

BEFORE THE DEPARTMENT OF ADMINISTRATIVE SERVICES,
THE DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT OF
THE STATE OF OREGON

IN THE MATTER OF THE CLAIM FOR)	FINAL ORDER
COMPENSATION UNDER ORS 197.352)	CLAIM NO. M118653
(BALLOT MEASURE 37) OF)	
Needy Brick & Tile Company, CLAIMANT)	

Claimant: Needy Brick & Tile Company (the Claimant)

Property: Township 4S, Range 1W, Section 17C, Tax lot 1000, Marion County
(the Property)

Claim: The demand for compensation and any supporting information received from the
Claimant by the State of Oregon (the Claim).

Claimant submitted the Claim to the State of Oregon under ORS 197.352. Under OAR 125-145-0010 *et seq.*, the Department of Administrative Services (DAS) referred the Claim to the Department of Land Conservation and Development (DLCD) as the regulating entity. This order is based on the record herein, including the Findings and Conclusions set forth in the Final Staff Report and Recommendation of DLCD (the DLCD Report) attached to and by this reference incorporated into this order.

ORDER

The Claim is approved as to laws administered by DLCD and the Land Conservation and Development Commission (LCDC) for the reasons set forth in the DLCD Report, and subject to the following terms:

1. In lieu of compensation under ORS 197.352, the State of Oregon will not apply the following laws to Needy Brick and Tile Company's partition of the 22.25-acre portion of the property outside the UGB into 15 parcels or to its development of a dwelling on each parcel: applicable provisions of Goals 3 and 14, ORS 215, and OAR 660, division 33, enacted or adopted after September 17, 1963. These land use regulations will not apply to the claimant only to the extent necessary to allow it to use the 22.25 acre portion outside the UGB for the use described in this report, and only to the extent that use was permitted when it acquired the property on September 17, 1963.
2. The action by the State of Oregon provides the state's authorization to the claimant to use the 22.25-acre portion of the property outside the UGB for the use described in this report, subject to the standards in effect on September 17, 1963.
3. 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, the order 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 property imposed by private parties.

4. Any use of the subject property by the claimant under the terms of the order will remain subject to the following laws: (a) those laws not specified in (1) above; (b) any laws enacted or enforced by a public entity other than the Commission or the department; and (c) those laws not subject to ORS 197.352 including, without limitation, those laws exempted under ORS 197.352(3).

5. Without limiting the generality of the foregoing terms and conditions, in order for the claimant to use the property, it may be necessary for it to obtain a decision under ORS 197.352 from a city and/or county and/or metropolitan service district that enforces land use regulations applicable to the property. Nothing in this order relieves the claimant from the necessity of obtaining a decision under ORS 197.352 from a local public entity that has jurisdiction to enforce a land use regulation applicable to a use of the property by the claimant.

This Order is entered by the Deputy Director of the DLCD as a final order of DLCD and the Land Conservation and Development Commission under ORS 197.352, OAR 660-002-0010(8), and OAR 125, division 145, and by the Deputy Administrator for the State Services Division of the DAS as a final order of DAS under ORS 197.352, OAR 125, division 145, and ORS 293.

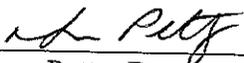
FOR DLCD AND THE LAND CONSERVATION
AND DEVELOPMENT COMMISSION:
Lane Shetterly, Director



George Naughton, Deputy Director
DLCD

Dated this 1st day of May, 2006.

FOR the DEPARTMENT OF ADMINISTRATIVE
SERVICES:



Dugan Petty, Deputy Administrator
DAS, State Services Division

Dated this 1st day of May, 2006.

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 under ORS 183.484: 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 may be filed in the Circuit Court for Marion County or the Circuit Court in the county in which you reside.
2. A cause of action under ORS 197.352 (Measure 37 (2004)): If a land use regulation continues to apply to the subject property more than 180 days after the present owner of the property has made written demand for compensation under ORS 197.352¹, the present owner of the property, or any interest therein, shall have a cause of action in the circuit court in which the real property is located.

(Copies of the documents that comprise the record are available for review at the Department's office at 635 Capitol Street NE, Suite 150, Salem, Oregon 97301-2540)

FOR INFORMATION ONLY

The Oregon Department of Justice has advised the Department of Land Conservation and Development that "[i]f the current owner of the real property conveys the property before the new use allowed by the public entity is established, then the entitlement to relief will be lost."

¹ By order of the Marion County Circuit Court, "all time lines under Measure 37 [were] suspended indefinitely" on October 25, 2005. This suspension was lifted on March 13, 2006 by the court. As a result, a period of 139 days (the number of days the time lines were suspended) has been added to the 180-day time period under ORS 197.352(6) for claims that were pending with the state on October 25, 2005.

ORS 197.352 (BALLOT MEASURE 37) CLAIM FOR COMPENSATION
OREGON DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
Final Staff Report and Recommendation

May 1, 2006

STATE CLAIM NUMBER: M118653

NAME OF CLAIMANT: Needy Brick & Tile Company

MAILING ADDRESS: 6401 Miller Road
Hubbard, Oregon 97302

PROPERTY IDENTIFICATION: Township 4S, Range 1W, Section 17C
Tax lot 1000
Marion County

OTHER CONTACT INFORMATION: (Roger) Mike Van
6860 Southwest Boeckman Road
Wilsonville, Oregon 97070

Kenny (Pete) Berkey Jr. (President and
Owner of Needy Brick & Tile Company)
6401 Miller Road
Hubbard, Oregon 97302

DATE RECEIVED BY DAS: June 21, 2005

180-DAY DEADLINE: May 6, 2006¹

I. SUMMARY OF CLAIM

The claimant, Needy Brick and Tile Company, seeks compensation in the amount of \$290,000 for the reduction in fair market value as a result of land use regulations that are alleged to restrict the use of certain private real property. The claimant desires compensation or the right to divide the 25.65-acre property into 18 parcels and to develop a dwelling on each parcel. The property is located in Marion County. A portion of the property (3.4 acres) is located within the City of Donald's Urban Growth Boundary (UGB). The remainder (22.25 acres) is located outside the City of Donald's UGB.

¹ This date reflects 180 days from the date the claim was submitted, as extended by the 139 days that all timelines under Measure 37 were suspended during the pendency of *MacPherson v. Dept. of Admin. Svcs.*, 340 Or 117 (2006).

II. SUMMARY OF STAFF RECOMMENDATION

Based on the findings and conclusions set forth below, the Department of Land Conservation and Development (the department) has determined that the claim is not valid as to the 3.4 acres of the subject property inside the UGB because neither the Land Conservation and Development Commission (the Commission) nor the department has enforced laws that restrict the claimant's use of that private real property. (See the complete recommendation in Section VI. of this report.)

The department has further determined that the claim is valid as to the 22.25-acre portion of the subject property outside the UGB. Department staff recommends that, in lieu of compensation, the requirements of the following state laws enforced by the Commission or the department not apply to Needy Brick and Tile Company's partition of that 22.25-acre portion into 15 parcels² and to its development of a dwelling on each parcel: applicable provisions of Statewide Planning Goals 3 (Agricultural Lands) and 14 (Urbanization), ORS 215 and OAR 660, division 33. These laws will not apply to the claimant only to the extent necessary to allow it to use the property for the use described in this report, and only to the extent that use was permitted when it acquired the property on September 17, 1963. (See the complete recommendation in Section VI. of this report.)

III. COMMENTS ON THE CLAIM

Comments Received

On September 7, 2005, pursuant to OAR 125-145-0080, the Oregon Department of Administrative Services (DAS) provided written notice to the owners of surrounding properties. According to DAS, one written comment was received in response to the 10-day notice.

The comment does not address whether the claim meets the criteria for relief under ORS 197.352. Comments concerning the effects a use of the subject property may have on surrounding areas are generally not something that the department is able to consider in determining whether to waive a state law. If funds do become available to pay compensation, then such effects may become relevant in determining which claims to pay compensation for instead of waive a state law. (See the comment letter in the department's claim file.)

IV. TIMELINESS OF CLAIM

Requirement

ORS 197.352(5) requires that a written demand for compensation be made:

1. For claims arising from land use regulations enacted prior to the effective date of Measure 37 (December 2, 2004), within two years of that effective date, or the date the public entity applies

² In a June 9, 2005, memorandum from the Marion County Planning Division regarding the claimant's county Measure 37 claim for the subject property, the claimant requested that the 22.25 acres outside the City of Donald's UGB be divided into 15 parcels.

the land use regulation as an approval criteria to an application submitted by the owner, whichever is later; or

2. For claims arising from land use regulations enacted after the effective date of Measure 37 (December 2, 2004), within two years of the enactment of the land use regulation, or the date the owner of the property submits a land use application in which the land use regulation is an approval criteria, whichever is later.

Findings of Fact

This claim was submitted to DAS on June 21, 2005, for processing under OAR 125, division 145. The claim identifies the county's Exclusive Farm Use (EFU) zone, City of Donald's Industrial Zoning and the city's comprehensive plan as the basis for the claim. Only laws that were enacted or adopted prior to December 2, 2004, are the basis for this claim.

Conclusions

The claim has been submitted within two years of the effective date of Measure 37 (December 2, 2004), based on land use regulations enacted or adopted prior to December 2, 2004, and is therefore timely filed.

V. ANALYSIS OF CLAIM

1. Ownership

ORS 197.352 provides for payment of compensation or relief from specific laws for "owners" as that term is defined in the statute. ORS 197.352(11)(C) defines "owner" as "the present owner of the property, or any interest therein."

Findings of Fact

The claimant, Needy Brick and Tile Company, acquired the subject property on September 17, 1963, as reflected by a warranty deed included with the claim. The Marion County Assessor's Office confirms the claimant's current ownership of the subject property.

Conclusions

The claimant, Needy Brick and Tile Company, is the "owner" of the subject property as that term is defined by ORS 197.352(11)(C) as of September 17, 1963.

2. The Laws That are the Basis for This Claim

In order to establish a valid claim, ORS 197.352(1) requires, in part, that a law must restrict the claimant's use of private real property in a manner that reduces the fair market value of the property relative to how the property could have been used at the time the claimant or a family member acquired the property.

Findings of Fact

The claim indicates that the claimant desires to divide the 25.65-acre property into 18 parcels and to develop a dwelling on each parcel, which is not allowed under the property's current zoning.

Property Outside the UGB

As to the 22.25 acres of the subject property located outside of the City of Donald's UGB, the claim is based generally on Marion County's current EFU zone and the applicable provisions of state law that require such zoning. The claimant's property is zoned EFU as required by Goal 3, in accordance with ORS 215 and OAR 660, division 33, because the claimant's property is "agricultural land" as defined by Goal 3.³ Goal 3 became effective on January 25, 1975, and required that agricultural lands as defined by the Goal be zoned EFU pursuant to ORS 215.

Current land use regulations, particularly ORS 215.263, 215.284 and 215.780 and OAR 660, division 33, enacted or adopted pursuant to Goal 3, prohibit the division of EFU-zoned land into parcels less than 80 acres and establish standards for development of dwellings on existing or proposed parcels on that land.

ORS 215.780 establishes an 80-acre minimum size for the creation of new lots or parcels in EFU zones and became effective on November 4, 1993 (Chapter 792, Oregon Laws 1993). ORS 215.263 (2005 edition) establishes standards for the creation of new parcels for non-farm uses and dwellings allowed in an EFU zone.

OAR 660-033-0135 (applicable to farm dwellings) became effective on March 1, 1994, and interprets the statutory standard for a primary dwelling in an EFU zone under ORS 215.283(1)(f). OAR 660-033-0130(4) (applicable to non-farm dwellings) became effective on August 7, 1993, and was amended to comply with ORS 215.284(4) on March 1, 1994. The Commission subsequently adopted amendments to comply with House Bill 3326 (Chapter 704, Oregon Laws 2001, effective on January 1, 2002), which were effective on May 22, 2002. (See administrative rule history for OAR 660-033-0100, -0130 and -0135.)

Goal 14 would likely apply to the division of the claimant's property into parcels of less than two acres in size. Goal 14 generally requires that land outside of UGBs be used for rural uses. Goal 14 became effective on January 25, 1975.

The claimant acquired the subject property on September 17, 1963, prior to the adoption of the statewide planning goals and their implementing statutes and regulations.

Property Inside the UGB

The 3.4 acres of the subject property located within the City of Donald's UGB is currently zoned Industrial by the City of Donald.

³ The claimant's property is "agricultural land" because it contains Natural Resources Conservation Service Class I-IV soils.

In general, the zoning of a particular property within a UGB is determined by the city or county with land use jurisdiction over the property. In some circumstances, the Commission's rules or state statutes may apply to a local government decision regarding zoning, but usually, within a UGB, state laws require or encourage a higher intensity of development rather than restrict the use of real property. In this case, the claimant has not established how a specific state land use regulation restricts the use of real property and reduces the fair market value of that real property.

Based on the information in the claim, the department has not identified any state laws that restrict the claimant's use of the subject property inside the City of Donald's UGB.

Conclusions

The current zoning requirements, minimum lot size and dwelling standards established by Goal 3, ORS 215 and OAR 660, division 33, were all adopted or enacted after the claimant, Needy Brick and Tile Company, acquired the subject property in 1963 and do not allow the desired division or residential development of the 22.25 acres located outside the City of Donald's UGB, thereby restricting the use of that portion of the subject property relative to the uses allowed when the claimant acquired the property.

With regard to the 3.4 acres of the subject property located within the City of Donald's UGB, the claim does not establish any state laws that currently restrict the use of that portion of the claimant's property. Because the subject property is located within the City of Donald's UGB, neither the Commission nor the department enforces laws that require specific zoning of the property. Based on the record before the department, neither the Commission nor the department has enforced any laws that restrict the use of that portion of the claimant's property.

This report addresses only those state laws that are identified in the claim, or that the department is certain apply to the property based on the use that the claimant has identified. There may be other laws that currently apply to the claimant's use of the property, and that may continue to apply to the claimant's use of the property, that have not been identified in the claim. In some cases, it will not be possible to know which laws apply to a use of property until there is a specific proposal for that use. When the claimant seeks a building or development permit to carry out a specific use, it may become evident that other state laws apply to that use.

3. Effect of Regulations on Fair Market Value

In order to establish a valid claim, ORS 197.352(1) requires that any land use regulation described in Section V.(2) of this report must have "the effect of reducing the fair market value of the property, or any interest therein."

Findings of Fact

The claim includes an estimate of \$290,000 as the reduction in the property's fair market value due to current regulations. This amount is based on a market analysis by a real estate professional.

Conclusions

As explained in Section V.(1) of this report, the claimant is Needy Brick and Tile Company, which acquired the property on September 17, 1963. Under ORS 197.352, the claimant is due compensation for land use regulations that restrict the use of the subject property in a manner that reduces its fair market value. Based on the findings and conclusions in Section V.(2) of this report, laws enacted or adopted since the claimant acquired the subject property restrict the desired division and development of the 22.25-acre portion located outside the City of Donald's UGB. The claimant estimates the reduction in value for the entire property due to the restrictions to be \$290,000.

Without an appraisal or other documentation, it is not possible to substantiate the specific dollar amount the claimant demands for compensation. Nevertheless, based on the submitted information, the department determines that it is more likely than not that the fair market value of the 22.25-acre portion of the subject property located outside the UGB has been reduced to some extent as a result of land use regulations enforced by the Commission or the department.

4. Exemptions Under ORS 197.352

ORS 197.352 does not apply to certain land use regulations. In addition, under ORS 197.352(3), certain types of laws are exempt from the statute.

Findings of Fact

The claim is based on state land use regulations that restrict the use of the subject property, including Goal 3, ORS 215 and OAR 660, division 33, which Marion County has implemented through its current EFU zone. All of these land use regulations were enacted or adopted after the claimant acquired the property.

Conclusions

Without a specific development proposal for the property, it is not possible for the department to determine all the laws that may apply to a particular use of the property, or whether those laws may fall under one or more of the exemptions under ORS 197.352. It appears that none of the general statutory, goal and rule restrictions on division and development of the claimant's property were in effect when the claimant acquired it in 1963. As a result, these laws are not exempt under ORS 197.352(3)(E).

Laws in effect when the claimant acquired the property are exempt under ORS 197.352(3)(E) and will continue to apply to the claimant's use of the property. There may be other laws that continue to apply to the claimant's use of the property that have not been identified in the claim. In some cases, it will not be possible to know which laws apply to a use of property until there is a specific proposal for that use. When the claimant seeks a building or development permit to carry out a specific use, it may become evident that other state laws apply to that use. In some cases, some of these laws may be exempt under ORS 197.352(3)(A) to (D).

This report addresses only those state laws that are identified in the claim, or that the department is certain apply to the property based on the uses that the claimant has identified. Similarly, this

report only addresses the exemptions provided for under ORS 197.352(3) that are clearly applicable, given the information provided to the department in the claim. The claimant should be aware that the less information it has provided to the department in the claim, the greater the possibility that there may be additional laws that will later be determined to continue to apply to its use of the property.

VI. FORM OF RELIEF

ORS 197.352(1) provides for payment of compensation to an owner of private real property if the Commission or the department has enforced laws that restrict the use of the property in a manner that reduces its fair market value. In lieu of compensation, the department may choose to not apply the law in order to allow the present owner to carry out a use of the property permitted at the time the current owner acquired the property. The Commission, by rule, has directed that if the department determines a claim is valid, the Director of the department must provide only non-monetary relief unless and until funds are appropriated by the legislature to pay claims.

Findings of Fact

Based on the findings and conclusions set forth in this report, laws enforced by the Commission or the department restrict the claimant's ability to divide the 22.25-acre portion of the property located outside the UGB into 15 parcels and to develop a dwelling on each parcel. The claim asserts that the laws enforced by the Commission or the department reduce the fair market value of the subject property by \$290,000. However, because the claim does not provide an appraisal or other specific documentation for how the specified restrictions reduce the fair market value of the property, a specific amount of compensation cannot be determined. Nevertheless, based on the record for this claim, the department acknowledges that the laws on which the claim is based likely have reduced the fair market value of the property to some extent.

No funds have been appropriated at this time for the payment of claims. In lieu of payment of compensation, ORS 197.352 authorizes the department to modify, remove or not apply all or parts of certain land use regulations to allow Needy Brick and Tile Company to use the subject property for a use permitted at the time it acquired the property on September 17, 1963.

Based on the record for this claim, the claimant has not established that any state laws enforced by the Commission or the department restrict the use of the subject property and reduce the fair market value of the 3.4-acre portion within the UGB. Because the subject property is located within the City of Donald's UGB, neither the Commission nor the department enforces laws that require specific zoning of the subject property.

Conclusions

Based on the record before the department, the claimant, Needy Brick and Tile Company, has not established that it is entitled to relief under ORS 197.352(1) as a result of land use regulations enforced by the Commission or the department for the 3.4-acre portion of the subject property located within the City of Donald's UGB. Therefore, the department recommends that this claim be denied as to the 3.4-acre portion of the property inside the UGB.

Based on the record, the department further recommends that the claim be approved for the 22.25-acre portion of the subject property located outside the City of Donald's UGB, subject to the following terms:

1. In lieu of compensation under ORS 197.352, the State of Oregon will not apply the following laws to Needy Brick and Tile Company's partition of the 22.25-acre portion of the property outside the UGB into 15 parcels or to its development of a dwelling on each parcel: applicable provisions of Goals 3 and 14, ORS 215, and OAR 660, division 33, enacted or adopted after September 17, 1963. These land use regulations will not apply to the claimant only to the extent necessary to allow it to use the 22.25 acre portion outside the UGB for the use described in this report, and only to the extent that use was permitted when it acquired the property on September 17, 1963.
2. The action by the State of Oregon provides the state's authorization to the claimant to use the 22.25-acre portion of the property outside the UGB for the use described in this report, subject to the standards in effect on September 17, 1963.
3. 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, the order 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 property imposed by private parties.
4. Any use of the subject property by the claimant under the terms of the order will remain subject to the following laws: (a) those laws not specified in (1) above; (b) any laws enacted or enforced by a public entity other than the Commission or the department; and (c) those laws not subject to ORS 197.352 including, without limitation, those laws exempted under ORS 197.352(3).
5. Without limiting the generality of the foregoing terms and conditions, in order for the claimant to use the property, it may be necessary for it to obtain a decision under ORS 197.352 from a city and/or county and/or metropolitan service district that enforces land use regulations applicable to the property. Nothing in this order relieves the claimant from the necessity of obtaining a decision under ORS 197.352 from a local public entity that has jurisdiction to enforce a land use regulation applicable to a use of the property by the claimant.

VII. COMMENTS ON THE DRAFT STAFF REPORT

The department issued its draft staff report on this claim on April 13, 2006. OAR 125-145-0100(3), provided an opportunity for the claimant or the claimant's authorized agent and any third parties who submitted comments under OAR 125-145-0080 to submit written comments, evidence and information in response to the draft staff report and recommendation. Comments received have been taken into account by the department in the issuance of this final report.