

Memo Date: January 24, 2007
Order Date: February 13, 2007



TO: Board of County Commissioners

DEPARTMENT: Public Works Dept./Land Management Division

PRESENTED BY: BILL VANVACTOR, COUNTY ADMINISTRATOR
KENT HOWE, PLANNING DIRECTOR

AGENDA ITEM TITLE: In the Matter of Considering a Ballot Measure 37 Claim and Deciding Whether to Modify, Remove or Not Apply Restrictive Land Use Regulations in Lieu of Providing Just Compensation (PA06-6762, Tapp)

BACKGROUND

Applicant: James & Ara Tapp

Current Owner: James & Ara Tapp

Agent: none

Map and Tax lot: 18-05-01, tax lot 501 and 18-05-12, tax lot 904

Acreage: 127 acres

Current Zoning: Exclusive Farm Use (E-40)

Date Property Acquired: tax lot 501, December 31, 1963 (WD 7292518)
tax lot 904, March 31, 1976, (Ara only, WD 7617165)
tax lot 904, July 2, 1976, (added James, BSD7633223)

Date claim submitted: October 10, 2006

180-day deadline: April 8, 2007

Land Use Regulations in Effect at Date of Acquisition: tax lot 501, unzoned;
Tax lot 904, Agriculture/Timber/Grazing (AGT)

Restrictive County land use regulation: Minimum parcel size of 40 acres and limitations on new dwellings in the E-40 (Exclusive Farm Use) zone (LC 16.212).

ANALYSIS

To have a valid claim against Lane County under Measure 37 and LC 2.700 through 2.770, the applicant must prove:

1. Lane County has enacted or enforced a restrictive land use regulation since the owner acquired the property, and

The current owners are James and Ara Tapp. They acquired an interest in taxlot 501 on December 31, 1963, when it was unzoned (WD 7292518). Ara Tapp acquired an interest in adjacent taxlot 904 on March 31, 1976 (WD 7617165), when it was zoned Agriculture/Timber/Grazing (AGT). Tax lot 904 was still zoned AGT when James Tapp acquired his interest in tax lot 904 on July 2, 1976 (BSD7633223). Currently, the entire property is zoned Exclusive Farm Use (E-40) which has a minimum land division requirement of 40 acres and restrictive dwelling requirements.

2. The restrictive land use regulation has the effect of reducing the fair market value of the property, and

Tax lot 501 was unzoned and tax lot 904 was zoned AGT when it was acquired by the current owners. The minimum lot size and limitations on new dwellings in the E-40 zone prevent the current owners from developing the property as could have been allowed when they acquired it. The alleged reduction in fair market value is \$1,340,000 for tax lot 501 and \$1,070,000 for tax lot 904 based on the submitted real estate broker opinion of comparable sales data.

3. The restrictive land use regulation is not an exempt regulation as defined in LC 2.710.

The minimum lot size and restrictions on new dwellings do not appear to be exempt regulations.

CONCLUSION

It appears this is a valid claim.

RECOMMENDATION

The County Administrator recommends the Board adopt the attached order to waive the restrictive land use regulations.

**BEFORE THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY,
OREGON**

ORDER No.

) IN THE MATTER OF CONSIDERING A BALLOT
) MEASURE 37 CLAIM AND DECIDING
) WHETHER TO MODIFY, REMOVE OR NOT
) APPLY RESTRICTIVE LAND USE
) REGULATIONS IN LIEU OF PROVIDING JUST
) COMPENSATION (Tapp/PA06-6762)

WHEREAS, the voters of the State of Oregon passed Ballot Measure 37 on November 2, 2004, which added provisions to Oregon Revised Statutes (ORS) Chapter 197 to require, under certain circumstances, payment to landowner if a government land use regulation restricts the use of private real property and has the effect of reducing the property value; and

WHEREAS, the Board of County Commissioners of Lane County enacted Ordinance No. 18-04 on December 1, 2004, to establish a real property compensation claim application process in LC 2.700 through 2.770 for Ballot Measure 37 claims; and

WHEREAS, the County Administrator has reviewed an application for a Measure 37 claim submitted by James & Ara Tapp (PA06-6762), the owners of real property located at 27915 Benson Road, Eugene, and more specifically described in the records of the Lane County Assessor as map 18-05-01, tax lot 501 and 18-05-12, tax lot 904, consisting of approximately 127 acres in Lane County, Oregon; and

WHEREAS, the County Administrator has determined that the application appears to meet all of the criteria of LC 2.740(1)(a)-(d), appears to be eligible for just compensation and appears to require modification, removal or not applying the restrictive land use regulations in lieu of payment of just compensation and has referred the application to the Board for public hearing and confirmation that the application qualifies for further action under Measure 37 and LC 2.700 through 2.770; and

WHEREAS, the County Administrator has determined under LC 2.740(4) that modification, removal or not applying the restrictive land use regulation is necessary to avoid owner entitlement to just compensation under Ballot Measure 37 and made that recommendation to the Board; and

WHEREAS, the Board has reviewed the evidence and confirmed the application appears to qualify for compensation under Measure 37 but Lane County has not appropriated funds for compensation for Measure 37 claims and has no funds available for this purpose; and

WHEREAS, on January 23, 2007, the Board conducted a public hearing on the Measure 37 claim (PA06-6762) of James & Ara Tapp and has now determined that the restrictive E-40 (Exclusive Farm Use) zone dwelling and land division requirements of LC 16.212 were enforced and made applicable to prevent James & Ara Tapp from developing the property as might have been allowed at the time they acquired an interest in the property on December 31, 1963, for tax lot 501 (Ara Tapp) and March 31 (Ara Tapp) and July 2, 1976, (James Tapp) for tax lot 904, and that the public benefit from application of the current E-40 dwelling and division land use

regulations to the applicant's property is outweighed by the public burden of paying just compensation; and

WHEREAS, James and Ara Tapp request either \$2,410,000 as compensation for the reduction in value of their property, or waiver of all land use regulations that would restrict the division of land into lots containing less than forty acres and placement of a dwelling on each lot, uses that could have otherwise been allowed at the time they acquired an interest in the property; and

WHEREAS, the Board finds that under LC 2.760(3) the public interest would be better served by modifying, removing or not applying the challenged land use regulations of the E-40 zone to the subject property in the manner and for the reasons stated in the report and recommendation of the County Administrator incorporated here by this reference except as explicitly revised here to reflect Board deliberation and action to allow James & Ara Tapp to make application for development of the subject property in a manner similar to what they could have been able to do under the regulations in effect when they acquired an interest in the property; and

WHEREAS, this matter having been fully considered by the Lane County Board of Commissioners.

NOW, THEREFORE IT IS HEREBY ORDERED that the applicant James & Ara Tapp made a valid claim under Ballot Measure 37 by describing the use being sought, identifying the county land use regulations prohibiting that use, submitting evidence that those land use regulations have the effect of reducing the value of the property, showing evidence that they acquired an interest in the property before the restrictive county land use regulations were enacted or enforced and the Board hereby elects not to pay just compensation but in lieu of payment, the request of James & Ara Tapp shall be granted and the restrictive provisions of LC 16.212 that limit the development of dwellings and the division of land in the E-40 (Exclusive Farm Use) Zone shall not apply to James & Ara Tapp, so they can make application for approval to develop the property located at 27915 Benson Road, Eugene, and more specifically described in the records of the Lane County Assessor as map 18-05-01, tax lot 501, consisting of approximately 110 acres in Lane County, Oregon, in a manner consistent with the land use regulations in effect when they acquired an interest in the property on December 31, 1963, and for the adjacent property described in the records of the Lane County Assessor as map 28-05-12, tax lot 904, consisting of approximately 17 acres in Lane County, Oregon, in a manner consistent with the land use regulations in effect when Ara Tapp acquired an interest in the property on March 31, 1976, and when James Tapp acquired an interest in the property on July 2, 1976.

IT IS HEREBY FURTHER ORDERED that James & Ara Tapp still needs to make application and receive approval of any division of the property or placement of a dwelling under the other land use regulations applicable to dividing the property or placing a dwelling that were not specifically identified or established by them as restricting the division of the property or placement of a dwelling, and it would be premature to not apply those regulations given the available evidence. To the extent necessary to effectuate the Board action to not apply the dwelling or division restrictions of the applicable zone described above, the claimant shall submit appropriate applications for review and approval of a new dwelling to show the specific development proposals and in the event additional county land use regulations result in a restriction of those uses that have the effect of reducing the fair market value of the property, the County Administrator shall have the authority to determine those restrictive county land use

regulations that will not apply to that development proposal to preclude entitlement to just compensation under Measure 37, and return to the Board for action, if necessary. All other Lane Code land use and development regulations shall remain applicable to the subject property until such time as they are shown to be restrictive and that those restrictions reduce the fair market value of the subject property.

IT IS HEREBY FURTHER ORDERED that this action making certain Lane Code provisions inapplicable to use of the property by James & Ara Tapp do not constitute a waiver or modification of state land use regulations and does not authorize immediate division of the subject property or immediate construction of a dwelling. The requirements of state law may contain specific standards regulating development of the subject property and the applicant should contact the Department of Administrative Services (DAS - State Services Division, Risk Management - Measure 37 Unit, 1225 Ferry Street SE, U160, Salem, OR 97301-4292; Telephone: (503) 373-7475; website address: <http://www.oregon.gov/DAS/Risk/M37.shtml>) and have the State of Oregon evaluate a Measure 37 claim and provide evidence of final state action before seeking county land use approval.

IT IS HEREBY FURTHER ORDERED that the other county land use regulations and rules that still apply to the property require that land use, sanitation and building permits be approved by Lane County before any development can proceed. Notice of this decision shall be recorded in the county deed records. This order shall be effective and in effect as described in LC 2.770 and Ballot Measure 37 to the extent permitted by law. This order does not resolve several questions about the effect and application of Measure 37, including the question of whether the right of applicant to divide or build dwellings can be transferred to another owner. If the ruling of the Marion County Circuit Court in *MacPherson v. Dept. of Administrative Services*, (Marion County Circ. Ct. Case No. 00C15769, October 14, 2005) or any other court decision involving Ballot Measure 37 becomes final and that decision or any subsequent court decision has application to Lane County in a manner that affects the authority of this Board to grant relief under Ballot Measure 37 and LC 2.700 through 2.770 then the validity and effectiveness of this Order shall be governed by LC 2.770 and the ruling of the court.

DATED this _____ day of _____, 2007.

Faye Stewart, Chair
Lane County Board of County Commissioners

APPROVED AS TO FORM

Date 2-8-2007 Lane County



OFFICE OF LEGAL COUNSEL