

**A-Engrossed**  
**House Bill 3465**

Ordered by the House April 14  
Including House Amendments dated April 14

Sponsored by COMMITTEE ON AGRICULTURE AND NATURAL RESOURCES

**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.

**Directs Department of Land Conservation and Development to establish Oregon Guest Ranch Pilot Program for two pilot projects for development of guest ranches in eastern Oregon. Sunsets pilot program on January 2, 2018.**

Authorizes owner of Silvies Valley Ranch Development Area to [*develop 500-acre guest ranch with up to*] **expand existing guest ranch to include** 575 units of overnight accommodations and commercial uses. Exempts development from statutes relating to guest ranches and other specified land use and land division statutes, statewide land use planning goals and provisions of Grant County's acknowledged comprehensive plan and land use regulations.

[*Requires Grant County, upon request of owner of Silvies Valley Ranch, to form special fire, ambulance and public safety district.*]

**Adjusts sunset date for provisions relating to guest ranches.**

Declares emergency, effective on passage.

**A BILL FOR AN ACT**

1  
2 Relating to guest ranches; creating new provisions; amending section 6, chapter 84, Oregon Laws  
3 2010; and declaring an emergency.

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

5 **SECTION 1. The Legislative Assembly finds and declares that:**

6 (1) **Working farms and cattle ranches make vital contributions to Oregon by:**

7 (a) **Providing jobs, timber, agricultural products, tax base, tourism and other social and**  
8 **economic benefits;**

9 (b) **Helping to maintain soil, air and water resources;**

10 (c) **Reducing levels of carbon dioxide in the atmosphere; and**

11 (d) **Providing habitat for wildlife and aquatic life.**

12 (2) **New methods must be developed to facilitate continued management of private farms**  
13 **and cattle ranches, as population growth, escalating land values, increasing risks from**  
14 **wildfire and invasive species, and changes in land ownership or management objectives result**  
15 **in increased conflict with dispersed residential development.**

16 (3) **The public policy of the State of Oregon is to:**

17 (a) **Encourage, and explore alternative methods to encourage, the continued management**  
18 **of private farm and forest lands for timber production, agricultural production and cattle**  
19 **ranches.**

20 (b) **Protect water quality, wildlife habitat and other important natural resources by lim-**  
21 **iting location of dispersed residential development on farm and forest land.**

22 (c) **Provide for an orderly and efficient transition from rural to urban land uses by es-**

**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 **tablishing locations at which guest ranches may be developed.**

2 **SECTION 2.** (1) The Department of Land Conservation and Development may establish  
3 **an Oregon Guest Ranch Pilot Program.** Under the pilot program, the Land Conservation and  
4 **Development Commission may select up to two pilot projects for the development of guest**  
5 **ranches in eastern Oregon, as defined in ORS 321.700. A pilot project may:**

6 (a) **Contain up to 75 units of overnight accommodations, including lodging units, cabins,**  
7 **townhomes and fractional ownerships.**

8 (b) **Not include a golf course.**

9 (c) **Not include sites for new residential dwellings.**

10 (2) The Department of Land Conservation and Development may implement the pilot  
11 **program, acting in cooperation with the State Forestry Department, the State Department**  
12 **of Agriculture and other state agencies and local governments, as appropriate.**

13 (3) The Land Conservation and Development Commission may adopt rules to implement  
14 **the pilot program. Notwithstanding ORS 197.225, the rules need not be in compliance with**  
15 **statewide land use planning goals. The pilot program must protect lands planned and zoned**  
16 **for farm use, forest use or mixed farm and forest use while creating opportunities for in-**  
17 **creased visitation of guest ranches.**

18 (4) The commission, by rule, may establish a process for selecting pilot projects from  
19 **among potential pilot projects nominated by local governments. A local government may**  
20 **nominate a potential pilot project by submitting a concept plan for a potential site, including**  
21 **a description of changes to the acknowledged comprehensive plan and land use regulations**  
22 **that would be necessary to implement the pilot project.**

23 (5) **When selecting a pilot project, the commission must find that the pilot project is:**

24 (a) **Reasonably likely to provide a net benefit to the forest economy or the agricultural**  
25 **and cattle ranch economy of this state; and**

26 (b) **Designed to avoid or minimize adverse effects on transportation, natural resources,**  
27 **public facilities and services, nearby urban areas and nearby farm, ranch and forest uses.**

28 **SECTION 3.** Sections 1 and 2 of this 2011 Act are repealed on January 2, 2018.

29 **SECTION 4.** (1) As used in this section:

30 (a) **“Silvies Valley Ranch” means a cattle ranch in eastern Oregon that:**

31 (A) **Consists of approximately 130,000 acres, including 30,000 deeded acres; and**

32 (B) **Includes a guest ranch on the effective date of this 2011 Act.**

33 (b) **“Silvies Valley Ranch Development Area” means certain property consisting of ap-**  
34 **proximately 5,000 acres that are on the north end of the Silvies Valley Ranch and located**  
35 **north of township 17 south, range 31 east, Grant County.**

36 (2) Subject to approval of a master plan submitted to Grant County, the owner of the  
37 **Silvies Valley Ranch Development Area may expand the guest ranch in the development area**  
38 **as an outright permitted use:**

39 (a) **Notwithstanding provisions of ORS 92.010 to 92.192 that establish time frames for**  
40 **submission of a final plat after tentative approval of a proposed plat.**

41 (b) **Notwithstanding sections 2 and 3, chapter 84, Oregon Laws 2010.**

42 (c) **Notwithstanding the lot size and dwelling standards of ORS 215.700 to 215.780.**

43 (d) **Without taking an exception under ORS 197.732 to any of the statewide land use**  
44 **planning goals.**

45 (e) **Notwithstanding provisions of the acknowledged comprehensive plan or land use reg-**

1 **ulations of Grant County except as provided otherwise in this section.**

2 **(f) Without adopting changes to the acknowledged comprehensive plan or land use regu-**  
3 **lations of Grant County.**

4 **(g) In one or more phases.**

5 **(3) Silvies Valley Ranch Development Area may contain up to 575 units of overnight ac-**  
6 **commodations including, but not limited to, lodging units, cabins, townhomes and fractional**  
7 **ownerships. Overnight accommodations that are not lodging units, timeshares or fractional**  
8 **ownerships must be subject to deed restrictions that limit use of the accommodations to use**  
9 **as overnight accommodations.**

10 **(4) The Silvies Valley Ranch Development Area may:**

11 **(a) Include restaurants, meeting and conference facilities and commercial uses necessary**  
12 **to meet the needs of visitors to Silvies Valley Ranch.**

13 **(b) Include developed recreational facilities including, but not limited to, tennis courts,**  
14 **a spa, equestrian facilities, a swimming pool and bicycle paths.**

15 **(c) Not include sites for new residential dwellings unless otherwise permitted under ex-**  
16 **isting law or developed for the use of employees of the Silvies Valley Ranch.**

17 **(5) The uses authorized by this section that are to be developed on or after January 1,**  
18 **2010, must be constructed in the Silvies Valley Ranch Development Area.**

19 **(6) Important natural features of the Silvies Valley Ranch including, but not limited to,**  
20 **habitat of threatened or endangered species, streams, rivers and significant wetlands must**  
21 **be retained. Alteration of important natural features, including the placement of structures**  
22 **that maintain the overall values of the feature, may be authorized under the applicable ac-**  
23 **knowledged comprehensive plan and land use regulations.**

24 **(7) Roads, utility corridors and utility facilities necessary to serve the Silvies Valley**  
25 **Ranch Development Area are authorized as outright permitted uses. Roads in the develop-**  
26 **ment area:**

27 **(a) Must be all-weather roads.**

28 **(b) Must remain unpaved to the greatest extent possible, consistent with Silvies Valley**  
29 **Ranch's general intention to discourage car use in most areas of the ranch.**

30 **(c) Must be wide enough to accommodate emergency equipment.**

31 **(8) The owner may submit an application to Grant County for approval of a master plan**  
32 **for the development and use of the Silvies Valley Ranch Development Area. The master plan**  
33 **must:**

34 **(a) Demonstrate that development will occur in compliance with the requirements of this**  
35 **section.**

36 **(b) Include a proposed plat to create lots for the first phase of development in the de-**  
37 **velopment area.**

38 **(9) The master plan and associated land division plans:**

39 **(a) Govern development of the development area in perpetuity.**

40 **(b) May be amended at any time after an administrative review by Grant County. Grant**  
41 **County shall approve a proposed change to the master plan if the amended master plan would**  
42 **remain consistent with the requirements of this section.**

43 **(10) Grant County shall:**

44 **(a) Apply only the provisions of this section and the master plan as standards and crite-**  
45 **ria for approval or amendment of the master plan and associated land division applications**

1 **and development permit applications submitted pursuant to this section.**

2 **(b) Process the master plan and associated land division applications pursuant to the**  
3 **procedural review provisions of the acknowledged comprehensive plan and land use regu-**  
4 **lations.**

5 **SECTION 5.** Section 6, chapter 84, Oregon Laws 2010, is amended to read:

6 **Sec. 6.** Sections 2, 3[, 4] and 5, **chapter 84, Oregon Laws 2010**, [*of this 2010 Act*] are repealed  
7 on January 2, [2012] **2018**.

8 **SECTION 6.** **This 2011 Act being necessary for the immediate preservation of the public**  
9 **peace, health and safety, an emergency is declared to exist, and this 2011 Act takes effect**  
10 **on its passage.**

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