations, particularly ORS 215.263, 215.284 and 215.780 and OAR 660, division 33, enacted or adopted pursuant to Goal 3, prohibit the division of EFU-zoned land into parcels less than 80 acres and establish standards for development of dwellings on existing or proposed parcels on that land.

ORS 215.780 establishes an 80-acre minimum size for the creation of new lots or parcels in EFU zones and became effective on November 4, 1993 (Chapter 792, Oregon Laws 1993). ORS 215.263 (2005 edition) establishes standards for the creation of new parcels for non-farm uses and dwellings allowed in an EFU zone.

OAR 660-033-0135 (applicable to farm dwellings) became effective on March 1, 1994, and interprets the statutory standard for a primary dwelling in an EFU zone under ORS 215.283(1)(f). OAR 660-033-0130(4) (applicable to non-farm dwellings) became effective on August 7, 1993, and was amended to comply with ORS 215.284(4) on March 1, 1994. The Commission subsequently adopted amendments to comply with House Bill 3326 (Chapter 704, Oregon Laws 2001, effective on January 1, 2002), which were effective on May 22, 2002. (See administrative rule history for OAR 660-033-0100, -0130 and -0135.)

Claimants Alan and Vicky Peters acquired the subject property on June 20, 1996. At that time, the subject property was subject to the current provisions of Goal 3, ORS 215 and OAR 660, division 33, as described above.

Conclusions

The current zoning requirements, minimum lot size and dwelling standards established by applicable provisions of Goal 3, ORS 215 and OAR 660, division 33, were all enacted or adopted before Alan and Vicky Peters acquired the subject property on June 20, 1996. These land use regulations do not allow the desired division or development on the subject property. Laws enacted or adopted since Alan and Vicky Peters acquired the subject property in 1996 do not restrict their desired use of the property relative to when they acquired it in 1996.

As explained in Section V.(1) of this report, Joyce Peasley is not an “owner” of the subject property as that term is defined in ORS 197.352(11)(C). Therefore, no laws enforced by the Commission or the department restrict her use of the subject property with the effect of reducing the fair market value of the property.

3. Effect of Regulations on Fair Market Value

In order to establish a valid claim, ORS 197.352(1) requires that the land use regulation(s) (described in Section V.(2) of this report) must have “the effect of reducing the fair market value of the property, or any interest therein.”

Findings of Fact

The claim includes an estimate of \$400,000 as the reduction in the subject property’s fair market value due to the regulations that restrict the claimants’ desired use of the property. This amount is based on the claimants’ assessment of the subject property’s value.

Conclusions

As explained in Section V.(1) of this report, the claimants are Alan and Vicky Peters who acquired the subject property on June 20, 1996, and Joyce Peasley, who is not an "owner" of the subject property. No state laws enacted or adopted since Alan and Vicky Peters acquired the subject property restrict the use of the property relative to the uses allowed in 1996. Therefore, the fair market value of the subject property has not been reduced as a result of land use regulations enforced by the Commission or the department. Because Joyce Peasley is not an owner of the property, no laws restrict her use of the subject property with the effect of reducing its fair market value.

4. Exemptions Under ORS 197.352(3)

ORS 197.352 does not apply to certain land use regulations. In addition, under ORS 197.352(3), certain types of laws are exempt from ORS 197.352.

Findings of Fact

The claim is based on state land use regulations that restrict the use of the subject property, including provisions of Goal 3, ORS 215 and OAR 660, division 33, which Yamhill County has implemented through its EFU zone. All of these state land use regulations were in effect when Alan and Vicky Peters acquired the subject property on June 20, 1996.

Conclusions

All of the state land use regulations that restrict Alan and Vicky Peters' desired use of the subject property were in effect when they acquired the property. Therefore, these state land use regulations are exempt under ORS 197.352(3)(E), which exempts laws in effect when Alan and Vicky Peters acquired the subject property.

As explained in Section V.(1) of this report, Joyce Peasley is not an "owner" of the subject property as that term is defined in ORS 197.352(11)(C). Therefore, the issue of whether any laws are exempt from ORS 197.352 is not relevant as to Joyce Peasley.

VI. FORM OF RELIEF

ORS 197.352(1) provides for payment of compensation to an owner of private real property if the Commission or the department has enforced one or more laws that restrict the use of the property in a manner that reduces its fair market value. In lieu of compensation, the department may choose to not apply the law in order to allow the present owner to carry out a use of the property permitted at the time the present owner acquired the property. The Commission, by rule, has directed that if the department determines a claim is valid, the Director of the department must provide only non-monetary relief unless and until funds are appropriated by the legislature to pay claims.

Findings of Fact

Based on the findings and conclusions set forth in this report, laws enforced by the Commission or the department do not restrict Joyce Peasley's use of the subject property because she is not an owner of the property; and do not restrict Alan and Vicky Peters' desired use of the subject property relative to what was permitted when they acquired it in 1996 and do not reduce the fair market value of the property. All state laws restricting the use of the subject property are exempt under ORS 197.352(3)(E).

Conclusions

Based on the record and the foregoing findings and conclusions, the claimants have not established that they are entitled to relief under ORS 197.352(1) as a result of land use regulations enforced by the Commission or the department because Joyce Peasley is not an owner of the subject property, and because the claimants' desired use of the property was prohibited when Alan and Vicky Peters acquired the property in 1996. Therefore, the department recommends that this claim be denied.

VII. COMMENTS ON THE DRAFT STAFF REPORT

The department issued its draft staff report on this claim on April 9, 2007. OAR 125-145 0100(3), provided an opportunity for the claimants or the claimants' authorized agent and any third parties who submitted comments under OAR 125-145-0080 to submit written comments, evidence and information in response to the draft staff report and recommendation.