

Supplemental Memo

Memo Date: April 18, 2007
Hearing Date: May 1, 2007 (Continued from March 20, 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 (PA06-7041, Murray1)

BACKGROUND

Applicant: James L. Murray and Gladys J. Murray
Current Owners: James L. Murray and Gladys J. Murray
Agent: Steve Cornacchia
Map and Tax lot: 17-04-01 tax lot #8100
Acreage: approximately 7 acres
Current Zoning: E30 (Exclusive Farm Use)
Date Property Acquired: March 29, 1973 (WD #13942)
Date Claim Submitted: November 21, 2006
180-day Deadline: May 20, 2007
Land Use Regulations in Effect at Date of Acquisition: AGT (Agriculture, Grazing and Timber Raising)
Restrictive County Land Use Regulation: Minimum parcel size of thirty five acres and limitations on new dwellings in the E30 (Exclusive Farm Use) zone (LC 16.212).

This claim was originally heard on March 20, 2007. There was testimony given in opposition to the claim at the hearing, and the Board held the record open on this claim to provide opportunity for rebuttal from the applicant and to allow for submittal of more information. On March 27, 2007, a rebuttal letter and additional testimony disputing the AGT zone definition was submitted into the record that addressed the issue raised by the opposition.

ANALYSIS

The definition of Lane Code parcel size provisions under the AGT5 zoning that applied to the land when the claimants acquired the property was the disputed issue. The applicant clarification directs the Board to Lane Code 10.110-42 (2) Area.

LC10.110-42(2) The minimum area for the division of land for any property zoned prior to May 14, 1971, shall be one (1) acre and shall have a lot width of not less than one hundred fifty (150) feet.

The Murray property was zoned AGT5 prior to May 14, 1971. The acquisition date of the Murray family is not relevant to this area regulation, it is the zoning date on the land that allows for the one acre size minimum under LC10.110-42(2). The AGT zone and this section of Lane Code was in place at the time the Murrays acquired the property.

CONCLUSION

It appears this is a valid claim.

RECOMMENDATION

The County Administrator recommends the Board adopt the proposed order to waive the restrictive land use regulations of the E30 zone.

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

ORDER No. 07-3-20-17

) 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 (Murray1/PA06-7041)

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 L. Murray and Gladys J. Murray (PA06-7041), the owners of real property located north of Beacon Drive, in the Santa Clara area, and more specifically described in the records of the Lane County Assessor as map 17-04-01, tax lot 8100, consisting of approximately 7 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 March 20 and May 1, 2007, the Board conducted public hearings on the Measure 37 claim (PA06-7041) of James L. Murray and Gladys J. Murray and has now determined that the restrictive E30 (Exclusive Farm Use) zone dwelling and land division requirements of LC 16.212 were enforced and made applicable to prevent James and Gladys Murray from developing the property as might have been allowed at the time they acquired an interest in the property on March 29, 1973, and that the public benefit from application of the

current E30 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 Gladys Murray request either \$580,000 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 thirty 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 E30 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 and Gladys Murray 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 applicants James L. Murray and Gladys J. Murray 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 L. Murray and Gladys J. Murray shall be granted and the restrictive provisions of LC 16.212 that limit the development of dwellings and the division of land in the E30 (Exclusive Farm Use) Zone shall not apply to James L. Murray and Gladys J. Murray, so they can make application for approval to develop the property located north of Beacon Drive in the Santa Clara area, and more specifically described in the records of the Lane County Assessor as map 17-04-01, tax lot 8100, consisting of approximately 7 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 March 29, 1973.

IT IS HEREBY FURTHER ORDERED that James L. Murray and Gladys J. Murray still need 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 claimants 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.

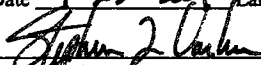
IT IS HEREBY FURTHER ORDERED that this action making certain Lane Code provisions inapplicable to use of the property by James L. Murray and Gladys J. Murray does not constitute a waiver or modification of state land use regulations and does not authorize immediate division of the subject property or immediate construction of a dwelling. The requirements of state law may contain specific standards regulating development of the subject property and the applicants 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 4-25-2007 Lane County


OFFICE OF LEGAL COUNSEL