



OREGON DEPARTMENT OF LAND CONSERVATION AND
DEVELOPMENT

ORS 195.300 to ORS 195.336 (MEASURE 49) SUPPLEMENTAL REVIEW
OF MEASURE 37 CLAIM
Final Order of Denial

STATE ELECTION NUMBER:

E133079A¹

CLAIMANTS:

Lorna C. and Dwight V. Board
Board Ranch Limited Partnership
9520 W Pebble Brook Lane
Boise, ID 83702

MEASURE 37 PROPERTY
IDENTIFICATION:

Township 8S, Range 39E, Sections 3 and 4
Tax lots 700 and 800
Baker County

AGENT CONTACT INFORMATION:

Floyd C. Vaughan
Silven, Schmetts & Vaughan, Attorneys
PO Box 965
Baker City, OR 97814

The claimants, Lorna and Dwight Board and Board Ranch Limited Partnership, filed a claim with the state under ORS 197.352 (2005) (Measure 37) on December 1, 2006, for property located near Haines, in Baker County. ORS 195.300 to ORS 195.336 (Measure 49) entitles claimants who filed Measure 37 claims to elect supplemental review of their claims. The claimants have elected supplemental review of their Measure 37 claim under Section 6 of Measure 49, which allows the Department of Land Conservation and Development (the department) to authorize up to three home site approvals to qualified claimants.

This Final Order of Denial is the conclusion of the supplemental review of this claim.

I. ANALYSIS OF CLAIM

A. Maximum Number of Home Sites for Which the Claimants May Qualify

Under Section 6 of Measure 49, the number of home site approvals authorized by the department cannot exceed the lesser of the following: three; the number stated by the claimant in the election

¹ Claim E133079 has been divided because there is non-contiguous property under the same ownership. Claim E133079A refers to tax lots 700 and 800 (T8S R39E) and claimants' relief under Measure 49. E133079B refers to the claimants' relief on tax lot 2000 (T7S R38E). E133079C refers to the claimants' relief on tax lot 600 (T8S R39E S4). E133079D refers to the claimants' relief on tax lot 600 (T8S R39E S14).

materials; or the number described in a Measure 37 waiver issued by the state, or if no waiver was issued, the number of home sites described in the Measure 37 claim filed with the state. The claimants have requested six home site approvals² in the election material. No waiver was issued for this claim. The Measure 37 claim filed with the state describes residential use. Therefore, the claimants may qualify for a maximum of three home site approvals under Section 6 of Measure 49.

B. Qualification Requirements

To qualify for a home site approval under Section 6 of Measure 49, the claimants must meet each of the following requirements:

1. Timeliness of Claim

A claimant must have filed a Measure 37 claim for the property with either the state or the county in which the property is located on or before June 28, 2007, and must have filed a Measure 37 claim with both the state and the county before Measure 49 became effective on December 6, 2007. If the state Measure 37 claim was filed after December 4, 2006, the claim must also have been filed in compliance with the provisions of OAR 660-041-0020 then in effect.

Findings of Fact and Conclusions

The claimants, Lorna and Dwight Board and Board Ranch Limited Partnership, filed a Measure 37 claim, M133079, with the state on December 1, 2006. The claimants filed a Measure 37 claim, M37-06-068, with Baker County on November 29, 2006. The state claim was filed prior to December 4, 2006.

The claimants timely filed a Measure 37 claim with both the state and Baker County.

2. The Claimant Is an Owner of the Property

Measure 49 defines "Owner" as: "(a) The owner of fee title to the property as shown in the deed records of the county where the property is located; (b) The purchaser under a land sale contract, if there is a recorded land sale contract in force for the property; or (c) If the property is owned by the trustee of a revocable trust, the settlor of a revocable trust, except that when the trust becomes irrevocable only the trustee is the owner."

Findings of Fact and Conclusions:

According to the deeds submitted by the claimants, Board Ranch Limited Partnership is the owner of fee title to the property as shown in the Baker County deed records and, therefore, is an owner of the property under Measure 49. Baker County has confirmed that the claimant is the current owner of the property.

² The Measure 49 relief requested 3 home sites on each tax lot of the Measure 37 claim property.

According to the information submitted by the claimants, Lorna and Dwight Board have not established their ownership of the property for the purposes of Measure 49. The claimants conveyed all of their interest in the subject property to Board Ranch Limited Partnership by deeds dated December 28, 1998.

3. All Owners of the Property Have Consented in Writing to the Claim

All owners of the property must consent to the claim in writing.

Findings of Fact and Conclusions:

All owners of the property have consented to the claim in writing.

4. The Property Is Located Entirely Outside Any Urban Growth Boundary and Entirely Outside the Boundaries of Any City

The Measure 37 claim property must be located entirely outside any urban growth boundary and entirely outside the boundaries of any city.

Findings of Fact and Conclusions:

The Measure 37 claim property is located in Baker County, outside the urban growth boundary and outside the city limits of the nearest city, Haines.

5. One or More Land Use Regulations Prohibit Establishing the Lot, Parcel or Dwelling

One or more land use regulations must prohibit establishing the requested lot, parcel or dwelling.

Findings of Fact and Conclusions:

The property is currently zoned Exclusive Farm Use (EFU) by Baker County, in accordance with ORS chapter 215 and OAR 660, division 33, because the property is "agricultural land" as defined by Goal 3. Goal 3 requires agricultural land to be zoned exclusive farm use. Applicable provisions of ORS chapter 215 and OAR 660, division 33, enacted or adopted pursuant to Goal 3, generally prohibit the establishment of a lot or parcel less than 80 acres in size in an EFU zone. Those provisions also regulate the establishment of dwellings on new or existing lots or parcels and include restrictions on establishing more than one dwelling on a single tract.

The Measure 37 claim property consists of 160.32 acres that make up a single tract. Therefore, state land use regulations prohibit claimant Board Ranch Limited Partnership from establishing on the Measure 37 claim property the three home sites the claimant may qualify for under Section 6 of Measure 49.

6. The Establishment of the Lot, Parcel or Dwelling Is Not Prohibited by a Land Use Regulation Described in ORS 195.305(3)

ORS 195.305(3) exempts from claims under Measure 49 land use regulations:

- (a) Restricting or prohibiting activities commonly and historically recognized as public nuisances under common law;
- (b) Restricting or prohibiting activities for the protection of public health and safety;
- (c) To the extent the land use regulation is required to comply with federal law; or
- (d) Restricting or prohibiting the use of a property for the purpose of selling pornography or performing nude dancing.

Findings of Fact and Conclusions

Based on the documentation submitted by the claimants, it does not appear that the establishment of the three home sites for which claimant Board Ranch Limited Partnership may qualify on the property is prohibited by land use regulations described in ORS 195.305(3).

7. On the Claimant's Acquisition Date, the Claimant Lawfully Was Permitted to Establish at Least the Number of Lots, Parcels or Dwellings on the Property That Are Authorized Under Section 6 of Measure 49

A claimant's acquisition date is "the date the claimant became the owner of the property as shown in the deed records of the county in which the property is located. If there is more than one claimant for the same property under the same claim and the claimants have different acquisition dates, the acquisition date is the earliest of those dates."

Findings of Fact and Conclusions

Baker County deed records indicate that claimant Board Ranch Limited Partnership acquired the property on December 28, 1998.

The zoning of the Measure 37 claim property has not changed since the claimant acquired the property. As it is today, on December 28, 1998, the Measure 37 claim property was subject to Baker County's acknowledged Exclusive Farm Use (EFU) zone in accordance with Goal 3, as implemented by OAR 660, division 33.

Therefore, the claimant is not eligible for Measure 49 relief because the lawfully permitted uses of the claimant's property have not changed since the claimant acquired the property.

II. COMMENTS ON THE PRELIMINARY EVALUATION

The department issued its Preliminary Evaluation for this claim on January 5, 2010. Pursuant to OAR 660-041-0090, the department provided written notice to the owners of surrounding properties. Comments received have been taken into account by the department in the issuance

of this Final Order of Denial. Specifically, claimants Lorna and Dwight Board submitted a comment stating that they acquired the property at an earlier date, and that the department should rely on that earlier date as their date of acquisition. While Lorna and Dwight Board did own the property at an earlier date, they transferred their entire interest in the property to Board Ranch Limited Partnership in 1998. Lorna and Dwight Board are general partners of the limited partnership, but Board Ranch Limited Partnership is a separate and distinct legal entity from Lorna and Dwight Board. Therefore, the acquisition date for the owner of the property, Board Ranch Limited Partnership, is December 28, 1998.

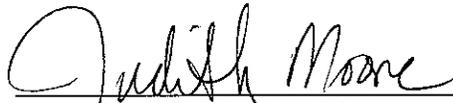
III. CONCLUSION

Based on the analysis above, claimant Board Ranch Limited Partnership is not eligible for any relief under Measure 49 because the lawfully permitted uses of the claimant's property have not changed since the claimant acquired the property.

Based on the analysis above, claimants Lorna and Dwight Board do not qualify for Measure 49 home site approvals because they are not owners of the Measure 37 claim property.

IT IS HEREBY ORDERED that this Final Order of Denial is entered by the Director of the Department of Land Conservation and Development as a final order of the department and the Land Conservation and Development Commission under ORS 197.300 to ORS 195.336 and OAR 660-041-0000 to 660-041-0160.

FOR THE DEPARTMENT AND THE LAND
CONSERVATION AND DEVELOPMENT
COMMISSION:



Judith Moore, Division Manager
Dept. of Land Conservation and Development
Dated this 5th day of April 2010.

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 is available to anyone who is an owner of the property as defined in Measure 49 that is the subject of this final determination, or a person who timely submitted written evidence or comments to the department concerning this final determination.
2. 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 must be filed in the Circuit Court in the county in which the affected property is located. Upon motion of any party to the proceedings, the proceedings may be transferred to any other county with jurisdiction under ORS 183.484 in the manner provided by law for change of venue.
3. Judicial review of this final determination is limited to the evidence in the record of the department at the time of its final determination. Copies of the documents that comprise the record are available for review at the department's office at 635 Capitol St. NE, Suite 150, Salem, OR 97301-2540. Judicial review is only available for issues that were raised before the department with sufficient specificity to afford the department an opportunity to respond.