



# Oregon

Theodore R. Kulongoski, Governor

## Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2524

Phone: (503) 373-0050

First Floor/Coastal Fax: (503) 378-6033

Second Floor/Director's Office Fax: (503) 378-5518

Third Floor/Measure 37 Fax: (503) 378-5318

Web Address: <http://www.oregon.gov/LCD>

October 5, 2007

To: Interested Persons  
From: Cora R. Parker, Acting Director



*Re: Ballot Measure 37 (ORS 197.352) Claim Number M131261*

*Claimant: Mamoru and Michiko Kiyokawa*

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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. M131261  
(BALLOT MEASURE 37) OF )  
Mamoru and Michiko Kiyokawa, CLAIMANTS )

Claimants: Mamoru and Michiko Kiyokawa (the Claimants)

Property: Township 1S, Range 10E, Section 7, Tax lots 3100, 3200, 3300 and 3400  
Hood River 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 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 Mamoru and Michiko Kiyokawa's (1) division of tax lots 3100, 3200 and 3300 into sixty-six 0.5-acre parcels or to their development of a dwelling on each resulting undeveloped parcel; and (2) division of tax lot 3400 into four 5-acre parcels or to their development of a dwelling on each resulting undeveloped parcel: applicable provisions of Goal 3, ORS 215 and OAR 660, division 33, enacted or adopted after each claimant acquired the subject tax lots. These laws will not apply to the claimants only to the extent necessary to allow them to use the subject property for the use described in this report, and only to the extent that use was permitted when Mamoru Kiyokawa acquired tax lot 3300 on October 31, 1951; when the claimants acquired tax lots 3100 and 3200 on June 22, 1961, and tax lot 3400 on November 20, 1972; and when Michiko Kiyokawa acquired tax lot 3300 on November 12, 1980.

2. The action by the State of Oregon provides the state's authorization to the claimants to use the subject property for the use described in this report, subject to the standards in effect when Mamoru Kiyokawa acquired tax lot 3300 on October 31, 1951; when the claimants acquired tax lots 3100 and 3200 on June 22, 1961, and tax lot 3400 on November 20, 1972; and when

Michiko Kiyokawa acquired tax lot 3300 on November 12, 1980. On November 20, 1972, tax lot 3400 was subject to Hood River County's A-1 zone and ORS 215 then in effect. On November 12, 1980, tax lot 3300 was subject to 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 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 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 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 subject property by the claimants.

6. Nothing in this report or the state's final order for this claim constitutes any determination of ownership by the State of Oregon as to submerged or submersible lands, or as to public rights to the use of waters of the state.

This Order is entered by the Acting 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 Manager for the Measure 37 Services Unit of the DAS as a final order of DAS under ORS 197.352, OAR 125, division 145, and ORS 293.

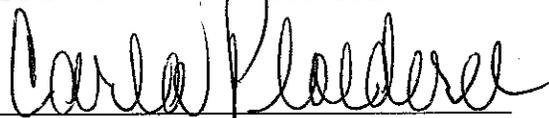
FOR DLCD AND THE LAND  
CONSERVATION AND  
DEVELOPMENT COMMISSION:



Cora R. Parker, Acting Director  
DLCD

Dated this 5<sup>th</sup> day of October, 2007.

FOR the DEPARTMENT OF  
ADMINISTRATIVE SERVICES:



Carla Ploederer, Manager  
DAS, Measure 37 Services Unit

Dated this 5<sup>th</sup> day of October, 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."

**BALLOT MEASURE 37 (ORS 197.352) CLAIM FOR COMPENSATION**

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

October 5, 2007

**STATE CLAIM NUMBER:** M131261

**NAMES OF CLAIMANTS:** Mamoru and Michiko Kiyokawa

**MAILING ADDRESS:** 8131 Clear Creek Road  
Parkdale, Oregon 97041

**PROPERTY IDENTIFICATION:** Township 1S, Range 10E, Section 7  
Tax lots 3100, 3200, 3300 and 3400  
Hood River County

**OTHER CONTACT INFORMATION:** Randy Kiyokawa  
8129 Clear Creek Road  
Parkdale, Oregon 97041

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

**DEADLINE FOR FINAL ACTION:<sup>1</sup>** May 20, 2008

**I. SUMMARY OF CLAIM**

The claimants, Mamoru and Michiko Kiyokawa, seek compensation in the amount of \$8,512,295 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 (1) divide tax lots 3100, 3200 and 3300 (totaling approximately 33.5 acres) into sixty-six 0.5-acre parcels and to develop a dwelling on each resulting undeveloped parcel; and (2) divide tax lot 3400 (20.66 acres) into four 5-acre parcels and to develop a dwelling on each resulting undeveloped parcel.<sup>2</sup> The subject property is located at the geographic coordinates identified above, near Parkdale, in Hood River County. (See claim.)

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<sup>1</sup> ORS 197.352, as originally enacted, required that final action on claims made under Measure 37 be made within 180 days of the date the claim was filed. In response to the large volume of claims filed in late 2006, the Oregon legislature passed House Bill 3546, which became effective on May 10, 2007. This legislation increased the amount of time state and local governments have to take final action on Measure 37 claims filed on or after November 1, 2006, by 360 days, to a total of 540 days.

<sup>2</sup> The subject property includes four tax lots. Tax lot 3100 consists of 4.77 acres, tax lot 3200 consists of 9.82 acres, tax lot 3300 consists of 18.96 acres and tax lot 3400 consists of 20.66 acres.

## 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. 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 Mamoru and Michiko Kiyokawa's (1) division of tax lots 3100, 3200 and 3300 into sixty-six 0.5-acre parcels and to their development of a dwelling on each resulting undeveloped parcel; and (2) division of tax lot 3400 into four 5-acre parcels and to their development of a dwelling on each resulting undeveloped parcel: applicable provisions of Statewide Planning Goal 3 (Agricultural Lands), ORS 215 and Oregon Administrative Rules (OAR) 660, division 33, enacted or adopted after each claimant acquired each of the subject tax lots. These laws will not apply to the claimants only to the extent necessary to allow them to use the subject property for the use described in this report, and only to the extent that use was permitted when Mamoru Kiyokawa acquired tax lot 3300 on October 31, 1951; when the claimants acquired tax lots 3100 and 3200 on June 22, 1961, and tax lot 3400 on November 20, 1972; and when Michiko Kiyokawa acquired tax lot 3300 on November 12, 1980. (See the complete recommendation in Section VI. of this report.)

## III. COMMENTS ON THE CLAIM

### Comments Received

On July 10, 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, one written comment was received in response to the 15-day notice.

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

## IV. TIMELINESS OF CLAIM

### Requirement

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

1. For claims arising from land use regulations enacted prior to the effective date of Measure 37 (December 2, 2004), within two years of that effective date, or the date the public entity applies 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 November 27, 2007, for processing under OAR 125, division 145. The claim identifies Goal 3, ORS 215 and OAR 660 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 Mamoru Kiyokawa acquired tax lot 3300 on October 31, 1951, as reflected by a warranty included with the claim. On June 22, 1961, the claimants, Mamoru Kiyokawa and Michiko Kiyokawa, acquired tax lots 3100 and 3200, and on November 20, 1972, the claimants acquired tax lot 3400, as reflected by warranty deeds included with the claim. Mamoru Kiyokawa conveyed an interest in tax lot 3300 to his wife, claimant Michiko Kiyokawa, on November 12, 1980, as reflected by a warranty deed included with the claim. The Hood River County Assessor’s Office confirms the claimants’ current ownership of the subject property.

### **Conclusions**

The claimants, Mamoru and Michiko Kiyokawa, are “owners” of the subject property as that term is defined by ORS 197.352(11)(C). Mamoru Kiyokawa has been an owner of tax lot 3300 since October 31, 1951, and Michiko Mamoru has been an owner of tax lot 3300 since November 12, 1980. Mamoru and Michiko Kiyokawa have been owners of tax lots 3100 and 3200 since June 22, 1961, and owners of tax lot 3400 since November 20, 1972. Mamoru Kiyokawa is a “family member” of Michiko Kiyokawa for tax lot 3300, as that term is defined by ORS 197.352(11)(A).

### **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 (1) divide tax lots 3100, 3200 and 3300 into sixty-six 0.5-acre parcels and to develop a dwelling on each resulting undeveloped parcel; and (2) divide tax lot 3400 into four 5-acre parcels and to develop a dwelling on each resulting undeveloped parcel. The claim indicates that current land use regulations prevent the desired use.

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 claimants' property is zoned EFU-High Value Farmland (HVF) by Hood River County as required by Goal 3, in accordance with ORS 215 and OAR 660, division 33, because the claimants' property is "agricultural land" as defined by Goal 3.<sup>3</sup> 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 any proposed parcel 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.<sup>4</sup>

Claimant Mamoru Kiyokawa acquired tax lot 3300 in 1951 and the claimants acquired tax lots 3100 and 3300 in 1961 and tax lot 3400 in 1972, all prior to the adoption of the statewide planning goals and their implementing statutes and regulations. No county zoning applied to tax lot 3300 in 1951 or to tax lots 3100 and 3300 in 1961. In 1972, tax lot 3400 was zoned A-1 by Hood River County. The A-1 zone was a qualified farm zone under ORS 215, which established a 5-acre minimum lot size in conjunction with farm use.

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<sup>3</sup> The claimants' property is "agricultural land" because it contains Natural Resources Conservation Service Class I-IV soils.

<sup>4</sup> The Commission adopted amendments to OAR 660-033-0100, -0130 and -0135 to comply with House Bill 3326 (Chapter 704, Oregon Laws 2001, effective on January 1, 2002), which were effective on May 22, 2002. These amendments clarified but did not further restrict dwelling standards for EFU-zoned land.

## **Conclusions**

The current zoning requirements, minimum lot size and dwelling standards established by applicable provisions of Goal 3, ORS 215 and OAR 660, division 33, were all enacted or adopted after Mamoru Kiyokawa acquired tax lot 3300 and after the claimants acquired tax lots 3100, 3200 and 3400. These laws restrict the use of the subject property relative to the uses allowed when Mamoru Kiyokawa acquired tax lot 3300 and when the claimants acquired tax lots 3100, 3200 and 3400.

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 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 currently apply to that use and may continue to 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 \$8,512,295 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' assessment of the subject property's value.

## **Conclusions**

As explained in Section V.(1) of this report, the claimants are Mamoru and Michiko Kiyokawa. Mamoru Kiyokawa acquired tax lot 3300 on October 31, 1951, and the claimants acquired tax lots 3100 and 3200 on June 22, 1961, and tax lot 3400 on November 20, 1972. Under ORS 197.352, the claimants are due compensation for land use regulations that restrict the use 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 Mamoru Kiyokawa acquired tax lot 3300 and since the claimants acquired tax lots 3100, 3200 and 3400 restrict the claimants' 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 \$8,512,295.

Without an appraisal or other documentation, 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 subject property has been reduced to some extent as a result of land use regulations enforced by the Commission or the department since Mamoru Kiyokawa acquired the property.

#### **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 Hood River County has implemented through its current EFU zone. With the exception of provisions of ORS 215 in effect when the claimants acquired tax lot 3400 in 1972, all of these land use regulations were enacted or adopted after Mamoru Kiyokawa acquired tax lot 3300 on October 31, 1951, and after the claimants acquired tax lots 3100 and 3200 on June 22, 1961, and tax lot 3400 on November 20, 1972.

#### **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 none of the general statutory, goal and rule restrictions on division and development of the claimants' property were in effect when Mamoru Kiyokawa acquired tax lot 3300 in 1951 and when the claimants acquired tax lots 3100 and 3200 in 1961 and tax lot 3400 in 1972. As a result, these laws are not exempt under ORS 197.352. Laws in effect when Mamoru Kiyokawa acquired tax lot 3300 and when the claimants acquired tax lots 3100, 3200 and 3400, including the provisions of ORS 215 in effect when the claimants acquired tax lot 3400, are exempt under ORS 197.352(3)(E) and do not provide a basis for compensation. In addition, laws enacted or adopted for a purpose set forth in ORS 197.352(3)(A) to (D) are also exempt and would not provide a basis for compensation.

### **VI. FORM OF RELIEF**

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

#### **Findings of Fact**

Based on the findings and conclusions set forth in this report, laws enforced by the Commission or the department restrict the claimants' desired use 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 \$8,512,295. 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 claimants' desired use of the property was allowed under the standards in effect when Mamoru Kiyokawa acquired tax lot 3300 and when the claimants acquired tax lots 3100, 3200 and 3400. Nevertheless, based on the record for this claim, the department acknowledges 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 the claimants to use the subject property for a use permitted when Mamoru Kiyokawa acquired tax lot 3300 on October 31, 1951; when the claimants acquired tax lots 3100 and 3200 on June 22, 1961, and tax lot 3400 on November 20, 1972; and when Michiko Kiyokawa acquired tax lot 3300 on November 12, 1980.

Michiko Kiyokawa acquired tax lot 3300 after the adoption of the statewide planning goals, but before the Commission acknowledged Hood River County's land use regulations to be in compliance with the statewide planning goals pursuant to ORS 197.250 and 197.251.<sup>5</sup> Because the Commission had not acknowledged the county's plan and land use regulations when Michiko Kiyokawa acquired tax lot 3300 on November 12, 1980, the statewide planning goals, and Goal 3 in particular, applied directly tax lot 3300 when she acquired it.<sup>6</sup>

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, Michiko Kiyokawa's opportunity to divide tax lot 3300 when she acquired it in 1980 was limited to land divisions that were consistent with Goal 3, which required that the resulting parcels 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.

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<sup>5</sup> Hood River County's comprehensive plan and land use regulations were acknowledged by the Commission for compliance with Goal 3 on January 11, 1985.

<sup>6</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 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 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).

Under the Goal 3 standards in effect on November 12, 1980, 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) (1973 edition).

The claim does not establish whether or to what extent the claimants’ desired division and development of tax lot 3300 were allowed under the standards in effect when Michiko Kiyokawa acquired it on November 12, 1980.

In addition to the applicable provisions of Goal 3 and ORS 215 in effect when Michiko Kiyokawa acquired tax lot 3300 on November 12, 1980, and other laws in effect when either of the claimants acquired the subject property, there may be other laws that 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. In addition, a portion of tax lots 3300 and 3400 are zoned Stream Protection Overlay (SPO). ORS 197.352(3)(B) specifically exempts regulations “restricting or prohibiting activities for the protection of public health and safety. . . .” To the extent the county’s flood plain regulations are based on state law, these regulations would be exempt under ORS 197.352(3)(B).

There may be other laws that continue to apply to the claimants’ 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 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 and, depending on when they were enacted or adopted, that they may continue to apply to the claimants’ property. In addition, some of these laws may be exempt under ORS 197.352(3)(A) to (D) and will continue to apply to the subject property on that basis.

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 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.

### **Conclusions**

Based on the record, the department 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 Mamoru and Michiko Kiyokawa’s (1) division of tax lots 3100, 3200 and 3300 into sixty-six 0.5-acre parcels or to their development of a dwelling on each resulting undeveloped parcel; and (2) division of tax lot 3400 into four 5-acre parcels or to their development of a dwelling on each resulting undeveloped parcel: applicable provisions of Goal 3, ORS 215 and OAR 660, division 33, enacted or adopted after each claimant acquired the subject tax lots.

These laws will not apply to the claimants only to the extent necessary to allow them to use the subject property for the use described in this report, and only to the extent that use was permitted when Mamoru Kiyokawa acquired tax lot 3300 on October 31, 1951; when the claimants acquired tax lots 3100 and 3200 on June 22, 1961, and tax lot 3400 on November 20, 1972; and when Michiko Kiyokawa acquired tax lot 3300 on November 12, 1980.

2. The action by the State of Oregon provides the state's authorization to the claimants to use the subject property for the use described in this report, subject to the standards in effect when Mamoru Kiyokawa acquired tax lot 3300 on October 31, 1951; when the claimants acquired tax lots 3100 and 3200 on June 22, 1961, and tax lot 3400 on November 20, 1972; and when Michiko Kiyokawa acquired tax lot 3300 on November 12, 1980. On November 20, 1972, tax lot 3400 was subject to Hood River County's A-1 zone and ORS 215 then in effect. On November 12, 1980, tax lot 3300 was subject to 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 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 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 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 subject property by the claimants.

6. Nothing in this report or the state's final order for this claim constitutes any determination of ownership by the State of Oregon as to submerged or submersible lands, or as to public rights to the use of waters of the state.

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

The department issued its draft staff report on this claim on September 5, 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. Comments received have been taken into account by the department in the issuance of this final report.