

**REVENUE: Revenue statement issued**

**FISCAL: Minimal fiscal impact, no statement issued**

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<b>Action:</b>	Do Pass with amendments to the A-Engrossed Measure. (Printed B-Engrossed)
<b>Vote:</b>	5 - 0 - 0
<b>Yeas:</b>	Atkinson, Beyer, Burdick, Ferrioli, Rosenbaum
<b>Nays:</b>	0
<b>Exc.:</b>	0
<b>Prepared By:</b>	Erin Seiler, Administrator
<b>Meeting Dates:</b>	6/16

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**WHAT THE MEASURE DOES:** Makes legislative findings related to working and cattle ranches. Subject to approval of master plan by Grant County, allows for development of guest ranch on property containing approximately 5,000 acres in common ownership located in township 17 south, range 31 east and township 17 south, range 32 east, Grant County. The development area may contain up to 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 guest ranch to include: restaurants, meeting facilities and commercial uses; developed recreational facilities including tennis courts, spa equestrian facilities, swimming pool and bicycle path. May not include sites for new residential dwellings unless otherwise permitted under existing law or developed for the use of employees of guest ranch. Specifies content of master plan and conditions for approval by Grant County. Declares emergency, effective on passage.

**ISSUES DISCUSSED:**

- Utilization of guest ranch statutes
- Economic opportunity for agricultural-based counties
- Unifying urban and rural communities
- Restrictions against establishment of permanent homes

**EFFECT OF COMMITTEE AMENDMENT:** Replaces original measure.

**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 2753-A (2011) would extend the sunset date for authorization of guest ranches from 2012 to 2018. The measure has been passed by the House of Representatives and Senate.

House Bill 3465-B would allow for development of a guest ranch on property containing approximately 5,000 acres that is in common ownership and is located in township 17 south, range 31 east and township 17 south, range 32 east in Grant County. The guest ranch developed at specified location would be subject to the approval of a master plan submitted to Grant County.