



**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 12, 2010

STATE ELECTION NUMBER: E131703A, B¹

CLAIMANT: Ardis Joy Belknap
77898 Chisholm Trail Drive
Cottage Grove, OR 97424

**MEASURE 37 PROPERTY
IDENTIFICATION:** Township 13S, Range 6W, Section 16
Tax lots 900 and 1000²
Benton County

AGENT CONTACT INFORMATION: James E. Belknap³
Territorial Land Company, Inc.
PO Box 865
Cottage Grove, OR 97424

I. ELECTION

The claimant, Ardis Belknap, filed a claim with the state under ORS 197.352 (2005) (Measure 37) on November 29, 2006, for property located at 29576 Beaver Creek Road, near Corvallis, in Benton 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 her 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 E131703 has been divided into two claims because the claim includes multiple tax lots or parcels that are not in the same ownership. E131703B refers to tax lot 1000 in the ownership of Ardis and James Belknap. E131703A refers to tax lot 900 in the ownership of Ardis Belknap. However, claims A and B are being combined into one preliminary evaluation due to the relief to which the claimant appears to be entitled.

² The claimant's Measure 37 request was for all of tax lot 1000 and the southwestern approximately 30-acre portion of tax lot 900 that was part of the 76 acres originally acquired by the claimant in 1974. Therefore, all references to "tax lot 900 of the Measure 37 claim property" in this preliminary evaluation only refer to that 30 acre portion of tax lot 900.

³ James Belknap was a claimant under Measure 37 but he has not sought relief under Measure 49.

II. SUMMARY OF PRELIMINARY EVALUATION

Based on the department's preliminary analysis, it appears that the claimant is qualified for three home site approvals on the Measure 37 claim property. The claimant's property, including both the Measure 37 claim property and all contiguous property in the same ownership, currently appears to consist of two lots or parcels, which are developed with one dwelling. After taking into account the number of lots, parcels and dwellings currently located on the Measure 37 claim property and the contiguous property under the same ownership, it appears that the home site approvals will allow the claimant to establish one additional lot or parcel and establish two additional dwellings on the Measure 37 claim property. However, the claimant may only establish one additional home site on tax lot 900 of the Measure 37 claim property and one additional home site on tax lot 1000 of the Measure 37 claim property or may establish two additional home sites on tax lot 1000 of the Measure 37 claim property and no additional home sites on tax lot 900 of the Measure 37 claim property.

III. THE MAXIMUM NUMBER OF HOME SITE APPROVALS 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. 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 three home sites. Therefore, the claimant 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 claimant, Ardis Belknap, filed a Measure 37 claim, M131703, with the state on November 29, 2006. The claimant filed a Measure 37 claim, M37-06-042, with Benton County on November 27, 2006. The state claim was filed prior to December 4, 2006.

It appears that the claimant timely filed a Measure 37 claim with both the state and Benton 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 claimant 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 deed submitted by the claimant, Ardis Belknap is the owner of fee title to the property as shown in the Benton County deed records and, therefore, is an owner of the property under Measure 49.

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

It appears that the claimant is the sole owner of tax lot 900 of the Measure 37 claim property. Therefore, no additional consent is required.

The deed by which the claimant acquired tax lot 1000 of the Measure 37 claim property indicates that there is a non-claimant owner. The non-claimant owner signed the election form. 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 Benton County, outside the urban growth boundary and outside the city limits of the nearest city, Corvallis.

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

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

The property is currently zoned Forest Conservation (FC) by Benton County, in accordance with ORS chapter 215 and OAR 660, division 6, because the property is “forest land” under Goal 4. Applicable provisions of ORS chapter 215 and OAR 660 division 6, enacted or adopted pursuant to Goal 4, generally prohibit the establishment of a lot or parcel less than 80 acres in size in a forest zone and regulate the establishment of dwellings on new or existing lots or parcels.

Tax lot 900 of the Measure 37 claim property consists of approximately 30 acres. Therefore, state land use regulations prohibit the claimant from establishing on the property that is the subject of Claim A, the three home sites the claimant may qualify for under Section 6 of Measure 49. Tax lot 1000 of the Measure 37 claim property consists of 45.70 acres. Therefore, state land

use regulations prohibit the claimant from establishing on the property that is the subject of Claim B, the three home sites the claimant 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 claimant, it does not appear that the establishment of the three home sites for which the claimant 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."

Benton County deed records indicate that the claimant acquired the property on September 12, 1979.⁴

The claimant acquired the Measure 37 claim property after adoption of the statewide planning goals, but before the Land Conservation and Development Commission (the Commission) acknowledged Benton 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 Agriculture and Forestry (A/F) by Benton County. Benton County's A/F zone included a fixed minimum acreage standard of 20 acres. However, the Commission had not acknowledged that zone for compliance with the goals when the claimant acquired the property on September 12, 1979. Accordingly, the statewide planning goals, and in particular Goal 4 and ORS chapter 215, applied directly to the Measure 37 claim property when the claimant acquired it.

⁴ The deed records indicate claimant reacquired tax lot 1000 and tax lot 900 on September 12, 1979, after conveying the tax lot to another person. Regarding reacquisition of claim property, Measure 49 section 21(3) provides: "If a claimant conveyed the property to another person and reacquired the property, whether by foreclosure or otherwise, the claimant's acquisition date is the date the claimant reacquired ownership of the property."

On February 22, 1984, the Commission acknowledged the application of Benton County's Forest Conservation – Secondary (FC-S) zone to the Measure 37 claim property. The Commission's acknowledgement of Benton County's FC-S zone confirmed that zone's compliance with Goal 4 and ORS chapter 215. Benton County's acknowledged FC-S zone required 40 acres for the creation of a new lot or parcel on which a dwelling could be established.

Tax lot 900 of the Measure 37 claim property consists of approximately 30 acres. Therefore, on the claimant's acquisition date, she could not have established any home sites on the property that is the subject of Claim A in the zone that was ultimately acknowledged to comply with the statewide planning goals and implementing regulations.

Tax lot 1000 of the Measure 37 claim property consists of 45.70 acres. Therefore, on the claimant's acquisition date, she could have established one home site on the property that is the subject of Claim B in the zone that was ultimately acknowledged to comply with the statewide planning goals and implementing regulations.

However, because of uncertainty during the time period between adoption of the statewide planning goals in 1975 and each county's acknowledgment of its plan and land use regulations regarding the factual and legal requirements for establishing compliance with the statewide planning goals, the 2010 Legislative Assembly amended Measure 49. Senate Bill (SB) 1049 (2010) specifies the number of home sites considered lawfully permitted, for purposes of Measure 49, for property acquired during this period unless the record for the claim otherwise demonstrates the number of home sites that a claimant would have been lawfully permitted to establish. Those amendments provide, in relevant part, that eligibility for home site approval is subject to consistency with local land use regulations in effect when the claimant acquired the subject property.

The Measure 37 claim property was subject to Benton County's A/F zone on the claimant's date of acquisition. That zone included a fixed minimum acreage standard of 20 acres.

Tax lot 900 of the Measure 37 claim property consists of approximately 30 acres. Therefore, based on the analysis under SB 1049 (2010), the claimant was lawfully permitted to establish one home site on the property that is the subject of Claim A on her date of acquisition.

Tax lot 1000 of the Measure 37 claim property consists of 45.70 acres. Therefore, based on the analysis under SB 1049 (2010), the claimant was lawfully permitted to establish two home sites on the property that is the subject of Claim B on her date of acquisition.

2. Preliminary Conclusion

Based on the preliminary analysis, it appears that the claimant, Ardis Belknap, qualifies for three home site approvals under Section 6 of Measure 49, only one of which may be located on tax lot 900 of the Measure 37 claim property, the subject property of Claim A.

V. NUMBER OF LOTS, PARCELS OR DWELLINGS ON OR CONTAINED WITHIN THE PROPERTY

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. However, 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 lots, parcels or dwellings currently in existence.

Based on the documentation provided by the claimant and information from Benton County, the Measure 37 claim property appears to currently include two lots or parcels and no dwellings. There is one dwelling on the remainder of tax lot 900 that was the subject of a Measure 37 claim. Therefore, the three home site approvals the claimant appears to qualify for under Section 6 of Measure 49 will allow the claimant to establish one additional lot or parcel and two additional dwellings on the Measure 37 claim property. However, the claimant may only establish one additional home site on tax lot 900 of the Measure 37 claim property and one additional home site on tax lot 1000 of the Measure 37 claim property or two additional home sites on tax lot 1000 of the Measure 37 claim property and no additional home sites on tax lot 900 of the Measure 37 claim property.

VI. PRELIMINARY STATEMENT OF PROPOSED LIMITATIONS AND CONDITIONS ON THE NUMBER AND SCOPE OF HOME SITE APPROVALS

The department has identified the following limitations and conditions that may affect the number or scope of the home site approvals that the claimant would otherwise be entitled to under Section 6 of Measure 49. This list may not be comprehensive and does not preclude the possibility that other considerations, not yet identified by the department, may affect the establishment of a land division or dwelling authorized by a home site approval.

1. The establishment of a dwelling based on a Measure 49 home site authorization must comply with all applicable standards governing the siting or development of the dwelling. However, those standards must not be applied in a manner that prohibits the establishment of the 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 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.

4. The number of dwellings a claimant may be eligible to establish under a Measure 49 home site authorization is reduced by the number of dwellings currently in existence on the Measure 37 claim property and contiguous property in the same ownership, regardless of whether evidence of their existence has been provided to the department. If, based on the information available to the department, the department has calculated the number of currently existing dwellings to be either greater than or less than the number of dwellings actually in existence on the Measure 37 claim property or contiguous property under the same ownership, then the number of additional dwellings a claimant may establish pursuant to this home site authorization must be adjusted according to the methodology stated in Section 6(2)(b) and 6(3) of Measure 49. Statements in this preliminary evaluation 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 dwelling on the 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.
7. The claimant may use a home site approval to convert a dwelling currently located on the property on which the claimant is eligible for Measure 49 relief to an authorized home site. If the number of dwellings existing on the property on which the claimant is eligible for Measure 49 relief exceeds the number of home site approvals the claimant qualifies for under a home site authorization, the claimant may select which existing dwellings to convert to authorized home sites.
8. The claimant may not implement the relief described in a 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 any Measure 49 Home Site Authorization for the property will be 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. Because the property is located in a forest zone, the owner must comply with the requirements of ORS 215.293 before beginning construction.
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. Once the department issues a final home site authorization, a home site approval granted under that authorization will run with the property and will transfer with the property. A home site approval will not expire, except that if a claimant who received a 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 dwellings within 10 years of the conveyance. A dwelling lawfully created based on a home site approval is a permitted use.

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 claimant and the claimant's 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 claimant and the claimant's 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 claimant and the claimant's 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.

<p>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.</p>
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