

FILED: August 14, 2013

IN THE COURT OF APPEALS OF THE STATE OF OREGON

EVAN D. WHITE
and PATRICIA A. WHITE,
Plaintiffs-Appellants,

v.

JARED VOGT
and CRYSTAL VOGT,
property owners;
and CITY OF SALEM,
a municipal corporation,
Defendants-Respondents,

and

KEVIN STONE,
Contractor,
Defendant.

Marion County Circuit Court
08C22773

A145286

Don A. Dickey, Judge.

Submitted on August 21, 2012.

Deryl K. Nielsen and Deryl K. Nielsen, P.C., filed the briefs for appellants.

Daniel A. Hill and Adams, Hill & Hess filed the brief for respondents Jared Vogt and Crystal Vogt.

Kenneth S. Montoya, Assistant City Attorney, filed the brief for respondent City of Salem.

Before Armstrong, Presiding Judge, and Hadlock, Judge, and Brewer, Judge pro tempore.

HADLOCK, J.

Appeal from supplemental judgment dismissed; otherwise affirmed.

1 HADLOCK, J.

2 Plaintiffs brought this action alleging violations of several provisions of the
3 Salem Revised Code (SRC) stemming from excavation and construction of a home and a
4 retaining wall on property that adjoins and lies downhill from their property. Defendants
5 are Jared and Crystal Vogt, who own the neighboring property, Kevin Stone, the
6 contractor who performed the excavation and construction, and the City of Salem.
7 Plaintiffs asserted claims for declaratory relief, writ of review, writ of mandamus,
8 negligence, and injunctive relief. They alleged that Stone had excavated the Vogts'
9 property in a manner that removed lateral support for plaintiffs' property, leaving it
10 vulnerable to landslides. Plaintiffs also alleged that the city had allowed the excavation
11 and subsequent construction of a home and a retaining wall without properly conducting
12 a landslide hazard analysis and without requiring Stone and the Vogts either to prove that
13 the excavated slope is safe or to build a taller retaining wall and restore the slope to the
14 minimum otherwise allowed by the SRC.

15 The trial court dismissed the claims against the Vogts and all but the writ of
16 review claim against the city. On that claim, the court granted summary judgment in the
17 city's favor. The court also awarded prevailing-party fees to the Vogts and the city as
18 well as attorney fees to the Vogts. Plaintiffs appeal the limited judgment disposing of the
19 claims against the Vogts and the city and the supplemental judgment awarding
20 defendants their fees.¹ We dismiss the appeal from the supplemental judgment and

¹ Defendant Stone did not move for dismissal or summary judgment on the claims against him, and he is not a party to this appeal.

1 otherwise affirm.

2 Before we recite the pertinent facts, an overview of some of the SRC
3 provisions at issue is helpful. Two chapters in the code are pertinent. The first, SRC
4 chapter 65, governs excavation and filling of property. SRC 65.040 generally describes
5 conditions under which an excavation permit is required. SRC 65.050(a), which limits
6 excavation under certain circumstances, provides, in part:

7 "Except as provided in this subsection and in SRC 65.080, no
8 excavation shall leave a cut slope greater than two horizontal to one
9 vertical.

10 "EXCEPTION: Excavations may exceed this limitation when they
11 are in conjunction with a building permit and the final grade after backfill
12 will not exceed a 2:1 slope."²

13 Under SRC 65.080, the limitations imposed in SRC 65.050

14 "may be varied by the director [of public works] if a qualified engineer
15 designs and oversees the prescribed work and provides the director with all
16 supportive data necessary to establish to his satisfaction that the alternative
17 design provides equal or better safety, durability, and protection of adjacent
18 property than compliance with the standards of SRC 65.050 * * *."

19 The second pertinent chapter, SRC chapter 69, addresses landslide hazards.

20 SRC 69.030 provides that, except in circumstances not relevant here, a person may not
21 engage in excavation or building construction "in areas designated on maps adopted
22 under this chapter" without first obtaining any required permits or approvals. The

² As SRC 65.050(a) suggests, slope is defined by the ratio of run (horizontal) to rise (vertical) and can be expressed either as a ratio or a percentage. Thus, for example, a slope that is 45 degrees from horizontal is expressed as 1:1 or 100 percent, and a slope that is 22.5 degrees from horizontal is expressed as 2:1 or 50 percent. *See also* SRC 69.020(m) ("Slope' is an inclined earth surface, the inclination of which is expressed denoting a given rise in elevation over a given run in distance.").

1 referenced maps include "Landslide Hazard Susceptibility Maps" adopted by the city
2 council that "indicate the general location of areas of low, moderate, and high
3 susceptibility to landslides, and areas of known slide hazards." SRC 69.050. SRC
4 69.060 sets out the procedure by which the city must evaluate the landslide risk that a
5 proposed activity will create:

6 "The Graduated Response Table 69-1, and the criteria set forth therein shall
7 be used by Public Works staff to determine the level of site investigation
8 for various types of regulated activity on property any portion of which is
9 shown on Landslide Hazard Susceptibility Maps. Using a rating system,
10 slope and physiographic conditions at the site are evaluated in relationship
11 to a proposed activity. If a rating meets or exceeds quantified thresholds
12 provided in the table, a geological assessment or geotechnical report or both
13 shall be provided by the applicant and action specified therein undertaken
14 or insured before any regulated activity may be permitted or approved.
15 Where any portion of the subject property on which regulated activities are
16 proposed is identified under two slope conditions, or two or more
17 physiographic and geologic categories, the highest condition or category
18 will apply.

19 "(a) For Low Landslide Risk Assessments, all regulated activities
20 may proceed without further investigation, permitting, or approval
21 requirements of this chapter.

22 "(b) For Moderate Landslide Risk Assessments, a geological
23 assessment shall be submitted by applicant and at applicant's expense for all
24 regulated activities. If the geological assessment indicates that mitigation
25 measures are necessary to safely undertake the regulated activity, High
26 Landslide Risk Assessment requirements must be met. If the geological
27 assessment indicates that no mitigation measures are necessary to safely
28 undertake the regulated activity, all regulated activities may proceed.

29 "(c) For High Landslide Risk Assessments, a geotechnical report
30 prepared by a Certified Engineering Geologist and Geotechnical Engineer
31 at the applicant's expense shall be submitted for all regulated activities."

32 The "Graduated Response Table 69-1" is appended to SRC chapter 69. It establishes a
33 five-step procedure for determining whether the landslide risk is low, moderate, or high

1 based on points assigned in the first three steps. Characterized broadly, points are
2 assigned based on a property's susceptibility to earthquake-induced landslides (step one),
3 susceptibility to water-induced landslides (step two), and the activity undertaken on the
4 property (step three). Step four requires staff to total the points from the first three steps.
5 Step five provides that the landslide risk is low if the point total is four or less, moderate
6 if the total is five to eight points, and high if it is nine "or greater."

7 Finally, SRC 69.090 provides:

8 "No excavation or fill subject to the provisions of this chapter shall be made
9 without an Excavation and Fill permit. The application for such permit,
10 permit issuance, term, termination, suspension or revocation, scope,
11 application fee, appeal and violation relative to such permit shall be as set
12 forth in SRC 65.110 through SRC 65.990. Excavation and fill permit
13 requirements are in addition to other requirements of this chapter. Any
14 geological assessment or geotechnical report required by this chapter shall
15 accompany the Excavation and Fill permit application and shall receive
16 approval in accordance with the provisions of this chapter prior to
17 Excavation and Fill permit issuance."

18 With those provisions in mind, we turn to the facts. The facts material to
19 our review are undisputed. Plaintiffs' property lies uphill from, and to the east of,
20 defendant Vogts' property. In January 2008, Stone applied for a building permit to
21 construct a dwelling on the Vogts' property. In early March--before the city had issued
22 the building permit--Stone excavated approximately 1200 cubic yards of soil from the
23 eastern side of the Vogts' property. Before doing the work, Stone did not obtain an
24 excavation permit or otherwise notify the city that he intended to excavate. The upper
25 edge of the "cut" left by the excavation is close to the fence separating plaintiffs' and the
26 Vogts' properties. The original slope of the Vogts' property averaged somewhere

1 between 30 percent and 40 percent, depending on how the property is measured.³
2 Sometime after Stone did the excavating, plaintiffs hired a surveyor, who measured the
3 slope of the cut in four different places. The surveyor determined the respective slopes to
4 be 45.5, 82, 96, and 87.5 percent.

5 While Stone was excavating the property, a neighbor, Loriann Schmidt,
6 called the city's code enforcement group to express concerns about the excavation. Mike
7 Scholz, a building and safety supervisor, visited the site the next day and then called
8 Schmidt. He told her that no excavation permit was required but that a geotechnical
9 engineer would have to sign off on the plans before construction could begin. Schmidt
10 also talked to Stone, who told her that he planned to obtain a geotechnical opinion on
11 slope stability and that he was going to build a 10-foot-high retaining wall.

12 Around the same time, plaintiff Evan White met with Tom Phillips, the
13 city's building and safety administrator. Phillips told White that "Stone did not have an
14 excavation permit because the city does not require them" but that Stone "would be
15 required to submit a plan for an engineered retaining wall." Nothing in the record
16 indicates that the city evaluated whether the excavation created a landslide hazard risk.

17 Two weeks later, White met with Rebai Tamerhoulet, a supervisor with the

³ Plaintiffs contend that the original average slope was 40 percent and that city officials incorrectly determined the original slope to have been 20 percent. That dispute does not affect our analysis on appeal. Although plaintiffs have contended throughout this case that the city's authorization of the retaining wall was based on its purportedly erroneous calculation of the slope, they have never explained how the original slope (or the miscalculation of it) led to the city's authorization of the retaining wall or to its alleged failure to properly conduct a landslide hazard analysis.

1 city's plan review services. Tamerhoulet showed him "plans for exterior retaining walls
2 of different heights, including one for construction of a ten-foot exterior detached
3 retaining wall."

4 In April 2008, the city issued the building permit to Stone, and construction
5 on the dwelling commenced. The city did not conduct a landslide hazard assessment
6 under SRC chapter 69 before issuing the permit for the dwelling.

7 In September 2008, Stone applied for a separate building permit to
8 construct a retaining wall on the Vogt property. With the application, he submitted an
9 engineer's structural calculations and diagram for a four-foot-high wall along the bottom
10 of the excavated cut. According to the engineer, backfilling behind a wall of that height
11 would result in a slope of 100 percent. The city approved the design and issued the
12 permit 12 days later. Nothing in the record indicates that the city conducted a landslide
13 hazard assessment under SRC chapter 69 in connection with that permit. Stone built the
14 wall as approved a few days later.

15 Plaintiffs commenced this action against Stone, the Vogts, and the city,
16 initially seeking only declaratory relief. Over the course of several amended complaints,
17 plaintiffs added petitions for writ of review and writ of mandamus and claims for
18 negligence and injunctive relief. All of plaintiffs' assignments of error and supporting
19 arguments on appeal are directed at their claims for declaratory relief and writ of review.
20 Accordingly, we describe only those claims, and their procedural history, in any
21 significant detail.

22 In the declaratory relief claim in the operative complaint, plaintiffs asked

1 the court to declare the parties' respective rights, status, duties, and interests under the
2 SRC and other laws. In the petition for writ of review, plaintiffs sought review of the
3 city's decision to issue a permit for "construction of only one four-foot high detached
4 exterior retaining wall which did not establish a final grade with a slope no steeper than
5 2H:1V (50%)." Plaintiffs' mandamus petition sought an order directing the city to
6 conduct a landslide hazard risk assessment under SRC chapter 69 for all regulated
7 activities that were conducted on the Vogt property. In their negligence and injunctive
8 relief claims, plaintiffs alleged that the Vogts had breached their duty to provide lateral
9 and adjacent support to plaintiffs' property and to minimize landslide hazards. They
10 alleged further that the city had breached its duty to comply with and enforce all laws
11 regulating activities in a landslide hazard zone.

12 The Vogts moved to dismiss the claims against them under ORCP 21 A(8)
13 for failure to state ultimate facts sufficient to constitute a claim. They asserted that
14 plaintiffs' declaratory relief claim failed to present a justiciable controversy, because the
15 legal provisions that plaintiffs raised create no legal rights as between plaintiffs and the
16 Vogts. With respect to the negligence and injunctive relief claims, the Vogts asserted
17 that the complaint failed to allege any cognizable injury. Alternatively, the Vogts moved
18 for summary judgment on each claim, asserting that there were no genuine issues of
19 material fact as to whether there was a justiciable controversy between plaintiffs and the
20 Vogts or whether the Vogts had injured plaintiffs.

21 The city moved to quash the writ of review and, alternatively, for summary
22 judgment on that claim, and it moved to dismiss the other claims against it under ORCP

1 21 A(8). To assist the city's litigation efforts, Bryan Colbourne, a senior planner,
2 conducted a landslide hazard assessment under SRC chapter 69, the results of which he
3 described in two affidavits. Applying the Graduated Response Table, he determined that
4 the Vogts' property scored zero points for earthquake-induced landslide susceptibility and
5 three points for water-induced landslide susceptibility. Under step three of the table,
6 under which points are assigned based on the activity in question, he added one point for
7 construction of a single-family dwelling. Based on the total of four points, he concluded
8 that the landslide hazard risk was low and that no additional geological assessment was
9 required. Phillips, the building and safety administrator, also prepared affidavits in which
10 he asserted that the city had "followed correct procedures" in issuing the permits to
11 Stone.

12 With respect to the writ of review, the city argued that affidavits from
13 Phillips and Colbourne established that they had properly construed the applicable laws
14 and had correctly followed the procedure set out in SRC chapter 69. As to the
15 declaratory relief claim, the city argued that there is no justiciable controversy because
16 none of plaintiffs' rights were implicated by the city's actions.

17 The trial court held a hearing on defendants' various motions in February
18 2010. The court first addressed the negligence claim, ruling that plaintiffs had neither
19 alleged any damages nor, for purposes of the Vogts' alternative motion for summary
20 judgment, adduced any evidence of damages. The court then opined that the city could
21 assert another basis for dismissing the negligence claim against it--namely, that the writ
22 of review was the only relief available to plaintiffs against the city. It noted that ORS

1 34.102 provides that the "decisions of the governing body of a municipal corporation
2 acting in a judicial or quasi-judicial capacity and made in the transaction of municipal
3 corporation business shall be reviewed only as provided in ORS 34.010 to 34.100 and not
4 otherwise." The court stated that it believed that the city's decision was judicial or quasi-
5 judicial. After a lengthy colloquy with counsel, the court ruled that the writ of review
6 was plaintiffs' only appropriate action against the city, and it dismissed the remaining
7 claims against the city. On the writ of review claim, the court concluded that the city's
8 decision was supported by evidence in the record, and it granted summary judgment for
9 the city. Finally, the court addressed the remaining claims against the Vogts. With
10 respect to the declaratory- and injunctive-relief claims, it concluded that plaintiffs'
11 allegations against the Vogts amounted to claims that the city should not have issued a
12 building permit and had failed to follow its own rules in not requiring an excavation
13 permit, which the court did not view as a controversy between plaintiffs and the Vogts.
14 Accordingly, it dismissed those claims for failure to state a claim.

15 Before the hearing concluded, plaintiffs' counsel informed the court that he
16 had prepared a motion for summary judgment and served it on opposing counsel but had
17 not yet filed it with the court. The court observed that its rulings would not be final until
18 it signed a written order disposing of plaintiffs' claims, and it allowed plaintiffs to submit
19 their motion, which they did.

20 Two weeks later, before ruling on plaintiffs' summary-judgment motion,
21 the court entered a written order disposing of plaintiffs' claims consistently with its oral
22 rulings at the hearing on defendants' motions. It entered a limited judgment of dismissal

1 on March 19, 2010. In June 2010, the court entered an order and a limited judgment
2 denying plaintiffs' motion for summary judgment.

3 The Vogts sought an award of attorney fees. Both the Vogts and the city
4 also sought enhanced prevailing-party fees. The court granted both parties' motions on
5 the ground that plaintiffs' pursuit of a negligence claim without alleging damages was
6 unreasonable. It entered a supplemental judgment awarding those fees in January 2011.

7 On appeal, plaintiffs make numerous assignments of error concerning both
8 the trial court's rulings on the merits of their claims and its awards of attorney fees and
9 prevailing-party fees, which we address in turn. In their first assignment, plaintiffs
10 contend that the trial court "erred in not granting plaintiff's complaint for declaratory
11 relief and Motion for Summary Judgment." For the following reasons, we do not address
12 the merits of that assignment of error. Because plaintiffs' claims against the city and the
13 Vogts were resolved at the pleading and summary-judgment stage of the case, the only
14 procedural vehicle by which the court *could* have ruled in plaintiffs' favor on their
15 declaratory-relief claim was plaintiffs' own motion for summary judgment. As noted, the
16 court denied that motion in an order and a limited judgment entered in June 2010. The
17 court's ruling on that motion is not properly before us, because plaintiffs did not file a
18 notice of appeal from the June 2010 limited judgment. Rather, plaintiffs filed notices of
19 appeal only from the March 2010 limited judgment granting defendants' dismissal and
20 summary-judgment motions and from the January 2011 supplemental judgment awarding
21 defendants fees and costs. Accordingly, our jurisdiction is limited to those matters, and
22 we do not consider whether the trial court erred in denying plaintiffs' motion for

1 summary judgment. *See* ORS 19.270(7) ("If a limited or supplemental judgment is
2 appealed, the jurisdiction of the appellate court is limited to the matters decided by the
3 limited or supplemental judgment * * *").

4 In their second assignment of error, plaintiffs assert that the trial court erred
5 in (1) granting the Vogts' motion to dismiss based on lack of a justiciable controversy and
6 (2) granting the Vogts' motion for summary judgment. As noted above, the trial court
7 granted the motion to dismiss after it concluded that plaintiffs' declaratory-relief claim
8 against the Vogts amounted to a claim that the city should not have issued a building
9 permit and had failed to follow its own rules in not requiring an excavation permit, which
10 the court concluded was not a controversy between plaintiffs and the Vogts. Plaintiffs do
11 not address the court's reasoning or offer any basis on which we could conclude that its
12 reasoning was flawed. Nor do plaintiffs explain the basis for their challenge to the trial
13 court's ruling on the Vogts' summary-judgment motion.⁴ Accordingly, we do not disturb
14 either of the court's rulings on the Vogts' claims.

15 In their third assignment of error, plaintiffs contend that the trial court
16 "erred in granting (1) defendant City's Motion to Dismiss based upon lack of justiciable
17 controversy and (2) Motion for Summary Judgment." The first part of that argument
18 attacks a ruling that the trial court did not make. The trial court did not dismiss any of the

⁴ Indeed, plaintiffs do not identify where in the record the court's rulings can be found. *See* ORAP 5.45(4)(a)(ii) ("Each assignment of error must set out pertinent quotations of the record where the question or issue was raised and the challenged ruling was made, *together with reference to the pages of the transcript or other parts of the record quoted* * * *." (Emphasis added.)).

1 claims against the city on justiciability grounds. Rather, it dismissed everything other
2 than the writ-of-review claim on the ground that the writ of review is plaintiffs' exclusive
3 remedy against the city. Because plaintiffs' justiciability argument is not directed against
4 any ruling on which the trial court based its decision in the city's favor, we do not address
5 it further.

6 The second ruling that plaintiffs identify as the subject of their third
7 assignment of error is the grant of summary judgment in defendant's favor. But plaintiffs
8 do not identify or address the basis for that ruling. Indeed, after the reference to the city's
9 summary-judgment motion in the assignment itself, plaintiffs' brief does not mention that
10 motion or the court's ruling on it again. Because plaintiffs have not presented any
11 analysis of why the court's ruling might be incorrect, we do not disturb it.

12 We turn to the fourth assignment of error, in which plaintiffs challenge the
13 trial court's ruling that the writ of review is their exclusive remedy against the city.
14 According to plaintiffs, the city's actions involved no material discretion and were
15 therefore purely ministerial, not quasi-judicial, and are thus not subject to a writ of
16 review.

17 As plaintiffs' argument suggests, a court has writ of review jurisdiction only
18 over decisions reached "in the exercise of judicial or quasi-judicial functions * * *." ORS
19 34.040. Decisions that are purely ministerial--those that involve no discretion--are not
20 judicial or quasi-judicial. Plaintiffs contend that SRC 69.060 and the Graduated
21 Response Table set forth "a clearly ministerial five-step procedure for the City to follow
22 in issuing permits." They go on to assert that "the entire process is an application of

1 criteria to facts in order to make a decision."

2 The starting point for determining whether a decision is quasi-judicial is
3 *Strawberry Hill 4 Wheelers v. Benton Co. Bd. of Comm.*, 287 Or 591, 601 P2d 769
4 (1979). There, in explaining the distinction between quasi-judicial decisions and
5 legislative decisions, the Supreme Court set out three considerations that generally bear
6 on the determination of whether a decision is quasi-judicial: (1) whether the process by
7 which the decision was made, once begun, was bound to result in a decision; (2) whether
8 the decision-maker was bound to apply preexisting criteria to concrete facts; and (3)
9 whether the decision was directed at a closely circumscribed factual situation or a
10 relatively small number of persons. *Id.* at 602-03. The Supreme Court stated in *Koch v.*
11 *City of Portland*, 306 Or 444, 448, 760 P2d 252 (1988), that, because the *Strawberry Hill*
12 *4 Wheelers* test "identifies the qualities necessary for a quasi-judicial act," it is sufficient
13 to distinguish that type of act from other types, including purely ministerial acts.

14 This court, however, has acknowledged that the *Strawberry Hill 4 Wheelers*
15 "formulation was never intended to serve as a complete, all-purpose list of 'elements' * *
16 *." *Babcock v. Sherwood School District 88J*, 193 Or App 449, 453, 90 P3d 1036, *re*
17 *den*, 337 Or 556 (2004); *see also Estate of Gold v. City of Portland*, 87 Or App 45, 51,
18 740 P2d 812, *rev den*, 304 Or 405 (1987) (*Strawberry Hill 4 Wheelers* does not create an
19 "all or nothing" test). And the Supreme Court's holding in *Koch* itself is illustrative.
20 There, in holding that the Portland mayor's decision to suspend a police officer for
21 violating a police-bureau rule was quasi-judicial, the court observed that the "evidence
22 was weighed and a decision was made applying the rule to the factual situation as shown

1 by the evidence. The Mayor had the discretion to find whether plaintiff had violated the
2 rule and to determine the type and degree of sanction imposed." *Koch*, 306 Or at 449. In
3 other words, one factor in determining whether a decision is quasi-judicial or ministerial
4 is whether it involves fact finding. *See Oregon City v. Clackamas County, et al.*, 118 Or
5 546, 553, 247 P 772 (1926) (where the application of a statute or other law "required an
6 investigation and inquiry [and] the exercise of discretion and judgment," the decision was
7 an "exercise of judicial functions"); *Valsetz School Dist. No. 62 v. Polk Co.*, 53 Or App
8 18, 23-24, 630 P2d 1318 (1981) *aff'd*, 292 Or 385, 638 P2d 1148 (1982) (quoting *Oregon*
9 *City* and concluding that a county's determination of how to distribute state forest
10 revenues was not ministerial, because it required "more than a mathematical
11 computation").

12 As we understand plaintiffs' argument on appeal, it is that a proper
13 application of SRC 65.050(a) and SCR 69.060 could lead to only one result, given the
14 undisputed facts in this case: the city would have had to require the Vogts to obtain a
15 grading or excavation permit. It follows, according to plaintiffs, that the city's decision
16 was purely ministerial and did not involve the sort of exercise of discretion that may be
17 challenged only through a writ of review. But plaintiffs did not cogently present that
18 argument to the trial court. In that forum, plaintiffs only briefly suggested that a writ of
19 review did not provide their only remedy against the city and, in doing so, they focused
20 on *process*, indicating that the city might not have followed certain procedures mandated
21 by the code. When the trial court attempted to pin down plaintiffs' argument on the
22 availability (or exclusivity) of a writ of review, plaintiffs did not argue (as they do on

1 appeal) that only one result could follow from proper application of the code, given
2 certain undisputed facts. Rather, plaintiffs attempted to persuade the trial court that no
3 *evidence* supported the city's decision--a contention that, as the trial court pointed out,
4 would be in some tension with any argument that the city's acts were purely ministerial
5 and did not involve any weighing of evidence or factfinding. Given that focus of
6 plaintiffs' argument below, we cannot say that the trial court reasonably should have
7 understood plaintiffs to be arguing that the city's decision-making process involved no
8 exercise of discretion and, therefore, that a writ of review did not provide the appropriate
9 vehicle for plaintiffs' challenge to the city's decision. Accordingly, the argument
10 presented in plaintiffs' fourth assignment of error is not preserved for this court's review.
11 *See State v. Wyatt*, 331 Or 335, 343, 15 P3d 22 (2000) (to preserve an argument for
12 appeal, "a party must provide the trial court with an explanation of his or her objection
13 that is specific enough to ensure that the court can identify its alleged error with enough
14 clarity to permit it to consider and correct the error immediately, if correction is
15 warranted").

16 Toward the end of the argument following their fourth assignment of error,
17 plaintiffs contend that, "[e]ven if the writ of review is the appropriate vehicle for review,
18 the trial court erred in dismissing plaintiff's request." We reject that argument without
19 extended discussion, noting only that (1) the fourth assignment of error, by its terms,
20 challenges only the trial court's decision that a writ of review provides the only possible
21 available remedy; it does not challenge any other ruling of the trial court, and (2)
22 plaintiffs reargue certain aspects of their disagreement with the city's analysis without

1 providing quotations from (or even citations to) the record establishing that they raised all
2 of those issues in the trial court, as ORAP 5.45(4)(a) requires; that is, plaintiffs have not
3 established that they adequately preserved their claims for appeal. In an appeal like this,
4 which involves a voluminous record and unusually complicated claims for relief,
5 compliance with ORAP 5.45(4)(a) is particularly important. *See* ORAP 5.45(4)(c) ("The
6 court may decline to consider any assignment of error that requires the court to search the
7 record to find the error or to determine if the error properly was raised and preserved.");
8 *Frakes v. Nay*, 254 Or App 236, 251, 295 P3d 94 (2012) (declining to search a
9 "voluminous trial court record to determine whether and when the asserted error
10 occurred").

11 We turn briefly to plaintiffs' challenges to the trial court's award of attorney
12 fees and prevailing-party fees. The court awarded those fees in a supplemental judgment
13 that it entered after entering the limited judgment dismissing plaintiffs' claims against the
14 city and the Vogts. At that time, no general judgment had been entered.⁵ We have
15 previously held that a "supplemental judgment arising from a limited judgment but
16 entered before entry of the general judgment is not valid" and, therefore, not appealable.
17 *Interstate Roofing, Inc. v. Springville Corp.*, 217 Or App 412, 426-27, 177 P3d 1, *adh'd*
18 *to as modified on recons*, 220 Or App 671, 188 P3d 359, 224 Or App 94, 197 P3d 27
19 (2008), *aff'd in part and rev'd in part on other grounds*, 347 Or 144, 218 P3d 113 (2009);

⁵ When the trial court entered the limited judgment, plaintiffs' claims against Stone had not yet been resolved. The record does not indicate whether those claims have since been resolved or whether a general judgment has now been entered.

1 *see also* ORS 18.005(17) (a supplemental judgment is "a judgment that may be rendered
2 *after a general judgment* pursuant to a legal authority" (emphasis added)). Accordingly,
3 we must dismiss the appeal from the supplemental judgment.

4 Appeal from supplemental judgment dismissed; otherwise affirmed.