

Senate Bill 1044

Sponsored by Senator ATKINSON

SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure **as introduced**.

Modifies ratio of units for residential sale to units of overnight lodging.

A BILL FOR AN ACT

Relating to destination resorts; amending ORS 197.445.

Be It Enacted by the People of the State of Oregon:

SECTION 1. ORS 197.445 is amended to read:

197.445. A destination resort is a self-contained development that provides for visitor-oriented accommodations and developed recreational facilities in a setting with high natural amenities. To qualify as a destination resort under ORS 30.947, 197.435 to 197.467, 215.213, 215.283 and 215.284, a proposed development must meet the following standards:

(1) The resort must be located on a site of 160 acres or more except within two miles of the ocean shoreline where the site shall be 40 acres or more.

(2) At least 50 percent of the site must be dedicated to permanent open space, excluding streets and parking areas.

(3) At least \$7 million must be spent on improvements for on-site developed recreational facilities and visitor-oriented accommodations exclusive of costs for land, sewer and water facilities and roads. Not less than one-third of this amount must be spent on developed recreational facilities.

(4) Visitor-oriented accommodations including meeting rooms, restaurants with seating for 100 persons and 150 separate rentable units for overnight lodging shall be provided. However, the rentable overnight lodging units may be phased in as follows:

(a) On lands not described in paragraph (b) of this subsection:

(A) A total of 150 units of overnight lodging must be provided.

(B) At least 75 units of overnight lodging, not including any individually owned homes, lots or units, must be constructed or guaranteed through surety bonding or equivalent financial assurance prior to the closure of sale of individual lots or units.

(C) The remaining overnight lodging units must be provided as individually owned lots or units subject to deed restrictions that limit their use to use as overnight lodging units. The deed restrictions may be rescinded when the resort has constructed 150 units of permanent overnight lodging as required by this subsection.

(D) The number of units approved for residential sale may not be more than two units for each unit of permanent overnight lodging provided under *[subparagraph (B) of]* this paragraph.

(E) The development approval must provide for the construction of other required overnight lodging units within five years of the initial lot sales.

(b) On lands in eastern Oregon, as defined in ORS 321.805, **and in Curry, Douglas, Jackson**

NOTE: Matter in **boldfaced** type in an amended section is new; matter *[italic and bracketed]* is existing law to be omitted. New sections are in **boldfaced** type.

1 **and Josephine counties:**

2 (A) A total of 150 units of overnight lodging must be provided.

3 (B) At least 50 units of overnight lodging must be constructed prior to the closure of sale of
4 individual lots or units.

5 (C) At least 50 of the remaining 100 required overnight lodging units must be constructed or
6 guaranteed through surety bonding or equivalent financial assurance within five years of the initial
7 lot sales.

8 (D) The remaining required overnight lodging units must be constructed or guaranteed through
9 surety bonding or equivalent financial assurances within 10 years of the initial lot sales.

10 (E) The number of units approved for residential sale may not be more than 2-1/2 units for each
11 unit of permanent overnight lodging provided under [subparagraph (B) of] this paragraph.

12 (F) If the developer of a resort guarantees the overnight lodging units required under subpara-
13 graphs (C) and (D) of this paragraph through surety bonding or other equivalent financial assurance,
14 the overnight lodging units must be constructed within four years of the date of execution of the
15 surety bond or other equivalent financial assurance.

16 (5) Commercial uses allowed are limited to types and levels of use necessary to meet the needs
17 of visitors to the development. Industrial uses of any kind are not permitted.

18 (6) In lieu of the standards in subsections (1), (3) and (4) of this section, the standards set forth
19 in subsection (7) of this section apply to a destination resort:

20 (a) On land that is not defined as agricultural or forest land under any statewide planning goal;

21 (b) On land where there has been an exception to any statewide planning goal on agricultural
22 lands, forestlands, public facilities and services and urbanization; or

23 (c) On such secondary lands as the Land Conservation and Development Commission deems ap-
24 propriate.

25 (7) The following standards apply to the provisions of subsection (6) of this section:

26 (a) The resort must be located on a site of 20 acres or more.

27 (b) At least \$2 million must be spent on improvements for on-site developed recreational facili-
28 ties and visitor-oriented accommodations exclusive of costs for land, sewer and water facilities and
29 roads. Not less than one-third of this amount must be spent on developed recreational facilities.

30 (c) At least 25 units, but not more than 75 units, of overnight lodging must be provided.

31 (d) Restaurant and meeting room with at least one seat for each unit of overnight lodging must
32 be provided.

33 (e) Residential uses must be limited to those necessary for the staff and management of the re-
34 sort.

35 (f) The governing body of the county or its designee has reviewed the resort proposed under this
36 subsection and has determined that the primary purpose of the resort is to provide lodging and other
37 services oriented to a recreational resource which can only reasonably be enjoyed in a rural area.
38 Such recreational resources include, but are not limited to, a hot spring, a ski slope or a fishing
39 stream.

40 (g) The resort must be constructed and located so that it is not designed to attract highway
41 traffic. Resorts may not use any manner of outdoor advertising signing except:

42 (A) Tourist oriented directional signs as provided in ORS 377.715 to 377.830; and

43 (B) On-site identification and directional signs.

44 (8) Spending required under subsections (3) and (7) of this section is stated in 1993 dollars. The
45 spending required shall be adjusted to the year in which calculations are made in accordance with

1 the United States Consumer Price Index.

2 (9) When making a land use decision authorizing construction of a destination resort in eastern
3 Oregon, as defined in ORS 321.805, the governing body of the county or its designee shall require
4 the resort developer to provide an annual accounting to document compliance with the overnight
5 lodging standards of this section. The annual accounting requirement commences one year after the
6 initial lot or unit sales. The annual accounting must contain:

7 (a) Documentation showing that the resort contains a minimum of 150 permanent units of over-
8 night lodging or, during the phase-in period, documentation showing the resort is not yet required
9 to have constructed 150 units of overnight lodging.

10 (b) Documentation showing that the resort meets the lodging ratio described in subsection (4)
11 of this section.

12 (c) For a resort counting individually owned units as qualified overnight lodging units, the
13 number of weeks that each overnight lodging unit is available for rental to the general public as
14 described in ORS 197.435.

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