



**OREGON DEPARTMENT OF LAND CONSERVATION AND  
DEVELOPMENT**

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

November 4, 2008

**STATE ELECTION NUMBER:**

E129715

**CLAIMANTS:**

John H. and Jane G. Frederick  
13622 SW Pleasant Valley Road  
Beaverton, Oregon 97007

**MEASURE 37 PROPERTY  
IDENTIFICATION:**

Township 2S, Range 2W, Section 1  
Tax lot 3100<sup>1</sup>  
Washington County

**I. ELECTION**

The claimants, John and Jane Frederick, filed a claim under ORS 197.352 (2005) (Measure 37) on July 20, 2006, for property located on the east side of SW Pleasant Valley Road, south of its intersection with Scholls Ferry Road, near Beaverton, 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.

**II. SUMMARY OF PRELIMINARY EVALUATION**

Based on the department's preliminary analysis, it appears that the claimants are qualified for up to three home site approvals on the Measure 37 claim property. The claimants' property, including both the Measure 37 claim property and the contiguous property in the same ownership appears to consist of three parcels containing two dwellings. The Measure 37 property consists of one undeveloped parcel and the contiguous property under the same ownership consists of two parcels containing two dwellings. After taking into account the number of lots, parcels and

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<sup>1</sup> As stated in the Measure 37 Final Staff Report and Recommendation, the Measure 37 claim as filed on July 20, 2006, also included tax lots 2101 and 2303, which adjoin tax lot 3100. Claimants withdrew the claim as to tax lots 2101 and 2303 and a portion of tax lot 3100 that lies in Section 12 (T2S R2W). As a result, the Final Order only related to the remaining 17.89-acre portion of tax lot 3100 that lies in Section 1 (T2S R2W). Accordingly, for purposes of this claim, the subject property is identified as only the 17.89-acre portion of tax lot 3100 located in Section 1 (T2S R2W).

dwellings currently located on the Measure 37 claim property and the contiguous property under the same ownership, it appears that the home site approvals will allow the claimants to establish one dwelling on the southern 11.2 acres and central 2.7 acres of the Measure 37 claim property.

The claimants do not appear to qualify for Measure 49 home site approvals on the northern 4 acres of the property because the claimants were not lawfully permitted to establish the lots, parcels or dwellings on the claimants' date of acquisition of those 4 acres.

### **III. THE MAXIMUM NUMBER OF HOME SITE APPROVALS 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. The Measure 37 waiver issued for this claim describes four home sites. Therefore, the claimants may qualify for a maximum of three home site approvals under Section 6.

### **IV. PRELIMINARY ANALYSIS OF QUALIFICATION FOR HOME SITE APPROVAL**

#### **1. Preliminary Analysis**

To qualify for a home site approval under Section 6 of Measure 49, 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.

The claimants, John and Jane Frederick, filed a Measure 37 claim, M129715, with the state on July 20, 2006. The claimants filed a Measure 37 claim with Washington County, 37CL0245, on June 14, 2005. The state claim was filed prior to December 4, 2006.

It appears that the claimants timely filed a Measure 37 claim with both the state and Washington County.

In addition to filing a claim with both the state and the county in which the property is located, to qualify for a home site approval under Section 6 of Measure 49 the claimants must establish each of the following:

#### **(a) 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.”

According to the deeds submitted by the claimants, John and Jane Frederick are the owners of fee title to the property as shown in the deed records of Washington County and, therefore, owners of the property under Measure 49.

**(b) All Owners of the Property Have Consented in Writing to the Claim**

It appears that the claimants are the sole owners of the property. Therefore, no additional consent is required.

**(c) The Measure 37 Claim Property Is Located Entirely Outside Any Urban Growth Boundary and Entirely Outside the Boundaries of Any City**

The Measure 37 claim property, 17.89 acres of tax lot 3100, is located in Washington County, at the coordinates listed above, outside the urban growth boundary and outside the city limits of the nearest city, Beaverton.

**(d) One or More Land Use Regulations Prohibit Establishing the Lot, Parcel or Dwelling**

As stated in Section III above, the claimants may qualify for up to three home site approvals.

The southern 11.2 acres of the subject property are currently zoned Agriculture and Forest (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 (EFU). Applicable provisions of ORS chapter 215 and OAR 660, division 33, enacted or adopted pursuant to Goal 3, generally prohibit the establishment of a dwelling on a lot or parcel less than 80 acres in size in an EFU zone.

The remaining 6.7-acre portion of the subject property is zoned Agriculture and Forest 10-Acre (AF-10), by Washington 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 the size established in the County rural residential zone in existence on October 4, 2000, if the zone in existence on that date had a minimum lot size greater than two acres. Washington County’s AF-10 zone requires a minimum lot size of 10 acres.

The claimants’ property consists of 11.2 acres of property zoned AF-20 and 6.7 acres of property zoned AF-10. 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.

**(e) 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.

Based on the documentation submitted by the claimants, it does not appear that the establishment of home sites on the property would be prohibited by land use regulations described in ORS 195.305(3).

**(f) 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."

Washington County deed records indicate that the claimants acquired the southern 11.2 acres of the property and the central 2.7 acres of the property on August 14, 1965; and the northern 4 acres of the property on February 10, 1977.

On August 14, 1965, the Measure 37 claim property consisted of 13.9 acres and was subject to Washington County's Agricultural (F-1) zone. Washington County's F-1 zone did not prohibit the establishment of three home sites on a 13.9-acre property. Therefore, the claimants lawfully could have established the three home sites on the southern and central portions of the Measure 37 claim property on their date of acquisition.

On February 10, 1977, the Measure 37 property included 17.89 acres and was subject to state statutes, the statewide planning goals, and implementing regulations. Because the Commission had not acknowledged the county's comprehensive plan and land use regulations as being in compliance with the statewide planning goals, the statewide planning goals, and goals 3 and 14 in particular, and ORS chapter 215 applied directly to the claimants' property.

On July 30, 1984, the Commission acknowledged the application of Washington County's AF-10 and AF-20 zones to the Measure 37 claim property. The Commission's acknowledgement of Washington County's AF-10 and AF-20 zones confirmed those zones' compliance with Goals 3 and 14 and ORS Chapter 215. Washington County's AF-20 zone required 80 acres for the

establishment of a dwelling on a lot or parcel and Washington County's AF-10 zone required 10 acres for the establishment of a dwelling on a lot or parcel. The claimants' property consisted of 11.2 acres of property zoned AF-20 and 6.7 acres of property zoned AF-10.

Therefore the claimants lawfully could not have established any home sites on February 10, 1977, in the zones that were ultimately acknowledged to comply with the law that controlled the establishment of dwellings and land divisions on the property on February 10, 1977.

The claimants do not qualify for any home sites on the northern 4 acres of the property because the claimants have not shown that a direct application of the Goals and ORS chapter 215 would have allowed the claimants to establish additional home sites on the northern 4 acres of the property.

## **2. Preliminary Conclusion**

Based on the preliminary analysis, it appears that the claimants, John and Jane Frederick, qualify for up to three home site approvals on the southern 11.2 acres and the central 2.7 acres of the subject property under Section 6 of Measure 49.

Based on the preliminary analysis, the claimants do not qualify for Measure 49 home site approvals on the northern 4 acres of the property because the claimants were not lawfully permitted to establish the lots, parcels or dwellings on the claimants' date of acquisition.

## **V. NUMBER OF LOTS, PARCELS OR DWELLINGS ON OR CONTAINED WITHIN THE PROPERTY**

The number of lots, parcels or dwellings that a claimant is authorized to 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. However, if a claimant otherwise qualifies for relief under Section 6 of Measure 49, the claimant will be able to establish at least one additional lot, parcel or dwelling, regardless of the number of lots, parcels or dwellings currently in existence.

Based on the documentation provided by the claimants and the county, the Measure 37 claim property appears to currently include one lot or parcel and no dwellings. As demonstrated by information from the county, the claimants also own tax lots 2101, 2303 and a portion of tax lot 3100 that lies in Section 12 (Township 2S, Range 2W), which are contiguous to the Measure 37 claim property. The contiguous property under the same ownership appears to include two parcels and two dwellings. Together, it appears that the Measure 37 claim property and the contiguous property under the same ownership include three lots or parcels and two dwellings. Therefore, the three home site approvals the claimants appear to qualify for under Section 6 of Measure 49 will allow the claimants to establish up to one additional dwelling on the on the southern 11.2 acres and the central 2.7 acres of the Measure 37 claim property.

## **VI. PRELIMINARY STATEMENT OF PROPOSED LIMITATIONS AND CONDITIONS ON THE NUMBER AND SCOPE OF HOME SITE APPROVALS**

The department has identified the following limitations and conditions that may affect the number or scope of the home site approvals that the claimants would otherwise be entitled to under Section 6 of Measure 49. This list may not be comprehensive and does not preclude the possibility that other considerations, not yet identified by the department, may affect land divisions or the establishment of dwellings authorized by the home site approval.

1. The establishment of a land division or dwelling based on a Measure 49 home site approval must comply with all applicable standards governing the siting or development of the land division or dwelling. However, those standards must not be applied in a manner that prohibits the establishment of the land division or 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. A home site approval will not authorize the establishment of a land division or 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.
4. The number of lots, parcels or dwellings a claimant may be eligible to establish under a Measure 49 authorization is reduced by the number of lots, parcels and 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 lots, parcels or dwellings currently exist on the Measure 37 claim property or on contiguous property under the same ownership and the lots, parcels or dwellings have not been disclosed to the department, then the number of additional lots, parcels or dwellings a claimant may establish pursuant to the home site approval must be reduced according to the methodology stated in Section 6(2)(b) and 6(3) of Measure 49.
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 portion of the Measure 37 claim property on which the claimant is eligible for Measure 49 relief to an authorized home site pursuant to the Measure 49 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 one or more new lots, parcels or dwellings on the portion of the Measure 37 claim property on which the claimant is eligible for Measure 49 relief. No additional development is authorized on contiguous property for which no Measure 37 claim was filed. Each lot or parcel established pursuant to a home site

approval must either be the site of a dwelling that is currently in existence or be the future site of a dwelling that will be established pursuant to the home site approval. The home site approval does not authorize the establishment of a new dwelling on a lot or parcel that already contains one or more dwellings. The claimants may be required to alter the configuration of the lots or parcels currently in existence on the Measure 37 claim property and contiguous property so that each additional dwelling established on the portion of the Measure 37 claim property on which the claimant is eligible for Measure 49 relief, pursuant to the home site approval, is sited on a separate lot or parcel.

7. Once the department issues a final home site approval, the home site approval will run with the property and will transfer with the property. The home site approval will not expire, except that if a claimant who received a home site approval 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 lots, parcels and dwellings within 10 years of the conveyance. A lot or parcel lawfully created based on the home site approval will remain a discrete lot or parcel, unless the lot or parcel lines are vacated or the lot or parcel is further divided, as provided by law. A dwelling lawfully created based on a home site approval is a permitted use.
8. Because the property is located in an exclusive farm use zone, the home site approval will not authorize new lots or parcels that exceed five acres. Before beginning construction, the owner must comply with the requirements of ORS 215.293. Further, the home site approval will not authorize new lots or parcels that exceed two acres if the new lots or parcels are located on high-value farmland, on high-value forestland or on land within a ground water restricted area.
9. Because the property is located in an exclusive farm use zone, Measure 49 requires new home sites to be clustered so as to maximize suitability of the remnant lot or parcel for farm or forest use. Further, if an owner of the property is authorized by other home site approvals 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.

## VII. NOTICE OF OPPORTUNITY TO COMMENT

A claimant or the claimant's authorized agent, a county and any third party may submit written comments, evidence and information in response to the preliminary evaluation. The comments, evidence and information must be filed with the department no more than twenty-eight (28) calendar days after the date this evaluation is mailed to the claimants and the claimants' agent and notice of this evaluation is mailed to third parties.

The department will mail a copy of all materials timely filed by a county or a third party with the department to the claimants and the claimants' agent. A claimant or a claimant's authorized agent may then file written comments, evidence or information in response to the materials filed by the third party or county. That response must be filed no more than twenty-one (21) calendar days after the date the department mails the materials to the claimants and the claimants' authorized agent.

All comments, evidence and information in response to the preliminary evaluation and all responses to materials filed by a third party or a county shall be delivered to Supplemental Measure 49 Claim Review, 635 Capitol Street NE, Suite 150, Salem, Oregon 97301-2540 and will be deemed timely filed either (1) if actually delivered to the department before the close of business on the final eligible calendar day, or (2) if mailed on or before the final eligible calendar day.

**Note: Please reference the claim number and claimant name and clearly mark your comments as "Preliminary Evaluation Comments." Comments must be submitted in original written form only. Comments submitted electronically or by facsimile will not be accepted.**