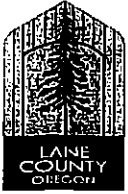


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SUPPLEMENTAL MATERIAL

AGENDA COVER MEMO SUPPLEMENT

MEMO DATE: January 24, 2006

AGENDA DATE: January 25, 2006

TO: BOARD OF COUNTY COMMISSIONERS

FROM: BILL VANVACTOR, COUNTY ADMINISTRATOR
KENT HOWE, PLANNING DIRECTOR

RE: 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 (PA 05-5680, Hinnenkamp)

At the hearing on November 8, 2005, the Board requested additional information from the applicant. That information was received in a letter from Norm Waterbury dated December 20, 2005.

With that information, it appears this is a valid claim. The County Administrator recommends the Board waive the restrictive land use regulations of the F2 (Impacted Forest) and E40 (Exclusive Farm Use) zones that prevent George Hinnenkamp from developing the property as allowed when he acquired it.

ATTACHMENTS

- Order to approve the Measure 37 claim submitted by Norm Waterbury on behalf of the George Hinnenkamp Trust.
- Letter and Title Report submitted by Norm Waterbury on December 23, 2005.

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

ORDER No. 05-11-30-4

) 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 (PA05-5680/George Hinnenkamp
) Trust)

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 landowners 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 George Hinnenkamp (PA05-5680) as trustee of the George Hinnenkamp Trust, the owner of real property located at Territorial Highway and Hamm Road and more specifically described in the records of the Lane County Assessor as map 19-04-30, tax lot 300, and map 19-05-25, tax lot 600, of approximately 159 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 Board has 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, 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, on November 2, 2005, the Board conducted a public hearing on George Hinnenkamp's Measure 37 claim (PA05-5680), and has now determined that the current restrictive Impacted Forest Land (F-2) and Exclusive Farm Use zones (E-40) minimum land division sizes and dwelling requirements of Lane Code 16.211 and Lane Code 16.212 that were made applicable to the property prevent George Hinnenkamp from developing the property as

may be allowed under the Lane County Subdivision Ordinance #3 in effect at the time George Hinnenkamp acquired the property and that the public benefit from application of the current F-2 and E-40 regulations to the applicants' property is outweighed by the public burden of paying just compensation; and

WHEREAS, George Hinnenkamp requests \$240,000 compensation for reduction in the fair market value of his property as a result of Lane County's enforcement of the minimum land division size and forest dwelling standard of the Forest Lands Rule (OAR 660-06), and the minimum land division size and farm income standard of the Agricultural Land Rule (OAR 660-33); 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 current F-2 and E-40 zones 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 George Hinnenkamp to make application to develop the subject property under those regulations; and

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

NOW, THEREFORE IT IS HEREBY ORDERED that the applicant George Hinnenkamp made a valid claim under Ballot Measure 37 by specifying the amount of the claim, 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 he acquired 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 Hinnenkamp request shall be granted and the current F-2 and E-40 restrictions for minimum lot sizes and dwellings in Lane Code 16.211(5)-(7) and (10), and Lane Code 16.212(5)- (7) and (9) that restrict the division of the property and the placement of dwellings shall not apply to George Hinnenkamp, so that he can make application for land divisions and dwellings on the property described as Assessors Map 19-04-30, tax lot 300, and Map 19-05-25, tax lot 600, in a manner consistent with the regulations of the Lane County Revised Subdivision Ordinance in effect when he acquired the property on May 11, 1967.

IT IS HEREBY FURTHER ORDERED that George Hinnenkamp will still need to make application and receive approval for a land division and dwellings under other land use regulations applicable to dividing land and placing dwellings on the property that were not specifically identified or established as restricting George Hinnenkamp's use of the property. To the extent necessary to effectuate the Board action to not apply the minimum land division size and dwelling restrictions of the applicable zone described above, the claimant shall submit appropriate applications for review and approval of a land division and any new dwellings to show the specific development proposal and in the event additional county land use regulations result in a restriction of those uses that has 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. 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 George Hinnenkamp' use of his property does not constitute a waiver or modification of any corresponding state law or administrative rules and does not authorize immediate division of land or construction of a dwelling. The requirements of state law, including ORS 215.705, ORS 215.720-750, Goal 4 and OAR chapter 660, division 6, containing specific standards regulating development on Forest Land, and ORS 215.213, Goal 3 and OAR chapter 660, division 33, contain specific standards regulating development on Exclusive Farm Use Land, 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 claim for this property before seeking county land use approval.

IT IS HEREBY FURTHER ORDERED that the county land use regulations and other 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 the applicant to build another dwelling 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) 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 _____, 2006.

Bill Dwyer, Chair
Lane County Board of County Commissioners

APPROVED AS TO FORM

Date 1-24-2006 Lane County


OFFICE OF LEGAL COUNSEL