

HOUSE AMENDMENTS TO HOUSE BILL 3465

By COMMITTEE ON AGRICULTURE AND NATURAL RESOURCES

April 14

1 On page 1 of the printed bill, line 2, after the semicolon insert “creating new provisions;
2 amending section 6, chapter 84, Oregon Laws 2010;”.

3 Delete lines 4 through 10 and insert:

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

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

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

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

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

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

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

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

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

19 **“(b) Protect water quality, wildlife habitat and other important natural resources by
20 limiting location of dispersed residential development on farm and forest land.**

21 **“(c) Provide for an orderly and efficient transition from rural to urban land uses by es-
22 tablishing locations at which guest ranches may be developed.**

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

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

29 **“(b) Not include a golf course.**

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

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

34 **“(3) The Land Conservation and Development Commission may adopt rules to implement
35 the pilot program. Notwithstanding ORS 197.225, the rules need not be in compliance with**

1 statewide land use planning goals. The pilot program must protect lands planned and zoned
2 for farm use, forest use or mixed farm and forest use while creating opportunities for in-
3 creased visitation of guest ranches.

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

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

10 “(a) Reasonably likely to provide a net benefit to the forest economy or the agricultural
11 and cattle ranch economy of this state; and

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

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

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

16 “(a) ‘Silvies Valley Ranch’ means a cattle ranch in eastern Oregon that:

17 “(A) Consists of approximately 130,000 acres, including 30,000 deeded acres; and

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

19 “(b) ‘Silvies Valley Ranch Development Area’ means certain property consisting of approxi-
20 mately 5,000 acres that are on the north end of the Silvies Valley Ranch and located north of
21 township 17 south, range 31 east, Grant County.”.

22 In line 12, delete “develop a resort” and insert “expand the guest ranch”.

23 In line 15, delete “subdivision” in both places.

24 In line 27, after the period insert “Overnight accommodations that are not lodging units,
25 timeshares or fractional ownerships must be subject to deed restrictions that limit use of the ac-
26 commodated to use as overnight accommodations.”.

27 On page 2, delete lines 5 and 6 and insert:

28 “(c) Not include sites for new residential dwellings unless otherwise permitted under existing
29 law or developed for the use of employees of the Silvies Valley Ranch.”.

30 In line 26, delete “subdivision”.

31 Delete lines 40 through 42 and insert:

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

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

35 In line 43, delete “2” and insert “6”.