



**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 on Reconsideration**

**STATE ELECTION NUMBER:**

E124688

**CLAIMANTS:**

Wesley and Janice Hutson  
9005 SW Hwy 97  
Culver, OR 97734

**MEASURE 37 PROPERTY  
IDENTIFICATION:**

Township 12S, Range 13E, Section 28  
Tax lot 202  
Jefferson County

The claimants, Wesley and Janice Hutson, filed a claim with the state under ORS 197.352 (2005) (Measure 37) on March 30, 2006, for property located at 9005 SW Hwy 97, near Culver, in Jefferson 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.

A Final Order of Denial on the conclusion of the supplemental review of this claim was issued by the department on May 27, 2009. Claimants timely requested reconsideration. This Final Order of Denial on Reconsideration is the conclusion of the supplemental review of this claim following the department's reconsideration.

**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. The Measure 37 waiver issued for this claim describes 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, Wesley and Janice Hutson, filed a Measure 37 claim, M124688, with the state on March 30, 2006. The claimants filed a Measure 37 claim with Jefferson County on March 29, 2006. The state claim was filed prior to December 4, 2006.

The claimants timely filed a Measure 37 claim with both the state and Jefferson 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, Wesley and Janice Hutson are the owners of fee title to the property as shown in the Jefferson County deed records and, therefore, are owners of the property under Measure 49.

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

### **3. All Owners 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 Jefferson County, outside the urban growth boundary and outside the city limits of the nearest city, Culver.

**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 A-1) by Jefferson 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 claimants’ property consists of 9.85 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." If a claimant conveys the property to another person and then reacquires the property, claimant's acquisition date "is the date claimant reacquired ownership of the property."

### **Findings of Fact and Conclusions**

Jefferson County deed records indicate that the claimants originally acquired an interest in the property on May 20, 1973, as vendees of a recorded contract of sale, and that claimants conveyed all of their interest in the property to a third party by recorded bargain and sale deed dated February 8, 1977. The deed records further indicate that claimants reacquired ownership of the property by recorded bargain and sale deed dated February 18, 1977.

The department received written comments dated April 7, 2009 from claimants' attorney, Donald V. Reeder, of Glenn, Sites, Reeder & Gassner, LLP. The written comments assert that claimants have had a continuous interest in the property since the date of their original acquisition as vendees under the contract of sale dated May 20, 1973. The assertion is without merit. As explained above, the deed records demonstrate that claimants conveyed all of their interest in the subject property to a third party and reacquired ownership on February 18, 1977. Under M49, claimants' date of acquisition is the date they reacquired ownership of the property, to wit: February 18, 1977.

The claimants acquired the Measure 37 claim property after adoption of the statewide planning goals, but before the Commission acknowledged Jefferson 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 EFU A-1 by Jefferson County, which required 40 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 the claimants acquired the property on February 18, 1977. 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 November 21, 1985, the Commission acknowledged the application of Jefferson County's EFU A-1 zone to the Measure 37 claim property. The Commission's acknowledgement of

Jefferson County's EFU A-1 zone confirmed that zone's compliance with Goal 3 and ORS chapter 215. Jefferson County's acknowledged EFU A-1 zone required 80 acres for the creation of a new lot or parcel on which a dwelling could be established. The claimants' property consists of 9.85 acres, which is developed with one dwelling. Therefore, the claimants lawfully could not have established any additional home sites on their acquisition date in the zone that was ultimately acknowledged to comply with the law that controlled the establishment of dwellings and land divisions on the property on the claimants' date of acquisition. The claimants do not qualify for any home sites under Measure 49, because the claimants have not shown that a direct application of the Goals and ORS chapter 215 would have allowed the claimants to establish additional home sites.

## **II. COMMENTS ON THE PRELIMINARY EVALUATION**

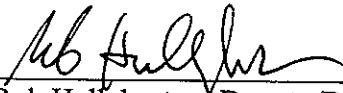
The department issued its Preliminary Evaluation for this claim on March 26, 2009. Pursuant to OAR 660-041-0090, the department provided written notice to the owners of surrounding properties. The department timely received written comments dated April 7, 2009 from claimants' attorney, Donald V. Reeder, of Glenn, Sites, Reeder & Gassner, LLP. The written comments were not addressed in the Final Order of Denial issued May 27, 2009. The written comments received have been taken into account by the department in the issuance of this Final Order of Denial on Reconsideration.

## **III. CONCLUSION**

Based on the analysis above, the claimants, Wesley and Janice Hutson, do not qualify for Measure 49 home site approvals because the claimants were not lawfully permitted to establish the lots, parcels or dwellings on the claimants' date of acquisition.

IT IS HEREBY ORDERED that this Final Order of Denial on Reconsideration 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:

  
\_\_\_\_\_  
Rob Hallyburton, Deputy Director  
Dept. of Land Conservation and Development  
Dated this 9<sup>th</sup> day of September 2009.

#### **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 it 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.