



**OREGON DEPARTMENT OF LAND CONSERVATION AND
DEVELOPMENT**

**ORS 195.300 to ORS 195.336 (MEASURE 49) SUPPLEMENTAL REVIEW
OF MEASURE 37 CLAIM
Preliminary Evaluation**

June 10, 2009

STATE ELECTION NUMBER:

E129704B¹

CLAIMANTS:

Ron L. and Sue A. Archer²
PO Box 1
Dufur, OR 97063

Edward J. Archer
34 North Frontage Road
Wamic, Oregon 97063

Bill Archer
80015 Ross Road
Wamic, Oregon 97063

**MEASURE 37 PROPERTY
IDENTIFICATION:**

Township 4S, Range 12E, Sections 3 and 10
Tax lot 600
Wasco County

I. ELECTION

The claimants, Ron and Sue Archer, Edward Archer and Bill Archer, filed a claim with the state under ORS 197.352 (2005) (Measure 37) on July 19, 2006 for property located at 34 North Frontage Road, near Wamic, in Wasco 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.

¹ Claim E129704 has been split into two claims, E129704A and E129704B, because the Measure 37 claim sought relief for two non-contiguous parcels. Claim E129704A addresses the claimants' eligibility for Measure 49 relief on tax lot 200 and E129704B addresses their relief on tax lot 600.

² Anna Nolen was a claimant on the Measure 37 claim; however, she was not an owner of the subject property and did not elect supplemental review of the Measure 37 claim.

II. SUMMARY OF PRELIMINARY EVALUATION

Based on the department's preliminary analysis, it appears that the claimants are not eligible for any relief under Measure 49 because the claimants are not currently prohibited from establishing the one home site the claimants may otherwise qualify for under Measure 49. The zoning and lawfully permitted uses of the claimants' property have not changed since they acquired it.

III. THE MAXIMUM NUMBER OF HOME SITE APPROVALS 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 more than three home sites.³ Therefore, the claimants may qualify for a maximum of three home site approvals under Section 6 of Measure 49.

IV. PRELIMINARY ANALYSIS OF QUALIFICATION FOR HOME SITE APPROVAL

1. Preliminary Analysis

To qualify for a home site approval under Section 6 of Measure 49, 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.

The claimants, Ron and Sue Archer, Edward Archer and Bill Archer, filed a Measure 37 claim, M129704, with the state on July 19, 2006. The claimants filed a Measure 37 claim, M37-06-108, with Wasco County on July 17, 2006. The state claim was filed prior to December 4, 2006.

It appears that the claimants timely filed a Measure 37 claim with both the state and Wasco County.

In addition to filing a claim with both the state and the county in which the property is located, to qualify for a home site approval under Section 6 of Measure 49 the claimants must establish each of the following:

(a) 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,

³ The Measure 37 waiver described the property and provided relief for both tax lot 600, the property addressed in this report, and tax lot 200, which is addressed in the companion report, E129704A.

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.”

According to the deed obtained by the department, Ron and Sue Archer, Edward Archer and Bill Archer are the owners of fee title to the property as shown in the Wasco County deed records and, therefore, are owners of the property under Measure 49.

(b) All Owners of the Property Have Consented in Writing to the Claim

It appears that the claimants are the sole owners of the property. Therefore, no additional consent is required.

(c) The Measure 37 Claim Property Is Located Entirely Outside Any Urban Growth Boundary and Entirely Outside the Boundaries of Any City

The Measure 37 claim property is located in Wasco County, outside any urban growth boundary and outside of any city limits, near the community of Wamic.

(d) One or More Land Use Regulations Prohibit Establishing the Lot, Parcel or Dwelling

As stated in Section III above, the claimants may qualify for up to three home site approvals.

The property is currently zoned Exclusive Farm Use A-1 (160) by Wasco 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. Those provisions also regulate the establishment of dwellings on new or existing lots or parcels and include restrictions on establishing more than one dwelling on a single tract. In addition, counties may adopt minimum lot or parcel sizes greater than 80 acres. Wasco County’s A-1 zone requires a minimum of 160 acres for the establishment of a dwelling on a lot or parcel.

The claimants’ property consists of 168.44 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.

(e) 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.

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 would be prohibited by land use regulations described in ORS 195.305(3).

(f) 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."

Wasco County deed records indicate that the claimants acquired the property on March 27, 1995.⁴

On March 27, 1995, the Measure 37 claim property was subject to Wasco County's acknowledged Exclusive Farm Use A-1 (80) zone. Wasco County's A-1 (80) 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 168.44 acres. However, applicable provisions of ORS chapter 215 and OAR 660, division 33, in effect at that time also generally prohibited the establishment of more than one dwelling on a single tract. Therefore, the claimants lawfully could have established only one home site on their date of acquisition. Therefore, the zoning and lawfully permitted uses of the claimants' property have not changed since they acquired it.

2. Preliminary Conclusion

Based on the preliminary analysis, it appears that the claimants, Ron and Sue Archer, Edward Archer and Bill Archer, do not qualify for Measure 49 home site approvals because the claimants are not currently prohibited from establishing the one home site the claimants qualify for under Measure 49. The zoning and lawfully permitted uses of the claimants' property have not changed since they acquired it.

⁴ Claimants include an unrecorded land sale contract with their claim. Unrecorded documents do not establish ownership for purposes of Measure 49.

VII. NOTICE OF OPPORTUNITY TO COMMENT

A claimant or a claimant's authorized agent, a county and any third party may submit written comments, evidence and information in response to the preliminary evaluation. The comments, evidence and information must be filed with the department no more than twenty-eight (28) calendar days after the date this evaluation is mailed to the claimants and the claimants' agent and notice of this evaluation is mailed to third parties.

The department will mail a copy of all materials timely filed by a county or a third party with the department to the claimants and the claimants' agent. A claimant or a claimant's authorized agent may then file written comments, evidence or information in response to the materials filed by the third party or county. That response must be filed no more than twenty-one (21) calendar days after the date the department mails the materials to the claimants and the claimants' authorized agent.

All comments, evidence and information in response to the preliminary evaluation and all responses to materials filed by a third party or a county shall be delivered to Supplemental Measure 49 Claim Review, 635 Capitol Street NE, Suite 150, Salem, Oregon 97301-2540 and will be deemed timely filed either (1) if actually delivered to the department before the close of business on the final eligible calendar day, or (2) if mailed on or before the final eligible calendar day.

Note: Please reference the claim number and claimant name and clearly mark your comments as "Preliminary Evaluation Comments." Comments must be submitted in original written form only. Comments submitted electronically or by facsimile will not be accepted.