



**OREGON DEPARTMENT OF LAND CONSERVATION AND
DEVELOPMENT**

**ORS 195.300 to ORS 195.336 (MEASURE 49) SUPPLEMENTAL REVIEW
OF MEASURE 37 CLAIM**

Amended Final Order and Home Site Authorization on Reconsideration

STATE ELECTION NUMBER: E134120

CLAIMANTS: Dale O. and Linda J. Smith
46643 Tuckwila
Lyons, OR 97358

**MEASURE 37 PROPERTY
IDENTIFICATION:** Township 2N, Range 3W, Section 25
Tax lot 1701
Washington County

AGENT CONTACT INFORMATION: John Rankin
John A. Rankin LLC
26715 SW Baker Road
Sherwood, OR 97140

The claimants, Dale and Linda Smith, filed a claim with the state under ORS 197.352 (2005) (Measure 37) on December 4, 2006, for property located on NW Old Pumpkin Ride Road, near North Plains, in Washington 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 Amended Final Order and Home Site Authorization on Reconsideration 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 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 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 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, Dale and Linda Smith, filed a Measure 37 claim, M134120, with the state on December 4, 2006. The claimants filed a Measure 37 claim, 37CL0858, with Washington County on December 4, 2006. The state claim was filed on December 4, 2006.

The claimants timely filed a Measure 37 claim with both the state and Washington 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 and trust documents submitted by the claimants, Dale and Linda Smith are the settlors of a revocable trust into which they conveyed the Measure 37 claim property and, therefore, are owners of the property under Measure 49.

Washington County has confirmed that the claimants are the current owners 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 Washington County, outside the urban growth boundary and outside the city limits of the nearest city, North Plains.

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 Agriculture and Forestry (AF-20) by Washington 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 claimants' property consists of 9.46 acres. Therefore, state land use regulations prohibit the claimants from establishing on the Measure 37 claim property the three home sites the claimants 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 the claimants 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

Washington County deed records indicate that claimant Dale Smith acquired the property on August 26, 1987, and claimant Linda Smith acquired the property on April 29, 1995. Therefore, for purposes of Measure 49, the claimants' acquisition date is August 26, 1987.

On August 26, 1987, the Measure 37 claim property was subject to Washington County's acknowledged Agriculture and Forestry (AF-20) zone. Washington County's AF-20 zone allowed for the establishment of a dwelling on a vacant lot or parcel if certain criteria were met as determined by an administrative review.¹ There is no evidence in the record that the claimants

¹ The Preliminary Evaluation recognized that Washington County's AF-20 zone generally required a minimum of 20 acres for the establishment of a parcel on which a dwelling could be established. Washington County submitted comments indicating that the AF-20 zone did not have a minimum acreage standard on the claimants' date of acquisition. As the county correctly clarifies, the 20-acre standard in effect in 1985 was not the exclusive means through which a dwelling in conjunction with farm use could be established on AF-20 zoned land. In fact, although the department has determined generally that a farm dwelling could be established on a lot or parcel of at least 20 acres, under the county's code, 20 acres would not necessarily have been sufficient to satisfy the county standard. As is relevant here, the acknowledged county code that applied when the claimants acquired the property provided, in section 430-37.2.A, for dwellings in conjunction with farm use on lots or parcels less than 20 acres if the lot or parcel:

"(a) has produced at least \$10,000 in annual gross farm income in two consecutive calendar years out of the three calendar years before the year in which the application for the dwelling was made; or "(b) Is planted in perennials capable of producing upon harvest, an average of at least \$10,000 in annual gross farm income; * * *."

The standards in effect in 1987 when the claimants acquired the property provided different alternatives for applicants to seek approval to establish a dwelling in conjunction with farm use. However, the evidence in the record does not establish that the claimants could have satisfied the requirements of subsection (2)(a) of (2)(b) at that time.

could have satisfied the criteria for establishment of a farm dwelling. However, in Washington County Decision (87-178-SU) the county determined that the 9.46-acre subject property qualified for a non-farm dwelling when the claimants acquired it. Evidence in the file indicates that today the 9.46-acre high-value farmland property would not qualify for a non-farm dwelling.

II. COMMENTS ON THE PRELIMINARY EVALUATION

The department issued its Preliminary Evaluation for this claim on December 16, 2009. Pursuant to OAR 660-041-0090, the department provided written notice to the owners of surrounding properties. Comments received have been taken into consideration by the department in the issuance of this Amended Final Order and Home Site Authorization on Reconsideration. Specifically, the claimants' attorney asserts that a historic approval for a non-farm dwelling on the property, Washington County Decision 87-178-SU, indicates that the claimants were lawfully permitted to establish a dwelling on the property. Non-farm dwellings are subject to criteria that have not substantively changed over time. However, the Measure 37 claim property is located in a county to which the provisions of the Marginal Lands Act of 1983 applied. The Marginal Lands Act allowed counties to designate certain less productive, lower quality resource lands as "marginal" lands. ORS 215.213; 215.283 (1983). Once designated, counties could then authorize marginal lands for uses not permitted in EFU zones, including residential development. *Id.* The MLA provided counties with the option to designate marginal lands, but a county that elected the marginal lands option was required to apply the criteria for approval of a dwelling pursuant to ORS 215.213(1)–(3). ORS 215.288(2). Washington County chose to designate marginal lands. Under the applicable review provisions, Washington County could permit a non-farm dwelling on parcels composed of predominately Class IV to Class VIII soils *if* the dwelling would be situated upon land generally unsuitable for the production of livestock and crops, would not force a significant change in or cost of the accepted farm practices in the area, and complied with other conditions the county considered necessary. ORS 215.213(3) (emphasis added.) In 1993, HB 3661 amended ORS 215.213 and retained the 1983 provisions for non-farm dwellings for marginal lands counties. However, in 1994, OAR 660-033-020(8) clarified the definition of "High-Value Farmland" as applied to ORS 215.213 and affirmatively recognized that under the existing language in ORS 215.213, some Class IV soils would be considered high value farmland. Included in the articulation of high-value Class IVe soils, which is the classification that includes the majority of the subject property. Therefore, under the existing non-farm dwelling standards, the claimants' property in this case consists of high-value farm land and therefore does not qualify for a non-farm dwelling. On the date the claimants acquired the property they had a lawfully approved permit to establish a non-farm dwelling on the property, which applied the non-farm standards then in effect. Therefore, while the non-farm dwelling standards have generally not substantively changed since the state land use planning system was adopted, in this case the 1994 rule definition of high-value farmland as applied to class IV soils in marginal lands counties could be construed as a substantive change in the criteria.

III. CONCLUSION

Based on the analysis above, the claimants qualify for one home site. However, the number of lots, parcels or dwellings that a claimant may establish pursuant to a home site authorization is

reduced by the number of lots, parcels or dwellings currently in existence on the Measure 37 claim property and any contiguous property under the same ownership according to the methodology stated in Section 6(2)(b) and 6(3) of Measure 49.

Based on the documentation provided by the claimants and information from Washington County, the Measure 37 claim property includes one undeveloped lot or parcel. There is no contiguous property under the same ownership. Therefore, the one home site approval the claimants qualify for under Section 6 of Measure 49 will authorize the claimants to establish one dwelling on the Measure 37 claim property.

IV. HOME SITE AUTHORIZATION

Based on the analysis set forth above, this claim is approved, and the claimants qualify for one home site approval. As explained in section III above, after taking into account the number of existing lots, parcels or dwellings, the claimants are authorized for no additional lots or parcels and one dwelling on the property on which the claimants are eligible for Measure 49 relief, subject to the following terms:

1. Each dwelling must be on a separate lot or parcel, and must be contained within the property on which the claimants are eligible for Measure 49 relief. The establishment of a dwelling based on this home site authorization must comply with all applicable standards governing the siting or development of the dwelling. However, those standards must not be applied in a manner that prohibits the establishment of the dwelling, unless the standards are reasonably necessary to avoid or abate a nuisance, to protect public health or safety, or to carry out federal law.
2. This home site authorization will not authorize the establishment of a dwelling in violation of a land use regulation described in ORS 195.305(3) or in violation of any other law that is not a land use regulation as defined by ORS 195.300(14).
3. A claimant is not eligible for more than 20 home site approvals under Sections 5 to 11 of Measure 49 regardless of how many properties a claimant owns or how many claims a claimant filed. If the claimants have developed the limit of twenty home sites under Measure 49, the claimants are no longer eligible for the home site approval that is the subject of this order.
4. The number of dwellings a claimant may establish under this home site authorization is reduced by the number of dwellings currently in existence on the Measure 37 claim property and contiguous property in the same ownership, regardless of whether evidence of their existence has been provided to the department. If, based on the information available to the department, the department has calculated the number of currently existing dwellings to be either greater than or less than the number of dwellings actually in existence on the Measure 37 claim property or contiguous property under the same ownership, then the number of additional dwellings a claimant may establish pursuant to this home site authorization must be adjusted according to the methodology stated in Section 6(2)(b) and 6(3) of Measure 49. Statements in this final order regarding the number of lots, parcels or

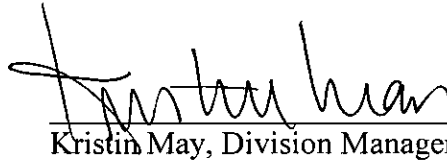
dwellings currently existing on the Measure 37 claim property and contiguous property are not a determination on the current legal status of those lots, parcels or dwellings.

5. Temporary dwellings are not considered in determining the number of existing dwellings currently on the property. The claimants may choose to convert any temporary dwelling currently located on the property on which the claimants are eligible for Measure 49 relief to an authorized home site pursuant to a home site approval. Otherwise, any temporary dwelling is subject to the terms of the local permit requirements under which it was approved, and is subject to removal at the end of the term for which it is allowed.
6. A home site approval only authorizes the establishment of a new dwelling on the property on which the claimants are eligible for Measure 49 relief. No additional development is authorized on contiguous property for which no Measure 37 claim was filed.
7. The claimants may use a home site approval to convert a dwelling currently located on the property on which the claimants are eligible for Measure 49 relief to an authorized home site. If the number of dwellings existing on the property on which the claimants are eligible for Measure 49 relief exceeds the number of home site approvals the claimants qualify for under a home site authorization, the claimants may select which existing dwellings to convert to authorized home sites.
8. The claimants may not implement the relief described in this Measure 49 home site authorization if a claimant has been determined to have a common law vested right to a use described in a Measure 37 waiver for the property. Therefore, if a claimant has been determined in a final judgment or final order that is not subject to further appeal to have a common law vested right as described in Section 5(3) of Measure 49 to any use on the Measure 37 claim property, then this Measure 49 Home Site Authorization is void. However, so long as no claimant has been determined in such a final judgment or final order to have a common law vested right to a use described in a Measure 37 waiver for the property, a use that has been completed on the property pursuant to a Measure 37 waiver may be converted to an authorized home site.
9. A home site approval does not authorize the establishment of a new dwelling on a lot or parcel that already contains one or more dwellings.
10. Because the property is located in an exclusive farm use zone the owner must comply with the requirements of ORS 215.293 before beginning construction.
11. If an owner of the property is authorized by other home site authorizations to subdivide, partition, or establish dwellings on other Measure 37 claim properties, Measure 49 authorizes the owner to cluster some or all of the authorized lots, parcels or dwellings that would otherwise be located on land in an exclusive farm use zone, a forest zone or a mixed farm and forest zone on a single Measure 37 claim property that is zoned residential use or is located in an exclusive farm use zone, a forest zone or a mixed farm and forest zone but is less suitable for farm or forest use than the other Measure 37 claim properties.

12. If the claimants transferred ownership interest in the Measure 37 claim property prior to the date of this order, this order is rendered invalid and authorizes no home site approvals. Provided this order is valid when issued, a home site approval authorized under this order runs with the property and transfers with the property. A home site approval will not expire, except that if a claimant who received this home site authorization later conveys the property to a party other than the claimant's spouse or the trustee of a revocable trust in which the claimant is the settlor, the subsequent owner of the property must establish the authorized dwellings within 10 years of the conveyance. A dwelling lawfully created based on a home site approval is a permitted use.
13. 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, this home site authorization 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.

IT IS HEREBY ORDERED that this Amended Final Order and Home Site Authorization on Reconsideration 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:



Kristin May, Division Manager
Dept. of Land Conservation and Development
Dated this 23rd day of September, 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.