



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:** E133861

**CLAIMANT:** Stevens Family Enterprises, LLC<sup>1</sup>  
PO Box 257  
Husum, WA 98623

**MEASURE 37 PROPERTY IDENTIFICATION:** Township 2S, Range 1E  
Section 21BA, Tax lot 400<sup>2</sup>  
Clackamas County

**PRIMARY CONTACT INFORMATION:** Herbert A. Stevens  
PO Box 257  
Husum, WA 98623

The claimant, Stevens Family Enterprises, LLC, filed a claim with the state under ORS 197.352 (2005) (Measure 37) on December 4, 2006, for property located at 1551 SW Childs Road, near Lake Oswego, in Clackamas 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 its 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.

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<sup>1</sup> Herbert A. Stevens is listed as a claimant on the election form; however, he was not a claimant under Measure 37 and, therefore, is not eligible for relief under Measure 49.

<sup>2</sup> The Measure 37 claim property consists of tax lots 400, 200, 201, 600, 601 and 602. The claimant did not elect supplemental review for tax lots 200, 201, 600, 601 and 602. Supplemental information submitted with the election indicates the claimant conveyed its ownership interest in tax lots 200, 201, 600, 601 and 602 on June 20, 2008. While a claim cannot be amended to remove claim property, analysis of a claimant's eligibility for relief on a portion of claim property may, in some cases, be immaterial. In this case, whether the claimant is eligible for relief on tax lots 200, 201, 600, 601 and 602 is not relevant to the analysis of whether the claimants are eligible for relief on tax lot 400. Therefore, although tax lots 200, 201, 600, 601 and 602 are part of the Measure 37 claim property, review of the claimant's eligibility for relief on tax lots 200, 201, 600, 601 and 602 is omitted and all references to Measure 37 claim property refer only to tax lot 400.

## 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 30 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, Stevens Family Enterprises, LLC, filed a Measure 37 claim, M133861, with the state on December 4, 2006. The claimant filed a Measure 37 claim, ZC047-06, with Clackamas County on April 11, 2006. The state claim was filed on December 4, 2006.

The claimant timely filed a Measure 37 claim with both the state and Clackamas 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, Stevens Family Enterprises, LLC is the owner of fee title to the property as shown in the Clackamas County deed records and, therefore, is an owner of the property under Measure 49.

Clackamas 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 Clackamas County, outside the urban growth boundary and outside the city limits of the nearest city, Lake Oswego.

**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 Rural Residential Farm Forest (RRFF-5) by Clackamas County, in accordance with Goal 14, which prohibits the urban use of rural land and requires local comprehensive plans to identify and separate urbanizable from rural land in order to provide for the orderly and efficient transition from rural to urban use. State laws, namely Goal 14 and OAR 660-004-0040, prohibit the establishment of a lot or parcel less than 20 acres for property within a mile of the UGB for the Portland metropolitan area. Because the claimant's property is within a mile of the Portland metropolitan area UGB all new lots or parcels must be at least 20 acres in size.

The claimant's property consists of five acres. Therefore, 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**

Clackamas County deed records indicate that the claimant acquired the property on March 19, 1997.

On March 19, 1997, the Measure 37 claim property was subject to Clackamas County's acknowledged Rural Residential Farm Forest (RRFF-5) zone. Clackamas County's RRFF-5 zone required five acres for the creation of a new lot or parcel on which a dwelling could be established. The claimant's property consists of five acres, and is developed with one dwelling. Therefore, the claimant lawfully could not have established any additional home sites on its date of acquisition.

**II. COMMENTS ON THE PRELIMINARY EVALUATION**

The department issued its Preliminary Evaluation for this claim on January 11, 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. Herbert Stevens, J. Jeffrey Auxier, and Stevens Family Enterprises,

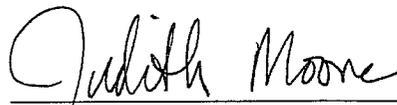
LLC all submitted comments asserting that Herbert and Susan Stevens have owned the subject property continuously since December 31, 1958. While Herbert and Susan Stevens did own the property at an earlier date, they transferred their entire interest in the property to a limited partnership, which in turn transferred the property to Stevens Family Farms, LLC, which then transferred the property to Stevens Family Enterprises, LLC in 1997. Herbert Stevens is an agent for Stevens Family Enterprises, LLC, but Stevens Family Enterprises, LLC is a separate and distinct legal entity from Herbert Stevens. Therefore, the acquisition date for the claimant, Stevens Family Enterprises, LLC is March 19, 1997.

### 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:



Judith Moore, Division Manager  
Dept. of Land Conservation and Development  
Dated this 15<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.