

REVENUE: Revenue statement issued

FISCAL: Minimal fiscal impact, no statement issued

Action:	Do Pass as Amended and Be Printed Engrossed
Vote:	8 - 0 - 0
Yeas:	Boone, Cowan, Esquivel, Johnson, Schaufler, Sprenger, Clem, Jenson
Nays:	0
Exc.:	0
Prepared By:	Beth Herzog, Administrator
Meeting Dates:	3/14, 4/8, 4/11

WHAT THE MEASURE DOES: Authorizes Department of Land Conservation and Development (DLCD) to establish Oregon Guest Ranch Pilot Program (pilot program). Authorizes DLCD to select two pilot projects for development of guest ranches in eastern Oregon. Authorizes pilot program ranches to contain up to 75 units of overnight lodging, including lodging units, cabins, townhomes and fractional ownership; not to include golf course or sites for new residential dwellings. Authorizes Land Conservation and Development Commission (Commission) to adopt rules to implement program. Rules do not need to be in compliance with statewide land use planning goals. Authorizes local government to nominate potential pilot project by submitting concept plan including changes to acknowledged comprehensive plan and land use regulations necessary to implement project. Establishes pilot program sunsets January 2, 2018. Subject to approval of master plan submitted to Grant County, authorizes owner of Silvie Valley Ranch Development Area to expand guest ranch. Authorizes Silvie Valley Ranch to contain 575 units of overnight accommodations including lodging units, cabins, townhomes and fractional ownership. Requires deeds for overnight accommodations that are not lodging units, time shares or fractional ownerships to include deed restrictions that limit use of accommodations to use as overnight accommodations. Authorizes Ranch to include: restaurants, meeting facilities and commercial uses; developed recreational facilities including tennis courts, spa equestrian facilities, swimming pool and bicycle path. Extends sunset of existing guest ranch program to January 2, 2018. Declares emergency, effective on passage.

ISSUES DISCUSSED:

- Jobs in rural counties
- Expansion of current guest ranch program
- Opportunity for public to be involved in discussion at local level

EFFECT OF COMMITTEE AMENDMENT: Authorizes DLCD to establish guest ranch pilot program. Authorizes DLCD to select two pilot projects for development of guest ranches in eastern Oregon. Authorizes pilot program ranches to contain up to 75 units of overnight lodging, including lodging units, cabins, townhomes and fractional ownership; not to include golf course or sites for new residential dwellings. Authorizes Land Conservation and Development Commission (Commission) to adopt rules to implement program. Rules do not need to be in compliance with statewide land use planning goals. Authorizes local government to nominate potential pilot project by submitting concept plan including changes to acknowledged comprehensive plan and land use regulations necessary to implement project. Requires Commission when selecting pilot project to find that project is: reasonably likely to provide net benefit to forest economy or agriculture and cattle ranch economy; and designed to avoid or minimize adverse effects on transportation, natural resources, public facilities, nearby urban area and nearby farm, ranch and forest uses. Establishes pilot program sunsets January 2, 2018. Defines Silvie Valley Ranch and Silvie Valley Ranch Development Area. Removes authorization to develop a resort. Establishes that subject to approval of master plan submitted to Grant County, owner of Silvie Valley Ranch Development Area may expand guest ranch. Requires deeds for overnight accommodations that are not lodging units, time shares or fractional ownerships must include deed restrictions that limit use of accommodations to use as overnight accommodations. Removes prohibition for new golf course and sites for new residential dwellings unless new residential dwellings are permitted under existing law or developed for use of

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This summary has not been adopted or officially endorsed by action of the committee.

employees. Removes requirement that upon request Grant County must form special fire, ambulance and public safety district. Extends sunset of existing guest ranch program to January 2, 2018.

BACKGROUND: In 1997, the Oregon Legislative Assembly first authorized the establishment of guest ranches in exclusive farm use zones as a way to provide the public an opportunity for a ranch stay experience and allow ranchers to generate supplementary income. This authorization was clarified or extended by the Legislature in 2001, 2005, and 2010, and is currently scheduled to sunset in 2012.

House Bill 3465 A extends the sunset on the existing guest ranch program to January 2, 2018. The measure also authorizes DLCD to establish the Oregon Guest Ranch Pilot Program which would allow DLCD to authorize two pilot projects in eastern Oregon eligible to have up to 75 units of overnight lodging, including lodging units, cabins, townhomes and fractional ownership. House Bill 3465 A would also authorize the expansion of the Silvies Valley Ranch guest ranch, subject to the approval of a master plan submitted to Grant County. Silvies Valley Ranch is authorized to contain up to 575 units of overnight accommodations including lodging units, cabins, townhomes and fractional ownership.