



Oregon

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Department of Land Conservation and Development

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April 3, 2007

To: Interested Persons

From: Lane Shetterly, Director

Re: *Ballot Measure 37 (ORS 197.352) Claim Number M130260*

Claimants: *Dominic J. and Maria C. Corrado*

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. M130260
(BALLOT MEASURE 37) OF)
Dominic J. Corrado and Maria C. Corrado, CLAIMANTS)

Claimants: Dominic J. Corrado and Maria C. Corrado (the Claimants)

Property: Township 1S, Range 1E, Section 19, Tax lot 4300, City of Portland (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 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 Dominic and Maria Corrado's division of an approximately 0.52-acre portion of the subject property into two parcels for residential development: applicable provisions of Goal 5 and OAR 660, divisions 16, and 23, adopted after March 6, 1991. These land use regulation will not apply to the claimants only to the extent necessary to allow them to use the 0.52-acre portion for the use described in this report, and only to the extent that use was permitted when they acquired the property on March 6, 1991.

2. The action by the State of Oregon provides the state's authorization to the claimants to use the 0.52-acre portion of the property for the use described in this report, subject to the standards in effect on March 6, 1991. On that date, the property was subject to applicable provisions of Goal 5 and OAR 660, division 16, 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 0.52-acre portion 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 subject property imposed by private parties.

4. Any use of the 0.52-acre portion 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).

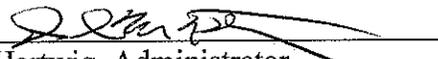
5. Without limiting the generality of the foregoing terms and conditions, in order for the claimants use the 0.52-acre portion, it may be necessary for them to obtain a decision under ORS 197.352 from a city and/or county and/or metropolitan service district that enforces land use regulations applicable 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 0.52-acre portion by the claimants.

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 3rd day of April, 2007.

FOR the DEPARTMENT OF
ADMINISTRATIVE SERVICES:


David Hartwig, Administrator
DAS, State Services Division
Dated this 3rd day of April, 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**

April 3, 2007

STATE CLAIM NUMBER: M130260

NAMES OF CLAIMANTS: Dominic J. Corrado
Maria C. Corrado

MAILING ADDRESS: 6917 Southwest 49th Avenue
Portland, Oregon 97219

PROPERTY IDENTIFICATION: Township 1S, Range 1E, Section 19
Tax lot 4300
City of Portland

DATE RECEIVED BY DAS: October 11, 2006

180-DAY DEADLINE: April 9, 2007

I. SUMMARY OF CLAIM

The claimants, Dominic and Maria Corrado, seek compensation in the amount of \$88,720 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 0.77-acre subject property into two parcels for residential development. The subject property is located at 6917 Southwest 49th Avenue, in the City of Portland, in Multnomah 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 Dominic and Maria Corrado's division of an approximately 0.52-acre portion of the subject property into two parcels for residential development: applicable provisions of Statewide Planning Goal 5 (Open Spaces, Scenic and Historic Areas and Natural Resources) and OAR 660, divisions 16, and 23. These land use regulation will not apply to the claimants only to the extent necessary to allow them to use the 0.52-acre portion for the use described in this report, and only to the extent that use was permitted when they acquired the property on March 6, 1991.

The department has further determined that this claim is not valid for an approximately 0.25-acre portion of the subject property because neither the Commission nor the department has enforced

laws that restrict the claimants' use of the private real property relative to uses permitted when they acquired that portion of the property, with the effect of reducing the property's fair market value. (See the complete recommendation in Section VI. of this report.)

III. COMMENTS ON THE CLAIM

Comments Received

On February 14, 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 October 11, 2006, for processing under OAR 125, division 145. The claim identifies provisions of the City of Portland's environmental regulations and 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

The claimants, Dominic and Maria Corrado, acquired the subject property on March 6, 1991, as reflected by a warranty deed included with the claim. The Multnomah County Assessor's Office confirms the claimants' current ownership of the subject property.

Conclusions

The claimants, Dominic and Maria Corrado, are "owners" of the subject property as that term is defined by ORS 197.352(11)(C), as of March 6, 1991.

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 0.77-acre subject property into two parcels for residential development and that the current zoning prohibits the desired use.

The subject property is within the City of Portland. The subject property is currently zoned R7 (Residential Single Dwelling) and R7p with an Environmental Protection overlay. The maximum density in the R7 zone is generally one dwelling per 7,000 square feet.

In general, the zoning of a particular property within an urban growth boundary (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 city or UGB, state laws require or encourage a higher intensity of development rather than restrict the use of real property.

In this case, approximately 0.52 acre of the subject property (67 percent) is subject to the City of Portland's Environmental Protection overlay zone, which was adopted in 1994 and has been acknowledged to implement Goal 5.¹ Under Goal 5, as adopted and effective on January 25, 1975, local governments were required to inventory land and adopt programs to protect natural resources and to conserve scenic, historic and open space resources. Prior to adoption of local government programs, the requirements of Goal 5 were directly applicable to individual properties through the land use application process. Specifically, Goal 5 required applicants to establish how the natural resources, scenic and historic areas and open space resources on individual properties would be protected through the proposed development. Under OAR 660, division 16, requirements and application procedures for complying with Goal 5 became effective on June 29, 1981. OAR 660, division 23, established additional procedures and requirements for complying with Goal 5, and became effective on September 1, 1996.

¹ The City of Portland's Environmental Protection overlay zone was acknowledged by the Commission for compliance with Goal 5 on June 25, 1993.

The claim does not establish whether or the extent to which the claimants' desired development of the 0.52-acre portion zoned R7p complies with the standards of Goal 5 and OAR 660, division 16, in effect when they acquired the property in 1991. The claim also does not establish the extent to which Goal 5 and OAR 660, division 23, restrictions or procedures implemented after the claimants acquired the property restrict the claimants' desired development of the 0.52-acre portion.

The claim does not establish that the claimants' desired division of the 0.25-acre portion zoned R7 would have been allowed at the time they acquired the property in 1991. To the contrary, the claimants' desired use would not have been permitted under the City of Portland's zoning regulations, in effect and applicable to the property when they acquired that portion. No state land use regulations apply to the 0.25-acre portion zoned R7.

Conclusions

The current zoning requirements established by amendments to Goal 5 and established by OAR 660, division 23, were adopted after Dominic and Maria Corrado acquired the subject property in 1991 and do not allow the desired division of the property. These regulations may restrict the use of the 0.52-acre portion of the subject property zoned R7p relative to uses permitted when the claimants acquired the property. However, the claim does not establish whether or to what extent the claimants' desired use of the 0.52-acre portion complies with the standards for development under Goal 5 and OAR 660, division 16, applicable and in effect when the claimants acquired the property on March 6, 1991. Nor does the claim establish whether or the extent to which the requirements or procedures of Goal 5 and OAR 660, division 23, adopted after the claimants acquired the property restricts the claimants' desired use of the 0.52-acre portion.

The claimants' desired use of the 0.25-acre portion was prohibited under the provisions of the City of Portland's zoning, in effect when they acquired the property on March 6, 1991. The claim does not establish that any state laws enforced by the Commission or the department restrict the claimants' desired use of the 0.25-acre portion zoned R7 relative to uses permitted when they acquired the property in 1991.

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 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 \$88,720 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 a market analysis included with the claim.

Conclusions

As explained in Section V.(1) of this report, the claimants are Dominic and Maria Corrado who acquired the subject property on March 6, 1991. The claimants have not established their entitlement to compensation under ORS 197.352 as to the 0.25-acre portion of the subject property because their desired use of that portion of the property was prohibited under the laws in effect at the time they acquired the property. No state laws enacted or adopted since the claimants acquired the 0.25-acre portion restrict the use of the property relative to the uses allowed in 1991. Therefore, the fair market value of the 0.25-acre portion has not been reduced as a result of land use regulations enforced by the Commission or the department.

Under ORS 197.352, the claimants are due compensation for land use regulations that restrict the use of the 0.52-acre portion and have the effect of reducing the 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 0.52-acre portion of the property may restrict their desired use 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 \$88,720.

Without an appraisal or other documentation, and without verification of whether or the extent to which the claimants' desired use of the 0.52-acre portion of the property has been restricted by land use regulations enacted or adopted after they 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 subject property. Nevertheless, based on the evidence in the record for this claim, the department determines that the fair market value of the 0.52-acre portion 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 Goal 5 and OAR 660, divisions 16, and 23, which the City of Portland has implemented through its Environmental Protection overlay zone. With the exception of amendments adopted after 1991, these land use regulations were in effect when the claimants acquired the subject property. As set forth in Section V.(2) of this report, no state laws enacted or adopted since the claimants acquired the property restrict the claimants' use of the 0.25-acre portion relative to the uses allowed in 1991.

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 the statutory, goal and rule restrictions on residential development of 0.52-acre portion of the subject property are not exempt under ORS 197.352(3)(E) only to the extent they were enacted or adopted after the claimants acquired the property on March 6, 1991. Provisions of Goal 5 and OAR 660, division 16, in effect when the claimants acquired the subject property in 1991 are exempt under ORS 197.352(3)(E) and will continue to apply to the 0.52-acre portion of the property. As discussed in Section V.(2) of this report, no state laws enacted or adopted since the claimants acquired the 0.25-acre portion of the subject property restrict the use of that portion relative to the uses allowed in 1991.

Other laws in effect when the claimants acquired the subject property are exempt under ORS 197.352(3)(E) and will continue to apply to their use of the property. In addition, ORS 197.352(3)(B) specifically exempts regulations "restricting or prohibiting activities for the protection of public health and safety. . . ." To the extent that provisions of the City of Portland's Environmental Protection overlay zone comply with the standards of Goal 5 for public health and safety, those provisions would be exempt under ORS 197.352(3)(B).

There may be other laws that 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 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 their 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 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, the department finds that the claim is not valid as to the 0.25-acre portion of the subject property because the claimants' desired use of the property was prohibited at the time they acquired the property. Neither the Commission nor the department has enforced laws enacted or adopted since the claimants' acquired the 0.25-acre portion that restrict the use of that portion of the property relative to uses permitted when they acquired the property, with the effect of reducing the property's fair market value.

The department has further determined laws enforced by the Commission or the department restrict the claimants' desired use of the 0.52-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 \$88,720. 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 0.52-acre portion 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 0.52-acre portion 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 Dominic and Maria Corrado to use the 0.52-acre portion of the subject property for a use permitted at the time they acquired the property on March 6, 1991.

Conclusions

Based on the record and the foregoing findings and conclusions, for the 0.25-acre portion of the property, the claimants have not established that they are entitled to relief under ORS 197.352(1) as a result of land use regulations enforced by the Commission or the department. Therefore, the department recommends that this claim be denied as to that portion of the property.

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 Dominic and Maria Corrado's division of an approximately 0.52-acre portion of the subject property into two parcels for residential development: applicable provisions of Goal 5 and OAR 660, divisions 16, and 23, adopted after March 6, 1991. These land use regulation will not apply to the claimants only to the extent necessary to allow them to use the 0.52-acre portion for the use described in this report, and only to the extent that use was permitted when they acquired the property on March 6, 1991.

2. The action by the State of Oregon provides the state's authorization to the claimants to use the 0.52-acre portion of the property for the use described in this report, subject to the standards

in effect on March 6, 1991. On that date, the property was subject to applicable provisions of Goal 5 and OAR 660, division 16, 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 0.52-acre portion 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 subject property imposed by private parties.

4. Any use of the 0.52-acre portion 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 use the 0.52-acre portion, 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 0.52-acre portion by the claimants.

VII. COMMENTS ON THE DRAFT STAFF REPORT

The department issued its draft staff report on this claim on March 14, 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.