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 COMPENSATION UNDER ORS 197.352 (BALLOT MEASURE 37) OF Rew Ranches, Inc., CLAIMANT	))))	FINAL ORDER CLAIM NO. M129719

Claimant: Rew Ranches, Inc. (the Claimant)

Property: Township 3N, Range 30D, Section 23 and 24, Tax lot 1200

Township 3N, Range 31E, Section 33, Tax lot 100

Umatilla 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 denied for the portion of the subject property zoned C-2 in 1978 as to laws administered by DLCD and the Land Conservation and Development Commission (LCDC) for the reasons set forth in the DLCD Report.

The Claim is approved for the portion of the 320-acre subject property zoned F-1 in 1978 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 Rew Ranch, Inc.'s partition of that portion of the 320-acre subject property zoned F-1 in 1978, into approximately 19-acre parcels and to its development of a dwelling on each of those parcels: applicable provisions of Goal 3, ORS 215 and OAR 660, division 33, enacted or adopted after May 25, 1978. These land use regulations will not apply to the claimant only to the extent necessary to allow it to use the subject property for the use described in this report, and only to the extent that use was permitted when it acquired the property on May 25, 1978.

2. The action by the State of Oregon provides the state's authorization to the claimant to use that portion of the property zoned F-1 in 1978 for the use described in this report, subject to the standards in effect on May 25, 1978. On that date, that portion property was subject to the applicable provisions of Goal 3 and ORS 215 then in effect.

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 subject 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 subject 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 subject 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 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

Cora R. Parker, Deputy Director
DLCD
Dated this 12th day of January, 2007.

FOR the DEPARTMENT OF ADMINISTRATIVE SERVICES:

David Hartwig, Administrator
DAS, State Services Division
Dated this 12th day of January, 2007.

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 197.352, 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."

ORS 197.352 (BALLOT MEASURE 37) CLAIM FOR COMPENSATION

OREGON DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
Final Staff Report and Recommendation

January 12, 2007

STATE CLAIM NUMBER:	M129719
NAME OF CLAIMANT:	Rew Ranches, Inc.
MAILING ADDRESS:	1232 NW Johns Avenue Pendleton, Oregon 97801
PROPERTY IDENTIFICATION:	Township 3N, Range 30D, Section 23 & 24 Tax lot 1200 Township 3N, Range 31E, Section 33 Tax lot 100 Umatilla County
OTHER CONTACT INFORMATION:	Douglas E. Hojem PO Box 218 Pendleton, Oregon 97801
DATE RECEIVED BY DAS:	July 21, 2006
180-DAY DEADLINE:	January 17, 2007

I. SUMMARY OF CLAIM

The claimant, Rew Ranches, Inc., seeks compensation in the amount of $1,480,000 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 that portion of the 320-acre property zoned F-1 in 1978, into approximately 19-acre parcels and develop a dwelling on each parcel, and to develop a commercial use on that portion of the property zoned C-2 (Commercial Tourist) in 1978.[1] The subject property is located at the geographic coordinates listed above, in Umatilla County. (See claim.)

[1] The claimant's attorney asserts that the claimant's desired use of that portion of the subject property zoned C-2 in 1978 includes all uses allowed outright under the C-2 designation, including but not limited to, automobile service stations; boarding, lodging or rooming houses; eating or drinking establishments; food stores; gift shops; information centers; motels and hotels; and sporting goods or bait shops and all uses allowed conditionally under the C-2 designation, including "accessory dwellings for the owner or operator of a permitted use, planned unit developments, trailer parks, and other uses normally located in tourist commercial zones." ORS 197.352 authorizes the department to waive regulations necessary to allow "a use" permitted at the time the claimant acquired the property. It does not authorize the department to waive regulations to allow multiple alternative uses. It is unclear whether the claimant desires each of these uses to be a component of a single desired use. Moreover, provided the

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 valid in part. Department staff recommends that, in lieu of compensation, the requirements of the following state laws enforced by the Land Conservation and Development Commission (the Commission) or the department not apply to Rew Ranches, Inc.'s partition of that portion of the 320-acre subject property zoned F-1 in 1978, into 19-acre parcels and to its development of a dwelling on each of those parcels: applicable provisions of Statewide Planning Goal 3 (Agricultural Lands), ORS 215 and Oregon Administrative Rules (OAR) 660, division 33, enacted or adopted after May 25, 1978. These laws will not apply to the claimant only to the extent necessary to allow it to use the F-1-zoned portion of the subject property for the use described in this report, and only to the extent that use was permitted when it acquired the property on May 25, 1978.

The department has further determined that this claim is not valid for the portion of the subject property zoned C-2 in 1978 because the claimant's desired commercial use was prohibited under the laws in effect when the claimant acquired the property. (See the complete recommendation in Section VI. of this report.)

III. COMMENTS ON THE CLAIM

Comments Received

On November 15, 2006, 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, no written comments were received in response to the 10-day notice.

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 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.

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desired use is "a use," as components of a single desired use, based on the claimant's description of the use, this desired use could not reasonably be construed to be in conjunction with farm use. As described by the claimant's attorney, the commercial use the claimant desires is a non-farm commercial use.

Findings of Fact

This claim was submitted to DAS on July 21, 2006, for processing under OAR 125, division 145. The claim identifies Goals, 3, 11 (Public Facilities and Services) and 14 (Urbanization) and ORS 197 and 215 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 ORS 197.352. ORS 197.352(11)(C) defines "owner" as "the present owner of the property, or any interest therein."

Findings of Fact

The claimant, Rew Ranches, Inc., acquired the subject property on May 25, 1978, as reflected by a deed included with the claim. The Umatilla County Assessor's Office confirms the claimant's current ownership of the subject property.

Conclusions

The claimant, Rew Ranches, Inc., is an owner of the subject property as that term is defined by ORS 197.352(11)(C), as of May 25, 1978.

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 acquired the property.

Findings of Fact

The claim indicates that the claimant desires to divide that portion of the 320-acre property zoned F-1 in 1978, into 19-acre parcels and develop a dwelling on each parcel, and to develop a commercial use on that portion of the property zoned C-2 in 1978, and that current land use regulations prevent the desired use.[2]

[2] The claimant summarily cites numerous state land use laws as applicable to this claim, but does not establish how the laws either apply to the claimant's desired use of the subject property or restrict its use with the effect of

The claim is based generally on the applicable provisions of state law that require Exclusive Farm Use (EFU) zoning and restrict uses on EFU-zoned land. The claimant's property is zoned EFU by Umatilla County 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 Goal 3 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 the 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.)

The claimant acquired the subject property after the adoption of the statewide planning goals, but before the Commission acknowledged Umatilla County's land use regulations to be in compliance with the statewide planning goals pursuant to ORS 197.250 and 197.251[4]. At that time, a portion of the property was zoned F-1 and a portion of it was zoned C-2 (Tourist Commercial) by Umatilla County. However, because the Commission had not acknowledged the county's plan and land use regulations when the claimant acquired the subject property on May 25, 1978, the statewide planning goals, and Goal 3 in particular, applied directly to the claimant's property when it acquired the property.[5]

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reducing its fair market value. On their face, most of these regulations either do not apply to the claimant's property or do not restrict the claimant's desired use of the property with the effect of reducing its fair market value. This report addresses only those regulations that the department finds are applicable to and restrict the claimant's use of the subject property, based on the claimant's description of the desired use.

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

[4] Umatilla County's EFU zone was acknowledged on November 6, 1985.

[5] The statewide planning goals became effective on January 25, 1975, and were applicable to legislative land use decisions and some quasi-judicial land use decisions prior to the Commission's acknowledgment of each county's comprehensive plan and implementing regulations. *Perkins v. City of Rajneeshpuram*, 300 Or 1 (1985); *Alexanderson v. Polk County*, 289 Or 427, *rev. den* 290 Or 137 (1980); *Sunnyside Neighborhood Assn. v. Clackamas County*, 280 Or 3 (1977); *Jurgenson v. Union County*, 42 Or App 505 (1979); and *1000 Friends of Oregon v. Benton County*, 32 Or App 413 (1978). After the county's plan and land use regulations were acknowledged by the Commission, the statewide planning goals and implementing rules no longer applied directly to such local land use decisions. *Byrd v. Stringer*, 295 Or 311 (1983). However, statutory requirements continue to apply, and insofar as the state and local provisions are materially the same, the local provisions must be interpreted consistent with the

As adopted on January 25, 1975, Goal 3 required that agricultural land be preserved and zoned for EFU pursuant to ORS 215. The Goal 3 standard for land divisions involving property where the local zoning was not acknowledged required that the resulting parcels must be of a size that is "appropriate for the continuation of the existing commercial agricultural enterprise within the area." Further, ORS 215.263 (1973 edition) only authorized the partition of land subject to EFU zoning, and required that all divisions of land subject to EFU zoning comply with the legislative intent set forth in ORS 215.243 (Agricultural Land Use Policy). Thus, the parcels must be (1) appropriate for the continuation of the existing commercial agricultural enterprise in the area and (2) shown to comply with the legislative intent set forth in ORS 215.

Under the Goal 3 standards in effect on May 25, 1978, farm dwellings were allowed if they were determined to be "customarily provided in conjunction with farm use" under ORS 215.213(1)(e) (1973 edition). Non-farm dwellings were subject to compliance with ORS 215.213(3) (1977 edition). Commercial activities were conditionally permitted under ORS 215.213(2)(a) only to the extent those activities were "in conjunction with farm use."

The claimant also cites Goal 11, relating to public facilities and services, and OAR 660, division 11, administrative rules relating to public facilities, as restricting its desired use. Goal 11, which became effective on January 25, 1975, generally prohibits urban levels of public facilities and services on lands that are outside an urban growth boundary. Goal 11 has two components. The first component of the Goal restricts an owner's use of land outside of an urban growth boundary by prohibiting the owner from utilizing urban levels of public services or facilities. The second component restricts service providers from extending urban facilities to serve property outside an urban growth boundary. The former can restrict a claimant's use of property. The latter is a restriction on service providers. Goal 11 and OAR 660, division 11, would apply to the claimant's use of the property only to the extent that they would restrict the claimant's development of urban-level public facilities on the subject property.

No information has been presented in the claim to establish that the claimant's desired division of that portion of the subject property zoned F-1 in 1978, into 19-acre parcels complies with the "commercial" standard for farm parcels under Goal 3 or the standards for non-farm parcels under ORS 215.263 (1973 edition), nor is there any information to establish that the claimant's desired development of dwellings on the subject property satisfies the standards for farm or non-farm dwellings under ORS 215.213 (1977 edition). The claimant also has not established that the division of that portion of the property would require an urban level of public facilities. The claim further does not assert that the component parts of the claimant's desired use of that portion of the subject property zoned for commercial use in 1978 are "in conjunction with farm us," nor can the desired use of that portion of the property, as described by the claimant, otherwise be construed to be a commercial use in conjunction with farm use.

Conclusions

The current zoning requirements, minimum lot size and dwelling standards established by Goal 3, ORS 215 and OAR 660, division 33, do not allow the claimant's desired division or development of that portion of the property zoned F-1 in 1978. However, the claim does not

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substance of the goals and implementing rules. *Forster v. Polk County*, 115 Or App 475 (1992) and *Kenagy v. Benton County*, 115 Or App 131 (1992).

establish whether or the extent to which the claimant's desired use of that portion of the subject property complies with the standards for land divisions and development under the requirements of Goal 3 and ORS 215 in effect when the claimant acquired the subject property on May 25, 1978. The claim does not assert or establish that the portion of the property, for which the claimant seeks residential development, requires an urban level of public facilities and therefore, does not establish that the desired use requires a waiver of Goal 11 or its implementing regulations.

The current zoning requirements, minimum lot size and dwelling standards established by Goal 3, ORS 215 and OAR 660, division 33, also do not allow the claimant's desired commercial development of that portion of the property zoned C-2 in 1978. However, when the claimant acquired the subject property, ORS 215.213(2)(a) allowed commercial uses only in conjunction with farm use. The claimant has not asserted that the numerous components of the claimant's desired commercial use are intended to be in conjunction with farm use, nor can that use, as described by the claimant, be construed to be in conjunction with farm use. Therefore, the claimant's desired commercial use was prohibited at the time the claimant acquired the property in 1978.

This report addresses only those state laws that are identified in the claim, or that the department is certain apply to the subject property based on the uses that the claimant has identified. There may be other laws that currently apply to the claimant's use of the subject 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 the subject property until there is a specific proposal for that use. When the claimant seeks a building or development permit to carry out a specific residential 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 the land use regulation(s) (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 $1,480,000 as the reduction in the subject property's fair market value due to the regulations that restrict the claimant's desired use of the property. This amount is based on the claimant's comparison of the value of the property as currently zoned to the value without current zoning.

Conclusions

As explained in Section V.(1) of this report, the claimant is Rew Ranches, Inc., which acquired the subject property on May 25, 1978. The claimant has not established that it is entitled to compensation under ORS 197.352 for that portion of the property zoned C-2 in 1978 because the claimant's desired use of that portion of the property was prohibited under the laws in effect in 1978. Under ORS 197.352, the claimant is due compensation for land use regulations that restrict the claimant's desired use of that portion of the property zoned F-1 in 1978 and have the

effect of reducing 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 claimant's desired residential use of that portion of the property zoned F-1 in 1978, when the claimant acquired the property. The claimant estimates that the effect of the regulations on the fair market value of the subject property is a reduction of $1,480,000.

Without an appraisal or other documentation and without verification of whether or the extent to which the claimant's desired residential use of the subject property was allowed under the standards in effect when it acquired the property, it is not possible to substantiate the specific dollar amount by which the land use regulations have reduced the fair market value of the property. Nevertheless, based on the evidence in the record for this claim, the department determines that the fair market value of the subject property 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(3)

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 ORS 197.352.

Findings of Fact

The claim is based on state land use regulations that restrict the use of the subject property, including applicable provisions of Goal 3, ORS 215 and OAR 660, division 33, which Umatilla County has implemented through its current EFU zone. With the exception of provisions of Goal 3 and ORS 215 in effect when the claimant acquired the subject property on May 25, 1978, these land use regulations were enacted or adopted after the claimant acquired the property.

Conclusions

Without a specific development proposal for the subject 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 with the exception of provisions of Goal 3 and ORS 215 in effect in 1978, the statutory, goal and rule restrictions on division and development of the claimant's property were not in effect when the claimant acquired it, and therefore, these laws are not exempt under ORS 197.352(3)(E). Provisions of Goal 3 and ORS 215 in effect when the claimant acquired the subject property in 1978 are exempt under ORS 197.352(3)(E) and will continue to apply to the property. The provisions of ORS 215 in effect in 1978 prohibit the claimant's desired commercial use of the subject property.

Other laws in effect when the claimant acquired the subject property are also 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 subject 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 residential use for that portion of the property for which the claimant desires residential division and development, 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 subject 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 subject 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 one or more 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 present 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 do not restrict the claimant's desired commercial use of that portion of the subject property zoned C-2 in 1978, when the claimant acquired the property. Therefore, the claimant is not entitled to relief under ORS 197.352 for that portion of the subject property. Laws enforced by the Commission or the department restrict the claimant's desired residential division and development of that portion of the property zoned F-1 in 1978, when the claimant acquired it.

The claim asserts that existing state land use regulations enforced by the Commission or the department have the effect of reducing the fair market value of the subject property by $1,480,000. However, because the claim does not provide an appraisal or other relevant evidence demonstrating that the land use regulations described in Section V.(2) reduce the fair market value of the subject property, a specific amount of compensation cannot be determined. In order to determine a specific amount of compensation due for this claim, it would also be necessary to verify whether or the extent to which the claimant's residential desired use of a portion of the subject property was allowed under the standards in effect when it acquired the property. Nevertheless, based on the record for this claim, the department has determined that the laws on which the claim is based have reduced the fair market value of the subject 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 Rew Ranches, Inc. to use the subject property for a use permitted at the time it acquired the property on May 25, 1978.

Conclusions

Based on the record, the department recommends that the claim be denied with regard to that portion of the subject property zoned C-2 in 1978 because the claimant's desired use of that portion of the property was prohibited under the laws in effect in 1978. The department otherwise recommends that the claim be approved, 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 Rew Ranch, Inc.'s partition of that portion of the 320-acre subject property zoned F-1 in 1978, into approximately 19-acre parcels and to its development of a dwelling on each of those parcels: applicable provisions of Goal 3, ORS 215 and OAR 660, division 33, enacted or adopted after May 25, 1978. These land use regulations will not apply to the claimant only to the extent necessary to allow it to use the subject property for the use described in this report, and only to the extent that use was permitted when it acquired the property on May 25, 1978.

2. The action by the State of Oregon provides the state's authorization to the claimant to use that portion of the property zoned F-1 in 1978 for the use described in this report, subject to the standards in effect on May 25, 1978. On that date, that portion property was subject to the applicable provisions of Goal 3 and ORS 215 then in effect.

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 subject 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 subject 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 subject property by the claimant.

VII. COMMENTS ON THE DRAFT STAFF REPORT

The department issued its draft staff report on this claim on December 19, 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.