

# House Bill 3098

Sponsored by Representative HUFFMAN; Representatives CONGER, ESQUIVEL, WHISNANT, Senators FERRIOLI, HANSELL

## 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 owners of Young Life - Washington Family Ranch to develop approximately 4,000-acre expansion area. Exempts development from statewide land use planning goals and provisions of acknowledged comprehensive plans and land use regulations of Jefferson County and Wasco County.

## A BILL FOR AN ACT

1  
2 Relating to youth camp expansion.

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

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

5 (a) **"Young Life - Washington Family Ranch"** means a youth camp in Wasco County and  
6 Jefferson County, further described as certain real property consisting of approximately  
7 **62,000 acres owned by Young Life, a Texas nonprofit corporation, in township 8 south, ranges**  
8 **18 and 19 east of the Willamette Meridian, in Wasco County, and township 9 south, ranges**  
9 **18 and 19 east of the Willamette Meridian, in Jefferson County.**

10 (b) **"Young Life expansion area"** means certain property owned by Young Life or the  
11 Bureau of Land Management containing approximately 4,000 acres and located:

12 (A) **In Wasco County in the southern portion of sections 35 and 36, township 8 south,**  
13 **range 18 east of the Willamette Meridian, and in portions of sections 21 and 28, township 8**  
14 **south, range 19 east of the Willamette Meridian; and**

15 (B) **In Jefferson County in all of sections 2 and 11 and portions of sections 1, 12, 14, 25,**  
16 **26, 35 and 36, township 9 south, range 18 east of the Willamette Meridian, and in portions**  
17 **of sections 5, 6, 30 and 31, township 9 south, range 19 east of the Willamette Meridian.**

18 (2) **Subject to approval of a site plan submitted to the county with land use jurisdiction,**  
19 **Young Life may expand the Young Life - Washington Family Ranch in the Young Life ex-**  
20 **ansion area, in one or more phases, as an outright permitted use:**

21 (a) **Notwithstanding the statewide land use planning goals.**

22 (b) **Notwithstanding provisions of the acknowledged comprehensive or land use regu-**  
23 **lations of Wasco County or Jefferson County except as provided otherwise in this section or**  
24 **as necessary to protect the public health and safety.**

25 (3) **Young Life may develop in the Young Life expansion area facilities, including but not**  
26 **limited to:**

27 (a) **Up to 1,500 overnight beds.**

28 (b) **Up to four separate campsites containing 100 or fewer acres.**

29 (c) **Recreational facilities such as open areas suitable for ball fields, volleyball courts,**  
30 **archery and shooting ranges, hiking and biking trails, horseback riding, tennis courts, a**

**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 **gymnasium, aquatic recreation facilities, zip lines, climbing facilities and go-cart tracks.**

2 **(d) Cooking and eating facilities.**

3 **(e) Sleeping quarters, including cabins, tents, recreational vehicle hookups and other**  
4 **structures, for:**

5 **(A) Youth camp participants.**

6 **(B) Staff, volunteers, contract workers and employees.**

7 **(f) Bathing and laundry facilities.**

8 **(g) Camp activity buildings, not including primary cooking and eating facilities, club and**  
9 **meeting rooms and supply, snack and gift shops.**

10 **(h) Toilet, sewer and water facilities.**

11 **(i) Covered areas that are not fully enclosed.**

12 **(j) One or more permanent structures for administration, maintenance, storage or de-**  
13 **livery of first aid and infirmary services.**

14 **(k) Fire suppression equipment and facilities.**

15 **(L) Access roads, parking areas, necessary transportation ways.**

16 **(m) Greenhouses.**

17 **(4) Except as authorized in subsection (3) of this section, Young Life may not develop**  
18 **residential dwellings in the Young Life expansion area under this section.**

19 **(5) The development authorized in the Young Life expansion area by this section may**  
20 **occur only on land owned by Young Life on the effective date of this 2013 Act or subsequently**  
21 **acquired by Young Life from the Bureau of Land Management.**

22 **(6) Roads, utility corridors and utility facilities necessary to serve or to provide access**  
23 **to the Young Life expansion area are authorized as outright permitted uses. Roads providing**  
24 **access to the Young Life expansion area must be all-weather roads built to accommodate**  
25 **emergency equipment.**

26 **(7) Upon receipt of an application for approval of a site plan for the Young Life expansion**  
27 **area, the county with land use jurisdiction shall approve the site plan if the county finds that**  
28 **the site plan:**

29 **(a) Demonstrates that the important natural features of the development area and**  
30 **property, including but not limited to habitat of threatened or endangered species, streams,**  
31 **rivers and significant wetlands, will be retained. The county may authorize alteration of im-**  
32 **portant natural features, including the placement of structures that maintain the overall**  
33 **values of the natural features, under the county's applicable acknowledged comprehensive**  
34 **plan and land use regulations.**

35 **(b) Demonstrates that the Young Life expansion area will be managed to provide signif-**  
36 **icant public benefits in the form of wildlife and aquatic habitat improvements, including tree**  
37 **planting, enhancement of riparian areas and restoration of meadows for wildlife.**

38 **(c) Contains design criteria and standards that:**

39 **(A) Promote sustainability in the Young Life expansion area.**

40 **(B) Promote energy and water conservation.**

41 **(C) Reduce, based on consultation with the State Department of Fish and Wildlife, ad-**  
42 **verse impacts of development on wildlife.**

43 **(D) Reduce, based on consultation with the State Forestry Department, wildfire risk.**

44 **(d) Demonstrates that camp facilities will be clustered to minimize adverse impacts on**  
45 **fish and wildlife.**

- 1       **(e) Minimizes adverse impacts on Native American cultural sites.**
  - 2       **(8) When the county with land use jurisdiction reviews a site plan application under this**
  - 3 **section:**
  - 4       **(a) The county shall apply only the provisions of this section and the county’s site plan**
  - 5 **review code as standards and criteria for approval or amendment of the site plan.**
  - 6       **(b) The application for approval of the site plan must be processed under the procedural**
  - 7 **review provisions of the county’s acknowledged comprehensive plan and land use regulations.**
  - 8       **(9) Once the site plan is approved, Young Life need only apply for building permits to**
  - 9 **begin development in the Young Life expansion area.**
  - 10       **(10) The site plan may be amended pursuant to an administrative review process or, if**
  - 11 **the planning director of the county with land use jurisdiction determines that a proposed**
  - 12 **amendment may impact the findings made pursuant to subsection (7) of this section, the**
  - 13 **planning director may refer the proposed amendment to the county planning commission for**
  - 14 **review. When the planning director refers a proposed amendment to the commission, the**
  - 15 **commission shall approve the amendment if the site plan, as amended, remains consistent**
  - 16 **with the requirements of this section.**
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