

House Bill 3465

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 **as introduced**.

Authorizes owner of Silvies Valley Ranch Development Area to develop 500-acre guest ranch with up to 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.

Declares emergency, effective on passage.

A BILL FOR AN ACT

1
2 Relating to guest ranches; and declaring an emergency.

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

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

5 (a) **"Silvies Valley Ranch" means a guest ranch in Grant County, further described as**
6 **certain real property consisting of approximately 5,000 acres owned on January 1, 2010, by**
7 **Silvies Valley Ranch LLC located in sections 13, 14, 15, 22, 23, 24, 25, 26, 27, 33, 34, 35 and 36**
8 **of township 17 south, range 31 east.**

9 (b) **"Silvies Valley Ranch Development Area" means certain property consisting of ap-**
10 **proximately 500 acres located in _____.**

11 (2) **Subject to approval of a master plan submitted to Grant County, the owner of the**
12 **Silvies Valley Ranch Development Area may develop a resort in the development area as an**
13 **outright permitted use:**

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

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

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

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

20 (e) **Notwithstanding provisions of the acknowledged comprehensive plan or land use reg-**
21 **ulations of Grant County except as provided otherwise in this section.**

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

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

25 (3) **Silvies Valley Ranch Development Area may contain up to 575 units of overnight ac-**
26 **commodations including, but not limited to, lodging units, cabins, townhomes and fractional**
27 **ownerships.**

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

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

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

5 (c) Not include a new golf course.

6 (d) Not include sites for new residential dwellings.

7 (5) The uses authorized by this section that are to be developed on or after January 1,
8 2010, must be constructed in the Silvies Valley Ranch Development Area.

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

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

17 (a) Must be all-weather roads.

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

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

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

24 (a) Demonstrate that development will occur in compliance with the requirements of this
25 section.

26 (b) Include a proposed subdivision plat to create lots for the first phase of development
27 in the development area.

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

29 (a) Govern development of the development area in perpetuity.

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

33 (10) Grant County shall:

34 (a) Apply only the provisions of this section and the master plan as standards and crite-
35 ria for approval or amendment of the master plan and associated land division applications
36 and development permit applications submitted pursuant to this section.

37 (b) Process the master plan and associated land division applications pursuant to the
38 procedural review provisions of the acknowledged comprehensive plan and land use regu-
39 lations.

40 (11) Upon request from the owner of the Silvies Valley Ranch, Grant County shall form
41 a special fire, ambulance and public safety district for the purpose of providing necessary
42 services for the guest ranch.

43 **SECTION 2.** This 2011 Act being necessary for the immediate preservation of the public
44 peace, health and safety, an emergency is declared to exist, and this 2011 Act takes effect
45 on its passage.

