



**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:** E134206<sup>1,2</sup>

**CLAIMANT:** Davidson Industries, Inc.  
PO Box 7  
Mapleton, OR 97453

**MEASURE 37 PROPERTY  
IDENTIFICATION:** Township 18S, Range 10W  
Section 8, Tax lots 700 and 800  
Section 8, Quarter 30, Tax lots 202, 203,  
302, 500, 501 and 600  
Lane County

**AGENT CONTACT INFORMATION:** David Crowell, Vice President  
Davidson Industries, Inc.  
PO Box 609  
Elmira, OR 97437

The claimant, Davidson Industries Inc., filed claims with the state under ORS 197.352 (2005) (Measure 37) on December 1, 2006, for property located at 9780 Highway 126, near Mapleton, in Lane 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.

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<sup>1</sup> The claimant also has submitted claims for properties not contiguous to the subject property which are identified as E121408, E129640, E131633, E131635, E131771, E131772, E131773, E132940, E132941, E132942, E132943, E132944, E132945, E132947, E134090, E134091, E134092, E134093, E134094, E134197, E134198, E134199, E134200, E134201, E134202, E134203, E134204, and E134205.

<sup>2</sup> Claimant also filed claim M134207, M134208, M134209, M134210, M134216 and M134217 for the same property. Measure 49 section 6(5) provides:

“If multiple claims were filed for the same property, the number of lots, parcels or dwellings that may be established for purposes of subsection (2)(a) of this section is the number of lots, parcels or dwellings in the most recent waiver issued by the state before the effective date of this 2007 Act or, if a waiver was not issued, the most recent claim filed with the state, but not more than three in any case.”

This Final Order addresses M134206 because that claim is the most recent claim filed with the state.

This Final Order and Home Site Authorization is the conclusion of the supplemental review of this claim.

## **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. However, if the number of lots, parcels and dwellings currently in existence on the Measure 37 claim property and the contiguous property under the same ownership is equal to or greater than the maximum number of home sites a claimant could otherwise qualify for under Section 6 of Measure 49, a claimant may qualify for only one home site approval.

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 residential and non-residential use. However, because it appears that the Measure 37 claim property and contiguous property in the same ownership contain three or more lots or parcels that are each developed with dwellings the claimants may qualify for a maximum of one home site approval.

### **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, Davidson Industries Inc., filed Measure 37 claims, M134206, M134207, M134208, M134209, M134216 and M134217, with the state on December 1, 2006. The claimant filed a Measure 37 claim, PA06-7301, with Lane County on December 1, 2006. The state claim was filed prior to December 4, 2006.

The claimant timely filed Measure 37 claims with both the state and Lane 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, Davidson Industries Inc. is the owner of fee title to the property as shown in the Lane County deed records and, therefore, is an owner of the property under Measure 49.

Lane County has confirmed that the claimant is the current owner 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 Lane County, outside any urban growth boundary and outside of any the city limits, near the community of Mapleton.

**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 Rural Industrial (RI) by Lane County. ORS 197.713 allows counties to designate and zone land outside of urban growth boundaries for rural industrial development, and ORS 197.713(4) specifically prohibits residential use of such industrially-zoned rural, non-resource land.

The claimant's property consists of 41.21 acres. Therefore, state land use regulations prohibit the claimant from establishing on the Measure 37 claim property the one home site 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 one home site 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**

Lane County deed records indicate that the claimant acquired tax lot 800 (29.65 acres) on September 13, 1954, tax lot 202 (3.95 acres) on May 27, 1966, tax lot 203 (1.86 acres) on November 19, 1968, tax lot 302 (2.81 acres) on December 1, 1970, tax lot 600 (.34 acres) on September 20, 1974, tax lots 500 and 501 (1.56 acres) on November 14, 1974, and tax lot 700 (1.04 acres) on May 5, 1982.

The claimant acquired tax lot 800 on September 13, 1954, tax lot 202 on May 27, 1966, tax lot 203 on November 19, 1968, and tax lot 302 on December 1, 1970. When the claimant acquired these tax lots the Measure 37 claim property was not subject to any local or state laws that would have prohibited the claimant from establishing the one home site for which the claimant may be eligible. Therefore, on those tax lots the claimant lawfully could have established the one home site the claimant may qualify for under Section 6 of Measure 49.

On September 20, 1974, the claimant acquired tax lot 500; and on November 14, 1974, the claimant acquired tax lots 500 and 501. As of November 14, 1974, the combined Measure 37 claim property, consisting of tax lots 800, 202, 203, 302, 600, 500 and 501, was subject to applicable provisions of ORS chapters 197 and 215.

State law in effect when the claimant on November 14, 1974, specifically ORS 197.175(1) and 197.280 (1973 edition), required that counties exercise their planning responsibilities in accordance with the interim land use planning goals set forth in ORS 215.515 (1973 edition.) Those interim land use planning goals included: "To preserve the quality of the air, water and land resources of the state"; "To conserve prime farm lands for the production of crops"; "To provide for the orderly and efficient transition from rural to urban land use"; "To protect life and property in areas subject to floods, landslides and other natural disasters"; and "To develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development" ORS 215.515 (1973 edition).

The interim planning goals would not have prohibited the claimant from lawfully establishing the one home site for which the claimant may be eligible on that portion of the Measure 37 claim property when it had acquired that portion of the property in 1974. Rather, the applicable provisions of the interim goals are furthered by provisions of Section 6 of Measure 49, which limits the number of home sites authorized, and by Section 11(3), which regulates the size and location of lots or parcels on high value farm or forest land. Measure 49 Section 11(3) requires new parcels on high-value farm or forest land to be no larger than two acres and "clustered so as to maximize suitability of the remnant lot or parcel for farm or forest use."

The claimant acquired tax lot 700 of the Measure 37 claim property after adoption of the statewide planning goals, but before the Commission acknowledged Lane 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 consisted of tax lots 202, 203, 302, 500, 501, 600, 700 and 800 and was zoned Heavy Industrial (M3) by Lane County. However, the Commission had not acknowledged that zone for compliance with the goals when the claimant acquired tax lot 700 on May 5, 1982. Accordingly, the statewide planning goals applied directly to the Measure 37 claim property when the claimant acquired tax lot 700.

On October 3, 1984, the Commission acknowledged the application of Lane County's Heavy Industrial (M3) zone to the Measure 37 claim property. The Commission's acknowledgement of Lane County's M3 zone confirmed that zone's compliance with the statewide planning goals and ORS chapter 215. Lane County's acknowledged M3 zone prohibited residential use. Therefore, on the claimant's acquisition date, it could not have established a home site on tax lot 700.

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

The department issued its Preliminary Evaluation for this claim on September 16, 2009. 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 claimant qualifies for the one home site approval on tax lots 800, 202, 203, 302, 600, 501 and 500 of the Measure 37 claim property under Section 6 of Measure 49.

Based on the analysis above, the claimant is not eligible for any relief under Measure 49 on tax lot 700 because the claimant would not have been lawfully permitted to establish any additional home sites when it acquired that tax lot.

The number of lots, parcels or dwellings that a claimant is authorized to 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. If a claimant otherwise qualifies for relief under Section 6 of Measure 49, the claimant will be able to establish at least one additional lot, parcel or dwelling, regardless of the number of dwellings currently in existence.

Based on the documentation provided by the claimant and information from Lane County, the Measure 37 claim property includes eight lots or parcels and three dwellings. There is no contiguous property under the same ownership. Therefore, the one home site approval the claimant qualifies for will authorize the claimant to establish one additional dwelling on one of tax lots 800, 202, 203, 302, 600, 501 or 500 of the Measure 37 claim property.

### IV. HOME SITE AUTHORIZATION

Based on the analysis set forth above, this claim is approved, and the claimant qualifies for one home site approval. As explained in section III above, after taking into account the number of existing lots, parcels or dwellings, the claimant is authorized to establish one additional dwelling on one of tax lots 800, 202, 203, 302, 600, 501 or 500 of the property 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 a Measure 49 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. A 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 approval that is the subject of this order.

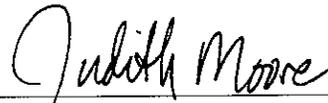
4. Statements in this final order regarding the number of lots, parcels or dwellings currently existing on the Measure 37 claim property and contiguous property are not a determination on the current legal status of those lots, parcels or dwellings.
5. Temporary dwellings are not considered in determining 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 Measure 49 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 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 a 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 future 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.
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.
10. 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 lot, parcel or dwelling 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.

11. If an owner of the property is authorized by other home site approvals 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. 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:



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Judith Moore, Measure 49 Division Manager  
Dept. of Land Conservation and Development  
Dated this 17<sup>th</sup> day of November 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.