



# Oregon

Theodore R. Kulongoski, Governor

## Department of Land Conservation and Development

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March 21, 2007

To: Interested Persons

From: Lane Shetterly, Director



*Re: Ballot Measure 37 (ORS 197.352) Claim Number M130127*

*Claimants: Morley Houston and Uma Smith*

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Enclosed, in regard to the above-referenced claim for compensation under Ballot Measure 37 (ORS 197.352), is the Final Staff Report and Recommendation of the Department of Land Conservation and Development, and the Final Order.

This Final Staff Report and Recommendation and the Final Order constitute the final decision on this claim. No further action will be taken on this matter.

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. M130127  
(BALLOT MEASURE 37) OF )  
Morley Houston and Uma Smith, CLAIMANTS )

Claimants: Morley Houston and Uma Smith (the Claimants)

Property: Township 26S, Range 6W, Section 30, Tax lot 600, Douglas County  
(the Property)

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

Claimants 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 as to the northeast 6.23-acre portion of the subject property 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 113.79-acre portion of the subject property 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 Morley Houston and Uma Smith's division of the 113.79-acre portion of the subject property into three parcels and to their development of a dwelling on each parcel: applicable provisions of Goals 3 and 4, ORS 215 and OAR 660, divisions 6, and 33, enacted or adopted after each of the claimants acquired the 113.79-acre portion of the subject property. These laws will not apply to the claimants only to the extent necessary to allow them to use the 113.79-acre portion of the subject property for the use described in this report, and only to the extent that use was permitted when Morley Houston acquired the property on April 29, 1971, and when Uma Smith acquired the property on August 13, 1981.

2. The action by the State of Oregon provides the state's authorization to the claimants to use the 113.79-acre portion of the subject property for the use described in this report, subject to the standards in effect on April 29, 1971, for Morley Houston and August 13, 1981, for Uma Smith. On August 13, 1981, the 113.79-acre portion of the property was subject to applicable provisions of Goal 3 or 4 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 113.79-acre portion of 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 claimants first obtain 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 113.79-acre portion of the subject property imposed by private parties.

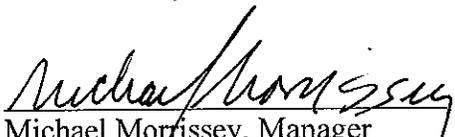
4. Any use of the subject property by the claimants under the terms of the order will remain subject to the following laws: (a) those laws not specified in (1) above; (b) any laws enacted or enforced by a public entity other than the Commission or the department; and (c) those laws not subject to ORS 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 claimants to use the 113.79-acre portion of the subject property, it may be necessary for them 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 claimants 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 113.79-acre portion of the subject property by the claimants.

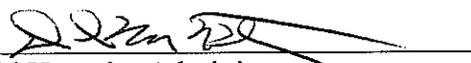
This Order is entered by the Manager for the Measure 37 Services Division of the DLCD as a final order of DLCD and the Land Conservation and Development Commission under ORS 197.352, OAR 660-002-0010(8), and OAR 125, division 145, and by the Administrator for the State Services Division of the DAS as 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

  
Michael Morrissey, Manager  
DLCD, Measure 37 Services Division  
Dated this 21<sup>th</sup> day of March, 2007.

FOR the DEPARTMENT OF  
ADMINISTRATIVE SERVICES:

  
David Hartwig, Administrator  
DAS, State Services Division  
Dated this 21<sup>th</sup> day of March, 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**

March 21, 2007

**STATE CLAIM NUMBER:** M130127

**NAMES OF CLAIMANTS:** Morley Houston  
Uma Smith

**MAILING ADDRESSES:** Morley Houston  
2079 Cleveland Hill Road  
Roseburg, Oregon 97470

Uma Smith  
PO Box 583  
Scottsburg, Oregon 97473

**PROPERTY IDENTIFICATION:** Township 26S, Range 6W, Section 30  
Tax lot 600  
Douglas County

**DATE RECEIVED BY DAS:** September 27, 2006

**180-DAY DEADLINE:** March 26, 2007

**I. SUMMARY OF CLAIM**

The claimants, Morley Houston and Uma Smith, seek compensation in the amount of \$470,750 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 claimants desire compensation or the right to divide the 120.02-acre subject property into three parcels and to develop a dwelling on each parcel. The subject property is located at 0 Cleveland Hill Road, near Roseburg, in Douglas County. (See claim.)

**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 Morley Houston and Uma Smith's division of the 113.79-acre portion of the subject property into three parcels and to their development of a dwelling on each parcel: applicable provisions of Statewide Planning Goals 3 (Agricultural Lands) and 4 (Forest Lands), ORS 215 and Oregon Administrative Rules (OAR) 660, divisions 6, and 33, enacted or adopted after each

claimant acquired the 113.79-acre portion. These laws will not apply to the claimants only to the extent necessary to allow them to use the 113.79-acre portion of the subject property for the use described in this report, and only to the extent that use was permitted when Morley Houston acquired this portion of the property in 1971 and when Uma Smith acquired this portion of the property in 1981.

The department has further determined that the claim is not valid as to the northeast 6.23-acre portion of the subject property because the claimants' desired use was prohibited under the laws in effect when they acquired this portion of the property in 1998. (See the complete recommendation in Section VI. of this report.)

### **III. COMMENTS ON THE CLAIM**

#### **Comments Received**

On January 17, 2007, 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.

#### **Findings of Fact**

This claim was submitted to DAS on September 27, 2006, for processing under OAR 125, division 145. The claim identifies Douglas County's F1 and FF (Farm/Forest) zoning 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**

Claimant Morley Houston acquired an interest in the 113.79-acre portion of the subject property on April 29, 1971, as reflected by a deed included with the claim. Claimant Uma Smith acquired an interest in the 113.79-acre portion of the subject property on August 13, 1981, as reflected by a warranty deed included with the claim. Morley Houston and Uma Smith acquired the northeast 6.23 acres of the subject property on September 1, 1998, as reflected by a Douglas County Circuit Court judgment included with the claim. The Douglas County Assessor’s Office confirms the claimants’ current ownership of the subject property.

### **Conclusions**

The claimants, Morley Houston and Uma Smith, are “owners” of the subject property as that term is defined by ORS 197.352(11)(C). Morley Houston has owned the 113.79-acre portion of the subject property since April 29, 1971, and Uma Smith has owned the 113.79-acre portion of the subject property since August 13, 1981. Morley Houston and Uma Smith have owned the northeast 6.23-acre portion of the subject property since September 1, 1998.

### **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 claimants’ 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 claimants or a family member acquired the property.

### **Findings of Fact**

The claim indicates that the claimants desire to divide the 120.02-acre subject property into three parcels and to develop a dwelling on each parcel, and that the current zoning prohibits the desired use.

The claim is based generally on the applicable provisions of state law that require mixed farm-forest zoning and restrict uses on land zoned mixed farm-forest. The claimants’ property is zoned by Douglas County as FF, which is a mixed agricultural and forest land zone, as required by Goal 4 and the implementing provisions of OAR 660-006-0050 (effective on February 5, 1990), subsequently amended on March 1, 1994, to comply with the provisions of House Bill 3661 (Chapter 792, Oregon Laws 1993).

Under OAR 660-006-0050, all the uses permitted under Goals 3 and 4 are allowed in mixed agriculture and forest zones except that for dwellings, either the Goal 3 or 4 standards are

applicable based on the predominant use of the tract on January 1, 1993.<sup>1</sup> Depending on the predominant use on that date, the property is subject to either the requirements for dwellings applicable under exclusive farm use zoning required by Goal 3 and OAR 660, division 33, or forest zone provisions required by Goal 4 and OAR 660, division 6.

For land divisions, OAR 660-006-0055 authorizes the creation of new parcels based on the standards applicable to farm or forest zones that implement the 80-acre minimum lot size specified in ORS 215.780. Under ORS 215.780(2)(a), the minimum lot size in Douglas County's FF zone is 80 acres. The claimants' property cannot be divided into parcels smaller than 80 acres.

Morley Houston acquired the 113.79-acre portion of the subject property on April 29, 1971, prior to the adoption of statewide planning goals and their implementing statutes and regulations.

Uma Smith acquired the 113.79-acre portion of the subject property after the adoption of the statewide planning goals, but before the Commission acknowledged Douglas County's land use regulations to be in compliance with the statewide planning goals pursuant to ORS 197.250 and 197.251.<sup>2</sup> Because the Commission had not acknowledged the county's plan and land use regulations when Uma Smith acquired the 113.79-acre portion of the subject property on August 13, 1981, the applicable statewide planning goals would have applied directly to any development application for the 113.79-acre portion of the subject property.<sup>3</sup>

As adopted in 1975, Goal 3 required that agricultural lands be preserved and zoned for EFU pursuant to ORS 215. Goal 4, as adopted in 1975, required that forest lands be designated for forest uses. Depending on the nature of the property when Uma Smith acquired it, the property would have been subject to Goal 3 or 4 and either EFU zoning pursuant to ORS 215 or forest zoning adequate to retain forest lands for forest uses.

Under Goal 3, the state standards for a division of land required that the created lots or parcels be of a size "appropriate for the continuation of the existing commercial agricultural enterprise within the area." Further, ORS 215.263 (1975 edition) required that all land divisions subject to EFU zoning comply with the legislative intent in ORS 215.243 (Agricultural Land Use Policy). Thus, under Goal 3, the opportunity to divide the 113.79-acre portion of the subject property when acquired by Uma Smith on August 13, 1981, was limited to new lots or parcels that were (1) appropriate for the continuation of the existing commercial agricultural enterprise in the area, and (2) shown to be consistent with the legislative intent in ORS 215. At that time, under Goal 3, farm dwellings were allowed if they were determined to be "customarily provided in

<sup>1</sup> No information was provided to the department regarding the predominant use of the property on January 1, 1993.

<sup>2</sup> Douglas County's comprehensive plan was acknowledged on December 24, 1985.

<sup>3</sup> 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 land use 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 569 (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 directly applied 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 substance of the goals and implementing rules. *Forster v. Polk County*, 115 Or App 475 (1992); *Kenagy v. Benton County*, 115 Or App 131 (1992).

conjunction with farm use” under ORS 215.213(1)(e) (1975 edition),<sup>4</sup> and non-farm dwellings were subject to ORS 215.213(3) (1975 edition).<sup>5</sup> Other uses were authorized and governed by the applicable provisions under Goal 3 and ORS 215.213.

Under Goal 4, the state standards required uses to “conserve forest lands for forest uses.” Specifically, Goal 4 only allowed land divisions that would protect commercial forest lands for commercial forest uses. Dwellings in forest zones could only be allowed if found to be “necessary and accessory” to one of the enumerated forest uses listed in Goal 4.<sup>6</sup>

When the claimants acquired the northeast 6.23-acre portion of the subject property in 1998, it was subject to the current laws in effect as described above.

### **Conclusions**

The current zoning requirements, minimum lot size and dwelling standards established under Goal 4 for lands zoned for mixed farm-forest use and the statutory and rule restrictions under applicable provisions of ORS 215 and OAR 660, divisions 6, and 33, were enacted or adopted after Morley Houston acquired the 113.79-acre portion of the subject property in 1971 and after Uma Smith acquired the 113.79-acre portion of the subject property in 1981, and do not allow the desired division and development of the property. These laws restrict the use of the subject property relative to the uses allowed when the claimants acquired this portion of the subject property.

However, the claim does not establish whether or to what extent Uma Smith’s desired use of the 113.79-acre portion of the subject property complies with the standards for land division and development under Goal 3 or 4 applicable and in effect when Uma Smith acquired this portion of the subject property on August 13, 1981.

Laws enacted or adopted since the claimants acquired the northeast 6.23-acre portion of the subject property in 1998 do not restrict the claimants’ desired use of the property relative to when the claimants acquired it in 1998.

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<sup>4</sup> Under ORS 215.213, a farm dwelling could be established on agricultural land only if the farm use to which the dwelling relates exists (*Newcomer v. Clackamas County*, 92 Or App 174, modified 94 Or App 33 (1988) and *Matteo v. Polk County*, 11 Or LUBA 259, 263 (1984), affirmed without opinion 70 Or App 179 (1984)). Guidance on the application of the statutory standards for farm and non-farm dwellings in EFU zones can be found in the Commission rules (OAR 660, division 5, adopted on July 21, 1982, amended on June 7, 1986, and repealed on August 7, 1993).

<sup>5</sup> When determining whether land is “generally unsuitable for the production of farm crops and livestock” under ORS 215.213(3), the entire parcel or tract must be evaluated rather than a portion thereof. *Smith v. Clackamas County*, 313 Or 519 (1992).

<sup>6</sup> Goal 4 prohibited uses that were not enumerated by Goal 4 as permissible uses for forest lands as well as those that were not necessary and accessory to an enumerated forest use. *Lamb v. Lane County*, 7 Or LUBA 137 (1983). Dwellings in forest lands were required to be “necessary and accessory” to show that such dwellings complied with the Goal 4 requirement that local land use regulations must “conserve forest lands for forest uses.” *1000 Friends v. LCDC (Curry County)*, 301 Or 447 (1986). A dwelling that may “enhance” forest uses is not “necessary and accessory” to a forest use to the extent required by Goal 4. *1000 Friends of Oregon v. LCDC (Lane County)*, 305 Or 384 (1988). For additional guidance, the Goal 4 provisions were interpreted under OAR 660, division 6, effective on September 1, 1982, in *1000 Friends of Oregon v. LCDC (Lane County)* and in *1000 Friends v. LCDC (Curry County)*.

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 use that the claimants have identified. There may be other laws that currently apply to the claimants' use of the subject property, and that may continue to apply to the claimants' 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 claimants seek 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 the land use regulations (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 \$470,750 as the reduction in the subject property's fair market value due to the regulations that restrict the claimants' desired use of the property. This amount is based on the claimants' comparison of similar property sales in the area.

#### **Conclusions**

As explained in Section V.(1) of this report, the claimants are Morley Houston who acquired the 113.79-acre portion of the subject property on April 29, 1971, and Uma Smith who acquired the 113.79-acre portion of the subject property on August 13, 1981. Both claimants acquired the northeast 6.23-acre portion of the property in 1998. No state laws enacted or adopted since the claimants acquired the northeast 6.23-acre portion of the subject property restrict their use of the property relative to the uses allowed when they acquired this portion of the property in 1998, and therefore, have not reduced the fair market value of this portion of the property. Under ORS 197.352, the claimants are due compensation for land use regulations that restrict the use of the 113.79-acre portion of the subject property 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 claimants acquired the 113.79-acre portion of the subject property restrict the claimants' desired use of this portion of the property. The claimants estimate that the effect of the regulations on the fair market value of the subject property is a reduction of \$470,750.

Without an appraisal or other documentation, and without verification of whether or to what extent the claimants' use of the 113.79-acre portion of the subject property was permitted under the laws in effect when they each acquired it, it is not possible to substantiate the specific dollar amount by which the land use regulations have reduced the fair market value of this portion of the subject property. Nevertheless, based on the evidence in the record for this claim, the department determines the fair market value of the 113.79-acre portion 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 Goals 3 and 4, ORS 215 and OAR 660, divisions 6, and 33, which Douglas County has implemented through its FF zone. With the exception of provisions of Goals 3 and 4 and ORS 215 in effect on August 13, 1981, when Uma Smith acquired the 113.79-acre portion of the subject property, these land use regulations were enacted or adopted after the claimants acquired the 113.79-acre portion of the subject property. All of these regulations were in effect when the claimants acquired the northeast 6.23-acre portion of the subject property in 1998.

#### **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. With the exception of provisions of Goals 3 and 4 and ORS 215 in effect when Uma Smith acquired the 113.79-acre portion of the subject property, it appears that none of the general statutory, goal and rule restrictions on residential division and development of this portion of the subject property were in effect when Morley Houston acquired it in 1971 and Uma Smith acquired it in 1981. As a result, these laws are not exempt under ORS 197.352(3)(E). Provisions of Goals 3 and 4 and ORS 215 in effect when Uma Smith acquired the 113.79-acre portion of the subject property in 1981 are exempt and will continue to apply to Uma Smith.

All of the state land use regulations that restrict the claimants' desired use of the northeast 6.23-acre portion of the subject property were in effect when they acquired this portion of the subject property. Therefore, these state land use regulations are exempt under ORS 197.352(3)(E), which exempts laws in effect when the claimants acquired that the northeast 6.23-acre portion of the subject property.

Other laws in effect when the claimants acquired the 113.79-acre portion of the subject property are exempt under ORS 197.352(3)(E) and will continue to apply to the claimants' use of the property. In addition, the department notes that ORS 215.730 and OAR 660, division 6, particularly OAR 660-006-0029, include standards for siting dwellings in forest zones. The provisions include fire protection standards for dwellings and for surrounding forest zones. ORS 197.352 (3)(B) specifically exempts regulations "restricting or prohibiting activities for the protection of public health and safety, such as fire and building codes. . . ." To the extent they are applicable to the claimants' property, the siting standards for dwellings in forest zones in ORS 215.730 and OAR 660, division 6, are exempt under ORS 197.352(3)(B).

There may be other laws that continue to apply to the claimants' use of the 113.79-acre portion 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 the 113.79-acre portion of the subject property

until there is a specific proposal for that use. When the claimants seek 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 subject property based on the use that the claimants have 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 claimants should be aware that the less information they have 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 their use of the 113.79-acre portion 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 claimants' desired use of the northeast 6.23-acre portion of the subject property when they acquired it in 1998. The department has further determined laws enforced by the Commission or the department restrict the claimants' desired use of the 113.79-acre portion of the subject property. 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 \$470,750. 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 claimants' desired use of the 113.79-acre portion of the subject property was allowed under the standards in effect when they 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 113.79-acre portion 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 Morley Houston and Uma Smith to use the 113.79-acre portion of the subject property for a use permitted when Morley Houston acquired this portion of the property on April 29, 1971, and when Uma Smith acquired the 113.79-acre portion of the property on August 13, 1981.

## Conclusions

Based on the record and the foregoing findings and conclusions, the claimants have not established that they are entitled to relief under ORS 197.352(1) for the northeast 6.23-acre portion of the subject property because no state land use regulations enforced by the Commission or the department restrict their use of this portion of the subject property relative to uses permitted when they acquired it in 1998.

The department further recommends that the claim be approved as to the remaining 113.79-acre portion of the subject property, 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 Morley Houston and Uma Smith's division of the 113.79-acre portion of the subject property into three parcels and to their development of a dwelling on each parcel: applicable provisions of Goals 3 and 4, ORS 215 and OAR 660, divisions 6, and 33, enacted or adopted after each of the claimants acquired the 113.79-acre portion of the subject property. These laws will not apply to the claimants only to the extent necessary to allow them to use the 113.79-acre portion of the subject property for the use described in this report, and only to the extent that use was permitted when Morley Houston acquired the property on April 29, 1971, and when Uma Smith acquired the property on August 13, 1981.
2. The action by the State of Oregon provides the state's authorization to the claimants to use the 113.79-acre portion of the subject property for the use described in this report, subject to the standards in effect on April 29, 1971, for Morley Houston and August 13, 1981, for Uma Smith. On August 13, 1981, the 113.79-acre portion of the property was subject to applicable provisions of Goal 3 or 4 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 113.79-acre portion of 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 claimants first obtain 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 113.79-acre portion of the subject property imposed by private parties.
4. Any use of the subject property by the claimants 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 claimants to use the 113.79-acre portion of the subject property, it may be necessary for them 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 claimants 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 113.79-acre portion of the subject property by the claimants.

## **VII. COMMENTS ON THE DRAFT STAFF REPORT**

The department issued its draft staff report on this claim on February 28, 2007. OAR 125-145-0100(3), provided an opportunity for the claimants or the claimants' 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.