



**OREGON DEPARTMENT OF LAND CONSERVATION AND  
DEVELOPMENT**

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

March 16, 2010

**STATE ELECTION NUMBER:** E119597C<sup>1</sup>

**CLAIMANTS:** Laverne W. and Mary Jean Ratzlaff<sup>2</sup>  
15391 Airlie Road  
Monmouth, OR 97361

**MEASURE 37 PROPERTY  
IDENTIFICATION:** Township 9S, Range 5W, Section 5  
Tax lot 104<sup>3</sup>  
Polk County

**I. ELECTION**

The claimants, Laverne and Mary Ratzlaff, filed a claim with the state under ORS 197.352 (2005) (Measure 37) on February 4, 2005, for property located at 7550 Westview Lane, near Monmouth, in Polk 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.

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<sup>1</sup> Claim E119597 has been divided into ten claims because the claim includes multiple tax lots or parcels that are not in the same ownership and/or are not contiguous. E119597A refers to tax lot 101 (T9S R5W S5) and claimant Laverne Ratzlaff. E119597B refers to tax lot 102 (T9S R5W S5) and claimant Mary Ratzlaff. E119597C refers to tax lot 104 (T9S R5W S5) and claimants Laverne and Mary Ratzlaff. E119597D refers to tax lot 105 (T9S R5W S5) and claimant Laverne Ratzlaff. E119597E refers to tax lot 106 (T9S R5W S5) and claimant Laverne and Mary Ratzlaff. E119597F refers to tax lot 107 (T9S R5W S5) and claimant Laverne Ratzlaff. E119597G refers to tax lots 203, 600, 621 and 622 (T8S R5W S33) and claimants Laverne and Mary Ratzlaff. E119597H refers to tax lots 604, 612, 614 and 616 (T8S R5W S33) and claimant Laverne Ratzlaff. E119597I refers to tax lot 610 (T8S R5W S33) and claimant Laverne Ratzlaff. E119597J refers to tax lot 608 (T8S R5W S33) and claimant Mary Ratzlaff.

<sup>2</sup> The claimants have also submitted claims for properties not contiguous to the subject property, which are identified as E133893 and E133868.

<sup>3</sup> The Measure 37 claim property consisted of tax lots 101, 102, 104, 105, 106, 107, 108 (T9S R5W S5), 203, 600, 604, 608, 610, 612, 616, 621 and 622 (T8S R5W S33). The claimants did not elect supplemental review for tax lot 104; however, a claim cannot be amended to remove claim property. Claimants also included tax lots 103, 110 and 113 (T9S R5W S5), and tax lots 602, 603, 605 and 630 (T8S R5W S33), in their Measure 49 claim but those lots were not in the Measure 37 claim and a claim cannot be amended add claim property.

## **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 no longer own the Measure 37 claim property.

### **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 supplemental review under Section 6 of Measure 49 in the election material. The Measure 37 waiver issued for this claim, which includes this portion of the claim property, describes more than three home sites. 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, Laverne and Mary Ratzlaff, filed a Measure 37 claim, M119597, with the state on February 4, 2005. The claimants filed a Measure 37 claim, M 05-11, with Polk County on February 2, 2005. 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 Polk 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, 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 information submitted by the claimants, Laverne and Mary Ratzlaff have not established their ownership of the property for the purposes of Measure 49. It appears the claimants have sold tax lot 104 and, therefore, are no longer owners of the claim property.

Because this requirement has not been met, the claimants are not entitled to any relief under Measure 49, and, therefore, the remaining approval criteria will not be evaluated.

## **2. Preliminary Conclusion**

Based on the preliminary analysis, the claimants, Laverne and Mary Ratzlaff, do not qualify for Measure 49 home site approvals because the claimants no longer own the Measure 37 claim property.

## **V. 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.**