



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: E133536

CLAIMANT: M. Keith Evans, Jr.  
PO Box 11  
Corbett, OR 97019

MEASURE 37 PROPERTY  
IDENTIFICATION: Township 1N, Range 4E, Section 34D  
Tax lot 1900  
Multnomah County

The claimant, M. Keith Evans, filed a claim with the state under ORS 197.352 (2005) (Measure 37) on December 2, 2006, for property located at 311 SE Evans Road, near Corbett, in Multnomah 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 claimant has elected supplemental review of his 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 Claimant 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 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 claimant has requested three home site approvals in the election material. No waiver was issued for this claim. The Measure 37 claim filed with the state describes more than three home sites. Therefore, the claimant 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 claimant 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 claimant, M. Keith Evans, Jr., filed a Measure 37 claim, M133536, with the state on December 2, 2006. The claimant filed a Measure 37 claim, T1-06-142, with Multnomah County on December 4, 2006. The state claim was filed prior to December 4, 2006.

The claimant timely filed a Measure 37 claim with both the state and Multnomah 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 deed submitted by the claimant, M. Keith Evans, Jr. is the owner of fee title to the property as shown in the Multnomah County deed records and, therefore, is an owner of the property under Measure 49.

Multnomah County has confirmed that the claimant is the current owner of the property.

### **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 Multnomah County, outside any urban growth boundary and outside of any city limits, near the community of Corbett.

**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 northeasterly, approximately 22.6-acre portion of the Measure 37 claim property is currently zoned Exclusive Farm Use (EFU) by Multnomah 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, and regulate the establishment of dwellings on new or existing lots or parcels.

The southwesterly approximately 2-acre portion of the Measure 37 claim property is currently zoned Commercial Forest Use – 4 (CFU-4), in accordance with ORS chapter 215 and OAR 660, division 6, because the property is “forest land” under Goal 4. Applicable provisions of ORS chapter 215 and OAR 660, division 6, enacted or adopted pursuant to Goal 4, generally prohibit the establishment of a lot or parcel less than 80 acres in size in a forest zone, and regulate the establishment of dwellings on new or existing lots or parcels.

The claimant’s entire property consists of 24.60 acres. State land use regulations prohibit the claimant 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 claimant, it does not appear that the establishment of the three home sites for which the claimant 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**

Multnomah County deed records indicate that the claimant acquired the property on November 4, 1979.

The claimant acquired the Measure 37 claim property after adoption of the statewide planning goals, but before the Land Conservation and Development Commission (the Commission) acknowledged Multnomah County's comprehensive plan and land use regulations to be in compliance with those goals pursuant to ORS 197.250 and 197.251. On November 4, 1979, the northeasterly, approximately 22.6-acre portion of the Measure 37 claim property was zoned Multiple Use Agriculture (MUA-20) by Multnomah County and the southwesterly, 2-acre portion was zoned Multiple Use Forest (MUF-20). Both zones included a fixed minimum acreage standard of 20 acres. However, the Commission had not acknowledged those zones for compliance with the goals when the claimant acquired the property on November 4, 1979. Accordingly, the statewide planning goals, and in particular Goal 3, and ORS chapter 215 applied directly to the Measure 37 claim property when the claimant acquired it.

On November 9, 1980, the Commission acknowledged the application of Multnomah County's Exclusive Farm Use (EFU) zone to the northeasterly 22.6 acre portion of the Measure 37 claim property and acknowledged the application of Multnomah County's Multiple Use Forest zone (MUF-19) to the remaining 2-acre portion. The Commission's acknowledgement of Multnomah County's EFU and MUF-19 zones confirmed their compliance with Goals 3 and 4 and ORS chapter 215. Multnomah County's acknowledged EFU zone required 38 acres for the creation of a new lot or parcel on which a dwelling could be established while Multnomah County's MUF-19 zone required 19 acres for the creation of a new lot or parcel on which a dwelling could be established. The EFU zoned portion of the property consisted of 22.6 acres and the MUF-19 zoned portion of the property consisted of 2 acres. Therefore, on the claimant's acquisition date,

he could not have established any home sites in the zone that was ultimately acknowledged to comply with the statewide planning goals and implementing regulations.

However, because of uncertainty during the time period between adoption of the statewide planning goals in 1975 and each county's acknowledgment of its plan and land use regulations regarding the factual and legal requirements for establishing compliance with the statewide planning goals, the 2010 Legislative Assembly amended Measure 49. Senate Bill (SB) 1049 (2010) specifies the number of home sites considered lawfully permitted, for purposes of Measure 49, for property acquired during this period unless the record for the claim otherwise demonstrates the number of home sites that a claimant would have been lawfully permitted to establish. Those amendments provide, in relevant part, that eligibility for home site approval is subject to consistency with local land use regulations in effect when the claimant acquired the subject property, including existing development.

The northeastern 22.6 acres of the Measure 37 claim property was subject to Multnomah County's MUA-20 zone on the claimants' date of acquisition. That zone included a fixed minimum acreage standard of 20 acres. Therefore, based on the analysis under SB 1049 (2010), the claimant was lawfully permitted to establish one home site on this portion of the Measure 37 claim property on his date of acquisition. However, tax lot 1900 is already developed with one dwelling. Therefore, the claimant does not qualify for any additional home sites on this portion of the Measure 37 claim property.<sup>1</sup>

The southwestern 2-acre portion of the Measure 37 claim property was subject to Multnomah County's MUF-20 zone on the claimant's date of acquisition. That zone also included a fixed minimum acreage standard of 20 acres. Therefore, based on the analysis under SB 1049 (2010), the claimant was not lawfully permitted to establish any home sites on this portion of the Measure 37 claim property on his date of acquisition.

## II. COMMENTS ON THE PRELIMINARY EVALUATION

The department issued its Preliminary Evaluation for this claim on June 3, 2009. 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.

The claimant submitted a comment attempting to establish an earlier acquisition date through a 1974 recorded contract. However, information submitted by the claimant indicate that J. Ward Evans, claimant's brother, was the purchaser of the property under this contract. Section 6(6)(f) of Measure 49 requires that "on the claimant's acquisition date, the claimant lawfully was permitted to establish at least the number of lots, parcels or dwellings authorized..." That a non-claimant family member may have owned the Measure 37 property at an earlier date does not affect a claimant's eligibility for relief under Measure 49.

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<sup>1</sup> On the claimant's acquisition date, he was lawfully permitted to establish one home site on the Measure 37 claim property. However, because it appears that tax lot 1900 already includes at least one lot or parcel that is developed with a dwelling, an authorization of one home site approval for this portion of the Measure 37 claim property would not provide the claimant with any benefit.

The claimant also asserts that he acquired the property at an earlier date through a mortgage agreement with his father. However, a mortgage document does not transfer fee title and thus does not justify an earlier acquisition date under Measure 49.

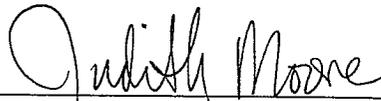
Finally, the claimant asserts that tax lot 1900 should be considered three lots of record and that each lot qualifies for a dwelling. However, information in the record in the form of a September 27, 1993 Multnomah County Planning Director Decision states that the entire 24.6 acres of tax lot 1900 constitutes one lot of record.

### **III. CONCLUSION**

Based on the analysis above, the claimant does not qualify for Measure 49 home site approvals because the claimant was not lawfully permitted to establish the lots, parcels or dwellings on the claimant's date of acquisition.

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:



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Judith Moore, Division Manager  
Dept. of Land Conservation and Development  
Dated this 28<sup>th</sup> 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.