

In the Matter of Claim Nos. CL 07-13)
for Compensation under Measure 37 Submitted) Order No. 27-2007
by Josephine Ernest)

NOW, THEREFORE, it is hereby ordered as follows:

1. The Board of County Commissioners adopts the findings of fact set forth in the Staff Report for Claim Number CL 07-13, dated February 7, 2007, which is attached hereto as Attachment 1, and is incorporated herein by this reference.
2. In lieu of compensation, the County waives CCZO 506.1 to the extent necessary to allow the Claimant, Josephine Ernest, to divide the property into five acre minimum lot size parcels.
3. This waiver is subject to the following limitations:
 - A. This waiver does not affect any land use regulations promulgated by the State of Oregon. If the use allowed herein remains prohibited by a State of Oregon land use regulation, the County will not approve an application for land division, other required land use permits, or building permits for development of the property until the State has modified, amended or agreed not to apply any prohibitive regulation, or the prohibitive regulations are otherwise deemed not to apply pursuant to the provisions of Measure 37.
 - B. In approving this waiver, the County is relying on the accuracy, veracity, and completeness of information provided by the Claimant. If it is later determined that Claimant is not entitled to relief under Measure 37 due to the presentation of inaccurate information, or the omission of relevant information, the County may revoke this waiver.
 - C. Except as expressly waived herein, Claimant is required to meet all local laws, rules and regulations, including but not limited to laws, rules and regulations related to subdivision and partitioning, dwellings in the forest zone, and the building code.
 - D. This waiver is personal to the Claimant, Josephine Ernest, as an individual, does not run with the land, and is not transferable except as may otherwise be required by law. This waiver is not transferable to the Ernest Family Trust dated June 11, 1996.
 - E. By developing the parcel in reliance on this waiver, Claimant does so at her own risk and expense. The County makes no representations about the legal effect of this waiver on the sale of lots resulting from any land division, on the rights of future land owners, or on any other person or property of any sort.

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4. This Order shall be recorded in the Columbia County Deed Records, referencing the legal description which is attached hereto as Attachment 2, and is incorporated herein by this reference, without cost.

Dated this 21st day of February, 2007.

Approved as to form

By: Sarah Hanson
County Counsel

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: Rita Bernhard
Rita Bernhard, Chair

By: Anthony Hyde
Anthony Hyde, Commissioner

By: Joe Corsiglia
Joe Corsiglia, Commissioner

COLUMBIA COUNTY LAND DEVELOPMENT SERVICES
MEASURE 37 CLAIM
STAFF REPORT

DATE: February 7, 2007

FILE NUMBER(s): CL 07-13

CLAIMANT: Josephine Ernest; 56237 Turley Road; Warren, OR 97053

PROPERTY LOCATION: N 1/2, NW 1/4, Section 26, T4N, R2W

TAX ACCOUNT NUMBER: 4226-000-00100

ZONING: Primary Forest - 76 (PF-76)

SIZE: Approximately 80 acres

REQUEST: To divide property into sixteen 5-acre lots/parcels.

CLAIM RECEIVED: November 6, 2006

REVISED 180 DAY DEADLINE: May 1, 2007

RECEIPT OF CLAIM NOTICE: December 20, 2006
As of the date of this Staff Report, no request for hearing received

I. BACKGROUND:

The subject property is not developed. Access to the site is unknown; it abuts no rights-of-way and there may or may not be access easements. Claimant appears to have acquired the property in March of 1960. It does not appear that the size and shape of the site has changed since then.

Whether or not a property is a legally platted lot or parcel created by a Subdivision or Land Partition, respectively, or a legal lot-of-record is not included in the review for a Measure 37 Claim. If the property reviewed by this claim is neither of these, this could impact any subsequent development under this claim.

II. APPLICABLE CRITERIA & STAFF FINDINGS:

Measure 37

(1) If a public entity enacts or enforces a new land use regulation or enforces a land use regulation enacted prior to the effective date of this amendment that restricts the use of private real property or any interest therein and has the effect of reducing the fair market value of the property, or any interest therein, then the owner of the property shall be paid just compensation.

(2) Just compensation shall be equal to the reduction in the fair market value of the affected property interest resulting from enactment or enforcement of the land use regulation as of the date the owner makes written demand for compensation under this act.

A. PROPERTY OWNER & OWNERSHIP INTERESTS

1. **Current ownership:** Based on the information provided, it appears the subject property is owned by the claimant.
2. **Date of Acquisition:** The property was acquired by the claimant in March of 1960.

B. LAND USE REGULATION(s) IN EFFECT AT THE TIME OF ACQUISITION

The County did not have a Zoning Ordinance which applied to the subject property until August 29, 1973. The property was not subject to County zoning regulations when it was acquired by claimants in 1960.

C. LAND USE REGULATION(s) APPLICABLE TO THE SUBJECT PROPERTY ALLEGED TO HAVE REDUCED FAIR MARKET VALUE / EFFECTIVE DATES / ELIGIBILITY

The claimant cites both Oregon Revised Statutes and Oregon Administrative Rules, alleging they have resulted in a reduction of the property's fair market value. Generally, those State regulations cited pertain to land divisions and dwellings on agriculture zoned land. This specific claim is to divide PF-76 zoned property into lots/parcels less than the 76 acre minimum. As such, the most applicable County Regulation is Section 506.1 of the County's current Zoning Ordinance which became effective August 1, 1984. Section 506.1 restricts the minimum lot or parcel size to 76 acres in the PF-76 zone.

Based on the claim, it appears that the County regulation that clearly prevents the Claimant(s) from developing the property as desired is:

CCZO 506.1 Establishing the 76-acre minimum lot/parcel size in the PF-76 zone

D. CLAIMANT'S ELIGIBILITY FOR FURTHER REVIEW

Claimant acquired an interest in the property before the minimum lot/parcel size standards of the PF-76 zone became effective. Therefore, the Claimant may be eligible for compensation and/or waiver of CCZO 506.1 under Measure 37.

E. STATEMENT AS TO HOW THE REGULATIONS RESTRICT USE

The claimant did not specify any County regulations, but staff understands that the property cannot be divided and developed due to the 76-acre minimum lot size of the PF-76 zone. Staff concedes that CCZO 506.1 can be read and applied to "restrict" the use of Claimant's property within the meaning of Measure 37.

F. EVIDENCE OF REDUCED FAIR MARKET VALUE

1. **Value of property as regulated:** Based on County Assessor data the property's real market value for the land itself is \$446,800.
2. **Value of property not subject to cited regulations:** Claimant submitted real-estate listings for other properties for sale in the County but did not provide a specific value if the subject property could be redeveloped to a 5-acre density.
3. **Loss of value as indicated in the submitted documents:** The claim alleges a total reduction in value of \$3,500,000.

Staff notes that this value assumes that the resulting lots or parcels will be developed with dwellings prior to sale to third parties. If the subject property is merely divided and sold as-is, the value is significantly lower, as an Attorney General opinion concludes that while the Claimant may avail itself of the benefits of Measure 37 and develop the property according to the regulations in place at the time of acquisition, that benefit is not transferable.

Staff does not agree that the information provided by the Claimant is adequate to fully establish the current value of the property or the value of the property if it was not subject to the cited regulation(s). Staff concedes, however, that it is more likely than not that the property would have a higher value if it could be divided for residential development as proposed.

G. COMPENSATION DEMANDED

As noted on page 1 of the Measure 37 Claim Form: \$3,500,000.

(3) Subsection (1) of this act shall not apply to land use regulations:

(A) Restricting or prohibiting activities commonly and historically recognized as public nuisances under common law. This subsection shall be construed narrowly in favor of a finding of compensation under this act;

(B) Restricting or prohibiting activities for the protection of public health and safety, such as fire and building codes, health and sanitation regulations, solid or hazardous waste regulations, and pollution control regulations;

(C) To the extent the land use regulation is required to comply with federal law;

(D) Restricting or prohibiting the use of a property for the purpose of selling pornography or performing nude dancing. Nothing in this subsection, however, is intended to affect or alter rights provided by the Oregon or United States Constitutions; or

(E) Enacted prior to the date of acquisition of the property by the owner or a family member of the owner who owned the subject property prior to acquisition or inheritance by the owner, whichever occurred first.

CCZO 506.1 does not qualify for any exclusions listed.

Staff notes that other standards including but not limited to fire suppression/protection, access, adequacy of domestic water, subsurface sewage, erosion control and stormwater requirements continue to apply as they are exempt from compensation or waiver under Subsection 3(B), above.

(4) Just compensation under subsection (1) of this act shall be due the owner of the property if the land use regulation continues to be enforced against the property 180 days after the owner of the property makes written demand for compensation under this section to the public entity enacting or enforcing the land use regulation.

Should the Board determine that the that the Claimant(s) has/have demonstrated a reduction in fair market value of the property due to the cited regulations, the Board may pay compensation in the amount of the reduction in fair market value caused by said regulation(s) or in lieu of compensation, modify, remove, or not apply CCZO Section(s) 506.1.

(5) For claims arising from land use regulations enacted prior to the effective date of this act, written demand for compensation under subsection (4) shall be made within two years of the effective date of this act, or the date the public entity applies the land use regulation as an approval criteria to an application submitted by the owner of the property, whichever is later. For claims arising from land use regulations enacted after the effective date of this act, written demand for compensation under subsection (4) shall be made within two years of the enactment of the land use

regulation, or the date the owner of the property submits a land use application in which the land use regulation is an approval criteria, whichever is later.

The subject claim arises from the minimum lot/parcel size of the PF-76 zone which was enacted prior to the effective date of Measure 37 on December 2, 2004. The subject claim was filed on November 6, 2006, which is within two years of the effective date of Measure 37.

(8) Notwithstanding any other state statute or the availability of funds under subsection (10) of this act, in lieu of payment of just compensation under this act, the governing body responsible for enacting the land use regulation may modify, remove, or not to apply the land use regulation or land use regulations to allow the owner to use the property for a use permitted at the time the owner acquired the property.

Should the Board determine that the that Claimant(s) has/have demonstrated a reduction in fair market value of the property due to the cited regulation(s), the Board may pay compensation in the amount of the reduction in fair market value caused by said regulation(s) or in lieu of compensation, modify, remove, or not apply said regulations.

III. STAFF RECOMMENDATION:

The following table summarizes staff findings concerning the land use regulation(s) cited by the Claimant as a basis for the claim. In order to meet the requirements of Measure 37 for a valid claim, the cited land use regulation must be found to restrict use, reduce fair market value, and not be one of the land use regulations exempted from Measure 37. The regulations identified in this table have been found to apply to this Measure 37 claim.

LAND USE CRITERION	DESCRIPTION	RESTRICTS USE?	REDUCES VALUE?	EXEMPT?
CCZO 506.1	minimum 76 acre lot/parcel size	Yes	Yes	No

Staff recommends the Board of County Commissioners take action to determine the amount, if any, by which the cited regulations reduced the value of the Claimants' property, and act accordingly to pay just compensation in that amount, or, in the alternative, to not apply CCZO Section(s) 506.1.

LEGAL DESCRIPTION

PARCEL 1: The South half of the North half and the North half of the South half of the Southwest quarter of Section 23, Township 4 North, Range 2 West of the Willamette Meridian, Columbia County, Oregon. EXCEPTING THEREFROM that portion conveyed to Walter B. Barker by deed recorded January 23, 1995 as Fee Number 95-00509, Records of Columbia County, Oregon. ALSO EXCEPTING THEREFROM that portion conveyed to Richard T. Schlumpberger and Nita J. Schlumpberger by deeds recorded November 1, 1996 as Fee Number 96-11577, 96-11578 and 96-11579 and by deed recorded September 25, 2001 as Fee Number 01-10666, all in Records of Columbia County, Oregon. ALSO EXCEPTING THEREFROM portion conveyed to Jessie Meehan by deed recorded February 3, 1998 as Fee Number 98-01087, Records of Columbia County, Oregon.

PARCEL 2: Beginning at the Southeast corner of the Southwest quarter of Section 23, Township 4 North, Range 2 West, Willamette Meridian, Columbia County, Oregon; thence North 0°50'34" East, along the East line of said Southwest quarter a distance of 660.36 feet; thence North 89°15'53" West a distance of 384.88 feet to the Southeast corner of the Richard T. Schlumpberger and Nita J. Schlumpberger tract as described in Instrument No. 96-11577, Clerk's Records of Columbia County, Oregon; thence North 21°30'31" West, along the East line of said Schlumpberger tract, a distance of 324.67 feet to an angle point on the East line of said Schlumpberger tract and the true point of beginning of the following described tract; thence continuing along the boundaries of said Schlumpberger tract the following four courses; North 07°53'11" East a distance of 142.78 feet; thence North 74°08'37" West a distance of 48.13 feet; thence South 55°18'25" West a distance of 46.38 feet; thence South 75°10'26" West a distance of 160.67 feet; thence leaving the boundaries of said Schlumpberger tract South 68°25'26" East a distance of 236.76 feet to the true point of beginning.

PARCEL 3: The South half of the South half of the Southwest quarter of Section 23, Township 4 North, Range 2 West of the Willamette Meridian, Columbia County, Oregon.

PARCEL 4: Beginning at a point which is the Northeast corner of the Southwest quarter of Section 23, Township 4 North, Range 2 West of the Willamette Meridian, Columbia County, Oregon; and point also being South 1°05 ½' East 2670.9 feet from the North quarter corner of said Section 23; thence South 1°05 ½' East 387.5 feet and North 89°55' West 20 feet to the true point of beginning for the following described property; thence North 89°55' West a distance of 535.0 feet; thence South 1°05 ½' East a distance of 276 feet to a point on the South line of the North half of the Northeast quarter of the Southwest quarter of said Section 23; thence along the said South line of the North half of the Northeast quarter of the Southwest quarter South 89°55' East a distance of 535.00 feet to a point 20 feet Westerly of the East line of the Southwest quarter of said Section 23; thence North 1°05 ½' West a distance of 276 feet to the true point of beginning. EXCEPTING THEREFROM that portion conveyed to Walter B. Barker by deed recorded January 23, 1995 as Fee Number 95-00509, Records of Columbia County, Oregon.

PARCEL 5: All the North one-half of the Northwest quarter of Section 26, Township 4 North, Range 2 West of the Willamette Meridian, Columbia County, Oregon.

THIS MAP HAS BEEN PREPARED FROM

Scale: 1" = 400' Curre

