

Senate Bill 1555

Sponsored by Senator HEARD (Presession filed.)

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 development of certain parsonages on lots or parcels with places of worship either existing or being developed in conformance with land use regulations.

A BILL FOR AN ACT

1
2 Relating to places of worship; creating new provisions; and amending ORS 215.213 and 215.283.

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

4 **SECTION 1. Section 2 of this 2020 Act is added to and made a part of ORS chapter 197.**

5 **SECTION 2. (1) As used in this section:**

6 (a) **"Parsonage" means residential structure that is interior to, or attached to or de-**
7 **tached from, a place of worship and used exclusively as a dwelling by a religious official and**
8 **the official's household.**

9 (b) **"Place of worship" includes a church, synagogue, temple, mosque, chapel, meeting**
10 **house or any other nonresidential structure used exclusively for religious activities and other**
11 **activities customarily associated with the practice of religious activity under ORS 215.441 or**
12 **227.500.**

13 (2) **If a place of worship exists or is being developed on a lot or parcel and the place of**
14 **worship is currently an allowed and conforming use on lot or parcel, a local government shall**
15 **allow the development of a parsonage on the lot or parcel, notwithstanding any statewide**
16 **land use planning goal, provided that the parsonage:**

17 (a) **Has a floor area of no more than 2,500 square feet;**

18 (b) **Is located as close as is practicable to, but in no case farther than 300 feet from, an**
19 **existing place of worship; and**

20 (c) **To the extent practicable, is not sited on high-value farmland, as defined in ORS**
21 **195.300.**

22 **SECTION 3. ORS 215.213 is amended to read:**

23 215.213. (1) In counties that have adopted marginal lands provisions under ORS 197.247 (1991
24 Edition), the following uses may be established in any area zoned for exclusive farm use:

25 (a) Churches, [*and*] cemeteries in conjunction with churches **and parsonages allowed under**
26 **section 2 of this 2020 Act.**

27 (b) The propagation or harvesting of a forest product.

28 (c) Utility facilities necessary for public service, including wetland waste treatment systems but
29 not including commercial facilities for the purpose of generating electrical power for public use by
30 sale or transmission towers over 200 feet in height. A utility facility necessary for public service
31 may be established as provided in:

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) ORS 215.275; or

2 (B) If the utility facility is an associated transmission line, as defined in ORS 215.274 and
3 469.300.

4 (d) A dwelling on real property used for farm use if the dwelling is occupied by a relative of the
5 farm operator or the farm operator's spouse, which means a child, parent, stepparent, grandchild,
6 grandparent, stepgrandparent, sibling, stepsibling, niece, nephew or first cousin of either, if the farm
7 operator does or will require the assistance of the relative in the management of the farm use and
8 the dwelling is located on the same lot or parcel as the dwelling of the farm operator.
9 Notwithstanding ORS 92.010 to 92.192 or the minimum lot or parcel size requirements under ORS
10 215.780, if the owner of a dwelling described in this paragraph obtains construction financing or
11 other financing secured by the dwelling and the secured party forecloses on the dwelling, the se-
12 cured party may also foreclose on the homesite, as defined in ORS 308A.250, and the foreclosure
13 shall operate as a partition of the homesite to create a new parcel.

14 (e) Nonresidential buildings customarily provided in conjunction with farm use.

15 (f) Subject to ORS 215.279, primary or accessory dwellings customarily provided in conjunction
16 with farm use. For a primary dwelling, the dwelling must be on a lot or parcel that is managed as
17 part of a farm operation and is not smaller than the minimum lot size in a farm zone with a minimum
18 lot size acknowledged under ORS 197.251.

19 (g) Operations for the exploration for and production of geothermal resources as defined by ORS
20 522.005 and oil and gas as defined by ORS 520.005, including the placement and operation of
21 compressors, separators and other customary production equipment for an individual well adjacent
22 to the wellhead. Any activities or construction relating to such operations shall not be a basis for
23 an exception under ORS 197.732 (2)(a) or (b).

24 (h) Operations for the exploration for minerals as defined by ORS 517.750. Any activities or
25 construction relating to such operations shall not be a basis for an exception under ORS 197.732
26 (2)(a) or (b).

27 (i) One manufactured dwelling or recreational vehicle, or the temporary residential use of an
28 existing building, in conjunction with an existing dwelling as a temporary use for the term of a
29 hardship suffered by the existing resident or a relative of the resident. Within three months of the
30 end of the hardship, the manufactured dwelling or recreational vehicle shall be removed or demol-
31 ished or, in the case of an existing building, the building shall be removed, demolished or returned
32 to an allowed nonresidential use. The governing body or its designee shall provide for periodic re-
33 view of the hardship claimed under this paragraph. A temporary residence approved under this
34 paragraph is not eligible for replacement under paragraph (q) of this subsection.

35 (j) Climbing and passing lanes within the right of way existing as of July 1, 1987.

36 (k) Reconstruction or modification of public roads and highways, including the placement of
37 utility facilities overhead and in the subsurface of public roads and highways along the public right
38 of way, but not including the addition of travel lanes, where no removal or displacement of buildings
39 would occur, or no new land parcels result.

40 (L) Temporary public road and highway detours that will be abandoned and restored to original
41 condition or use at such time as no longer needed.

42 (m) Minor betterment of existing public road and highway related facilities, such as maintenance
43 yards, weigh stations and rest areas, within right of way existing as of July 1, 1987, and contiguous
44 public-owned property utilized to support the operation and maintenance of public roads and high-
45 ways.

1 (n) A replacement dwelling to be used in conjunction with farm use if the existing dwelling has
2 been listed in a county inventory as historic property as defined in ORS 358.480.

3 (o) Creation, restoration or enhancement of wetlands.

4 (p) A winery, as described in ORS 215.452 or 215.453.

5 (q) Alteration, restoration or replacement of a lawfully established dwelling, as described in ORS
6 215.291.

7 (r) Farm stands if:

8 (A) The structures are designed and used for the sale of farm crops or livestock grown on the
9 farm operation, or grown on the farm operation and other farm operations in the local agricultural
10 area, including the sale of retail incidental items and fee-based activity to promote the sale of farm
11 crops or livestock sold at the farm stand if the annual sale of incidental items and fees from pro-
12 motional activity do not make up more than 25 percent of the total annual sales of the farm stand;
13 and

14 (B) The farm stand does not include structures designed for occupancy as a residence or for
15 activity other than the sale of farm crops or livestock and does not include structures for banquets,
16 public gatherings or public entertainment.

17 (s) An armed forces reserve center, if the center is within one-half mile of a community college.
18 For purposes of this paragraph, "armed forces reserve center" includes an armory or National
19 Guard support facility.

20 (t) A site for the takeoff and landing of model aircraft, including such buildings or facilities as
21 may reasonably be necessary. Buildings or facilities shall not be more than 500 square feet in floor
22 area or placed on a permanent foundation unless the building or facility preexisted the use approved
23 under this paragraph. The site shall not include an aggregate surface or hard surface area unless
24 the surface preexisted the use approved under this paragraph. An owner of property used for the
25 purpose authorized in this paragraph may charge a person operating the use on the property rent
26 for the property. An operator may charge users of the property a fee that does not exceed the
27 operator's cost to maintain the property, buildings and facilities. As used in this paragraph, "model
28 aircraft" means a small-scale version of an airplane, glider, helicopter, dirigible or balloon that is
29 used or intended to be used for flight and is controlled by radio, lines or design by a person on the
30 ground.

31 (u) A facility for the processing of farm products as described in ORS 215.255.

32 (v) Fire service facilities providing rural fire protection services.

33 (w) Irrigation reservoirs, canals, delivery lines and those structures and accessory operational
34 facilities, not including parks or other recreational structures and facilities, associated with a dis-
35 trict as defined in ORS 540.505.

36 (x) Utility facility service lines. Utility facility service lines are utility lines and accessory fa-
37 cilities or structures that end at the point where the utility service is received by the customer and
38 that are located on one or more of the following:

39 (A) A public right of way;

40 (B) Land immediately adjacent to a public right of way, provided the written consent of all ad-
41 jacent property owners has been obtained; or

42 (C) The property to be served by the utility.

43 (y) Subject to the issuance of a license, permit or other approval by the Department of Envi-
44 ronmental Quality under ORS 454.695, 459.205, 468B.050, 468B.053 or 468B.055, or in compliance with
45 rules adopted under ORS 468B.095, and as provided in ORS 215.246 to 215.251, the land application

1 of reclaimed water, agricultural or industrial process water or biosolids, or the onsite treatment of
2 septage prior to the land application of biosolids, for agricultural, horticultural or silvicultural pro-
3 duction, or for irrigation in connection with a use allowed in an exclusive farm use zone under this
4 chapter. For the purposes of this paragraph, onsite treatment of septage prior to the land application
5 of biosolids is limited to treatment using treatment facilities that are portable, temporary and
6 transportable by truck trailer, as defined in ORS 801.580, during a period of time within which land
7 application of biosolids is authorized under the license, permit or other approval.

8 (z) Dog training classes or testing trials, which may be conducted outdoors or in farm buildings
9 in existence on January 1, 2019, when:

10 (A) The number of dogs participating in training does not exceed 10 dogs per training class and
11 the number of training classes to be held on-site does not exceed six per day; and

12 (B) The number of dogs participating in a testing trial does not exceed 60 and the number of
13 testing trials to be conducted on-site is limited to four or fewer trials per calendar year.

14 (aa) A cider business, as described in ORS 215.451.

15 (bb) A farm brewery, as described in ORS 215.449.

16 (2) In counties that have adopted marginal lands provisions under ORS 197.247 (1991 Edition),
17 the following uses may be established in any area zoned for exclusive farm use subject to ORS
18 215.296:

19 (a) A primary dwelling in conjunction with farm use or the propagation or harvesting of a forest
20 product on a lot or parcel that is managed as part of a farm operation or woodlot if the farm op-
21 eration or woodlot:

22 (A) Consists of 20 or more acres; and

23 (B) Is not smaller than the average farm or woodlot in the county producing at least \$2,500 in
24 annual gross income from the crops, livestock or forest products to be raised on the farm operation
25 or woodlot.

26 (b) A primary dwelling in conjunction with farm use or the propagation or harvesting of a forest
27 product on a lot or parcel that is managed as part of a farm operation or woodlot smaller than re-
28 quired under paragraph (a) of this subsection, if the lot or parcel:

29 (A) Has produced at least \$20,000 in annual gross farm income in two consecutive calendar
30 years out of the three calendar years before the year in which the application for the dwelling was
31 made or is planted in perennials capable of producing upon harvest an average of at least \$20,000
32 in annual gross farm income; or

33 (B) Is a woodlot capable of producing an average over the growth cycle of \$20,000 in gross an-
34 nual income.

35 (c) Commercial activities that are in conjunction with farm use, including the processing of farm
36 crops into biofuel not permitted under ORS 215.203 (2)(b)(K) or 215.255.

37 (d) Operations conducted for:

38 (A) Mining and processing of geothermal resources as defined by ORS 522.005 and oil and gas
39 as defined by ORS 520.005, not otherwise permitted under subsection (1)(g) of this section;

40 (B) Mining, crushing or stockpiling of aggregate and other mineral and other subsurface re-
41 sources subject to ORS 215.298;

42 (C) Processing, as defined by ORS 517.750, of aggregate into asphalt or portland cement; and

43 (D) Processing of other mineral resources and other subsurface resources.

44 (e) Community centers owned by a governmental agency or a nonprofit community organization
45 and operated primarily by and for residents of the local rural community, hunting and fishing pre-

1 serves, public and private parks, playgrounds and campgrounds. Subject to the approval of the
2 county governing body or its designee, a private campground may provide yurts for overnight
3 camping. No more than one-third or a maximum of 10 campsites, whichever is smaller, may include
4 a yurt. The yurt shall be located on the ground or on a wood floor with no permanent foundation.
5 Upon request of a county governing body, the Land Conservation and Development Commission may
6 provide by rule for an increase in the number of yurts allowed on all or a portion of the
7 campgrounds in a county if the commission determines that the increase will comply with the stan-
8 dards described in ORS 215.296 (1). A public park or campground may be established as provided
9 under ORS 195.120. As used in this paragraph, "yurt" means a round, domed shelter of cloth or
10 canvas on a collapsible frame with no plumbing, sewage disposal hookup or internal cooking appli-
11 ance.

12 (f) Golf courses on land determined not to be high-value farmland as defined in ORS 195.300.

13 (g) Commercial utility facilities for the purpose of generating power for public use by sale. If the
14 area zoned for exclusive farm use is high-value farmland, a photovoltaic solar power generation fa-
15 cility may be established as a commercial utility facility as provided in ORS 215.447. A renewable
16 energy facility as defined in ORS 215.446 may be established as a commercial utility facility.

17 (h) Personal-use airports for airplanes and helicopter pads, including associated hangar, main-
18 tenance and service facilities. A personal-use airport as used in this section means an airstrip re-
19 stricted, except for aircraft emergencies, to use by the owner, and, on an infrequent and occasional
20 basis, by invited guests, and by commercial aviation activities in connection with agricultural op-
21 erations. No aircraft may be based on a personal-use airport other than those owned or controlled
22 by the owner of the airstrip. Exceptions to the activities permitted under this definition may be
23 granted through waiver action by the Oregon Department of Aviation in specific instances. A
24 personal-use airport lawfully existing as of September 13, 1975, shall continue to be permitted sub-
25 ject to any applicable rules of the Oregon Department of Aviation.

26 (i) A facility for the primary processing of forest products, provided that such facility is found
27 to not seriously interfere with accepted farming practices and is compatible with farm uses de-
28 scribed in ORS 215.203 (2). Such a facility may be approved for a one-year period which is
29 renewable. These facilities are intended to be only portable or temporary in nature. The primary
30 processing of a forest product, as used in this section, means the use of a portable chipper or stud
31 mill or other similar methods of initial treatment of a forest product in order to enable its shipment
32 to market. Forest products, as used in this section, means timber grown upon a parcel of land or
33 contiguous land where the primary processing facility is located.

34 (j) A site for the disposal of solid waste approved by the governing body of a city or county or
35 both and for which a permit has been granted under ORS 459.245 by the Department of Environ-
36 mental Quality together with equipment, facilities or buildings necessary for its operation.

37 (k)(A) Commercial dog boarding kennels; or

38 (B) Dog training classes or testing trials that cannot be established under subsection (1)(z) of
39 this section.

40 (L) Residential homes as defined in ORS 197.660, in existing dwellings.

41 (m) The propagation, cultivation, maintenance and harvesting of aquatic species that are not
42 under the jurisdiction of the State Fish and Wildlife Commission or insect species. Insect species
43 shall not include any species under quarantine by the State Department of Agriculture or the United
44 States Department of Agriculture. The county shall provide notice of all applications under this
45 paragraph to the State Department of Agriculture. Notice shall be provided in accordance with the

1 county's land use regulations but shall be mailed at least 20 calendar days prior to any administra-
2 tive decision or initial public hearing on the application.

3 (n) Home occupations as provided in ORS 215.448.

4 (o) Transmission towers over 200 feet in height.

5 (p) Construction of additional passing and travel lanes requiring the acquisition of right of way
6 but not resulting in the creation of new land parcels.

7 (q) Reconstruction or modification of public roads and highways involving the removal or dis-
8 placement of buildings but not resulting in the creation of new land parcels.

9 (r) Improvement of public road and highway related facilities such as maintenance yards, weigh
10 stations and rest areas, where additional property or right of way is required but not resulting in
11 the creation of new land parcels.

12 (s) A destination resort that is approved consistent with the requirements of any statewide
13 planning goal relating to the siting of a destination resort.

14 (t) Room and board arrangements for a maximum of five unrelated persons in existing resi-
15 dences.

16 (u) A living history museum related to resource based activities owned and operated by a gov-
17 ernmental agency or a local historical society, together with limited commercial activities and fa-
18 cilities that are directly related to the use and enjoyment of the museum and located within
19 authentic buildings of the depicted historic period or the museum administration building, if areas
20 other than an exclusive farm use zone cannot accommodate the museum and related activities or if
21 the museum administration buildings and parking lot are located within one quarter mile of the
22 metropolitan urban growth boundary. As used in this paragraph:

23 (A) "Living history museum" means a facility designed to depict and interpret everyday life and
24 culture of some specific historic period using authentic buildings, tools, equipment and people to
25 simulate past activities and events; and

26 (B) "Local historical society" means the local historical society, recognized as such by the
27 county governing body and organized under ORS chapter 65.

28 (v) Operations for the extraction and bottling of water.

29 (w) An aerial fireworks display business that has been in continuous operation at its current
30 location within an exclusive farm use zone since December 31, 1986, and possesses a wholesaler's
31 permit to sell or provide fireworks.

32 (x) A landscape contracting business, as defined in ORS 671.520, or a business providing land-
33 scape architecture services, as described in ORS 671.318, if the business is pursued in conjunction
34 with the growing and marketing of nursery stock on the land that constitutes farm use.

35 (y) Public or private schools for kindergarten through grade 12, including all buildings essential
36 to the operation of a school, primarily for residents of the rural area in which the school is located.

37 (z) Equine and equine-affiliated therapeutic and counseling activities, provided:

38 (A) The activities are conducted in existing buildings that were lawfully constructed on the
39 property before January 1, 2019, or in new buildings that are accessory, incidental and subordinate
40 to the farm use on the tract; and

41 (B) All individuals conducting therapeutic or counseling activities are acting within the proper
42 scope of any licenses required by the state.

43 (3) In counties that have adopted marginal lands provisions under ORS 197.247 (1991 Edition),
44 a single-family residential dwelling not provided in conjunction with farm use may be established
45 on a lot or parcel with soils predominantly in capability classes IV through VIII as determined by

1 the Agricultural Capability Classification System in use by the United States Department of Agri-
2 culture Soil Conservation Service on October 15, 1983. A proposed dwelling is subject to approval
3 of the governing body or its designee in any area zoned for exclusive farm use upon written findings
4 showing all of the following:

5 (a) The dwelling or activities associated with the dwelling will not force a significant change in
6 or significantly increase the cost of accepted farming practices on nearby lands devoted to farm use.

7 (b) The dwelling is situated upon generally unsuitable land for the production of farm crops and
8 livestock, considering the terrain, adverse soil or land conditions, drainage and flooding, location
9 and size of the tract. A lot or parcel shall not be considered unsuitable solely because of its size
10 or location if it can reasonably be put to farm use in conjunction with other land.

11 (c) Complies with such other conditions as the governing body or its designee considers neces-
12 sary.

13 (4) In counties that have adopted marginal lands provisions under ORS 197.247 (1991 Edition),
14 one single-family dwelling, not provided in conjunction with farm use, may be established in any
15 area zoned for exclusive farm use on a lot or parcel described in subsection (7) of this section that
16 is not larger than three acres upon written findings showing:

17 (a) The dwelling or activities associated with the dwelling will not force a significant change in
18 or significantly increase the cost of accepted farming practices on nearby lands devoted to farm use;

19 (b) If the lot or parcel is located within the Willamette River Greenway, a floodplain or a
20 geological hazard area, the dwelling complies with conditions imposed by local ordinances relating
21 specifically to the Willamette River Greenway, floodplains or geological hazard areas, whichever is
22 applicable; and

23 (c) The dwelling complies with other conditions considered necessary by the governing body or
24 its designee.

25 (5) Upon receipt of an application for a permit under subsection (4) of this section, the governing
26 body shall notify:

27 (a) Owners of land that is within 250 feet of the lot or parcel on which the dwelling will be es-
28 tablished; and

29 (b) Persons who have requested notice of such applications and who have paid a reasonable fee
30 imposed by the county to cover the cost of such notice.

31 (6) The notice required in subsection (5) of this section shall specify that persons have 15 days
32 following the date of postmark of the notice to file a written objection on the grounds only that the
33 dwelling or activities associated with it would force a significant change in or significantly increase
34 the cost of accepted farming practices on nearby lands devoted to farm use. If no objection is re-
35 ceived, the governing body or its designee shall approve or disapprove the application. If an ob-
36 jection is received, the governing body shall set the matter for hearing in the manner prescribed in
37 ORS 215.402 to 215.438. The governing body may charge the reasonable costs of the notice required
38 by subsection (5)(a) of this section to the applicant for the permit requested under subsection (4) of
39 this section.

40 (7) Subsection (4) of this section applies to a lot or parcel lawfully created between January 1,
41 1948, and July 1, 1983. For the purposes of this section:

42 (a) Only one lot or parcel exists if:

43 (A) A lot or parcel described in this section is contiguous to one or more lots or parcels de-
44 scribed in this section; and

45 (B) On July 1, 1983, greater than possessory interests are held in those contiguous lots, parcels

1 or lots and parcels by the same person, spouses or a single partnership or business entity, separately
2 or in tenancy in common.

3 (b) "Contiguous" means lots, parcels or lots and parcels that have a common boundary, including
4 but not limited to, lots, parcels or lots and parcels separated only by a public road.

5 (8) A person who sells or otherwise transfers real property in an exclusive farm use zone may
6 retain a life estate in a dwelling on that property and in a tract of land under and around the
7 dwelling.

8 (9) No final approval of a nonfarm use under this section shall be given unless any additional
9 taxes imposed upon the change in use have been paid.

10 (10) Roads, highways and other transportation facilities and improvements not allowed under
11 subsections (1) and (2) of this section may be established, subject to the approval of the governing
12 body or its designee, in areas zoned for exclusive farm use subject to:

13 (a) Adoption of an exception to the goal related to agricultural lands and to any other applicable
14 goal with which the facility or improvement does not comply; or

15 (b) ORS 215.296 for those uses identified by rule of the Land Conservation and Development
16 Commission as provided in section 3, chapter 529, Oregon Laws 1993.

17 (11) The following agri-tourism and other commercial events or activities that are related to and
18 supportive of agriculture may be established in any area zoned for exclusive farm use:

19 (a) A county may authorize a single agri-tourism or other commercial event or activity on a
20 tract in a calendar year by an authorization that is personal to the applicant and is not transferred
21 by, or transferable with, a conveyance of the tract, if the agri-tourism or other commercial event
22 or activity meets any local standards that apply and:

23 (A) The agri-tourism or other commercial event or activity is incidental and subordinate to ex-
24 isting farm use on the tract;

25 (B) The duration of the agri-tourism or other commercial event or activity does not exceed 72
26 consecutive hours;

27 (C) The maximum attendance at the agri-tourism or other commercial event or activity does not
28 exceed 500 people;

29 (D) The maximum number of motor vehicles parked at the site of the agri-tourism or other
30 commercial event or activity does not exceed 250 vehicles;

31 (E) The agri-tourism or other commercial event or activity complies with ORS 215.296;

32 (F) The agri-tourism or other commercial event or activity occurs outdoors, in temporary
33 structures, or in existing permitted structures, subject to health and fire and life safety require-
34 ments; and

35 (G) The agri-tourism or other commercial event or activity complies with conditions established
36 for:

37 (i) Planned hours of operation;

38 (ii) Access, egress and parking;

39 (iii) A traffic management plan that identifies the projected number of vehicles and any antic-
40 ipated use of public roads; and

41 (iv) Sanitation and solid waste.

42 (b) In the alternative to paragraphs (a) and (c) of this subsection, a county may authorize,
43 through an expedited, single-event license, a single agri-tourism or other commercial event or ac-
44 tivity on a tract in a calendar year by an expedited, single-event license that is personal to the ap-
45 plicant and is not transferred by, or transferable with, a conveyance of the tract. A decision

1 concerning an expedited, single-event license is not a land use decision, as defined in ORS 197.015.
 2 To approve an expedited, single-event license, the governing body of a county or its designee must
 3 determine that the proposed agri-tourism or other commercial event or activity meets any local
 4 standards that apply, and the agri-tourism or other commercial event or activity:

5 (A) Must be incidental and subordinate to existing farm use on the tract;

6 (B) May not begin before 6 a.m. or end after 10 p.m.;

7 (C) May not involve more than 100 attendees or 50 vehicles;

8 (D) May not include the artificial amplification of music or voices before 8 a.m. or after 8 p.m.;

9 (E) May not require or involve the construction or use of a new permanent structure in con-
 10 nection with the agri-tourism or other commercial event or activity;

11 (F) Must be located on a tract of at least 10 acres unless the owners or residents of adjoining
 12 properties consent, in writing, to the location; and

13 (G) Must comply with applicable health and fire and life safety requirements.

14 (c) In the alternative to paragraphs (a) and (b) of this subsection, a county may authorize up to
 15 six agri-tourism or other commercial events or activities on a tract in a calendar year by a limited
 16 use permit that is personal to the applicant and is not transferred by, or transferable with, a
 17 conveyance of the tract. The agri-tourism or other commercial events or activities must meet any
 18 local standards that apply, and the agri-tourism or other commercial events or activities:

19 (A) Must be incidental and subordinate to existing farm use on the tract;

20 (B) May not, individually, exceed a duration of 72 consecutive hours;

21 (C) May not require that a new permanent structure be built, used or occupied in connection
 22 with the agri-tourism or other commercial events or activities;

23 (D) Must comply with ORS 215.296;

24 (E) May not, in combination with other agri-tourism or other commercial events or activities
 25 authorized in the area, materially alter the stability of the land use pattern in the area; and

26 (F) Must comply with conditions established for:

27 (i) The types of agri-tourism or other commercial events or activities that are authorized during
 28 each calendar year, including the number and duration of the agri-tourism or other commercial
 29 events and activities, the anticipated daily attendance and the hours of operation;

30 (ii) The location of existing structures and the location of proposed temporary structures to be
 31 used in connection with the agri-tourism or other commercial events or activities;

32 (iii) The location of access and egress and parking facilities to be used in connection with the
 33 agri-tourism or other commercial events or activities;

34 (iv) Traffic management, including the projected number of vehicles and any anticipated use of
 35 public roads; and

36 (v) Sanitation and solid waste.

37 (d) In addition to paragraphs (a) to (c) of this subsection, a county may authorize agri-tourism
 38 or other commercial events or activities that occur more frequently or for a longer period or that
 39 do not otherwise comply with paragraphs (a) to (c) of this subsection if the agri-tourism or other
 40 commercial events or activities comply with any local standards that apply and the agri-tourism or
 41 other commercial events or activities:

42 (A) Are incidental and subordinate to existing commercial farm use of the tract and are neces-
 43 sary to support the commercial farm uses or the commercial agricultural enterprises in the area;

44 (B) Comply with the requirements of paragraph (c)(C), (D), (E) and (F) of this subsection;

45 (C) Occur on a lot or parcel that complies with the acknowledged minimum lot or parcel size;

1 and

2 (D) Do not exceed 18 events or activities in a calendar year.

3 (12) A holder of a permit authorized by a county under subsection (11)(d) of this section must
 4 request review of the permit at four-year intervals. Upon receipt of a request for review, the county
 5 shall:

6 (a) Provide public notice and an opportunity for public comment as part of the review process;
 7 and

8 (b) Limit its review to events and activities authorized by the permit, conformance with condi-
 9 tions of approval required by the permit and the standards established by subsection (11)(d) of this
 10 section.

11 (13) For the purposes of subsection (11) of this section:

12 (a) A county may authorize the use of temporary structures established in connection with the
 13 agri-tourism or other commercial events or activities authorized under subsection (11) of this sec-
 14 tion. However, the temporary structures must be removed at the end of the agri-tourism or other
 15 event or activity. The county may not approve an alteration to the land in connection with an
 16 agri-tourism or other commercial event or activity authorized under subsection (11) of this section,
 17 including, but not limited to, grading, filling or paving.

18 (b) The county may issue the limited use permits authorized by subsection (11)(c) of this section
 19 for two calendar years. When considering an application for renewal, the county shall ensure com-
 20 pliance with the provisions of subsection (11)(c) of this section, any local standards that apply and
 21 conditions that apply to the permit or to the agri-tourism or other commercial events or activities
 22 authorized by the permit.

23 (c) The authorizations provided by subsection (11) of this section are in addition to other au-
 24 thorizations that may be provided by law, except that “outdoor mass gathering” and “other gather-
 25 ing,” as those terms are used in ORS 197.015 (10)(d), do not include agri-tourism or other commercial
 26 events and activities.

27 **SECTION 4.** ORS 215.283 is amended to read:

28 215.283. (1) The following uses may be established in any area zoned for exclusive farm use:

29 (a) Churches, [and] cemeteries in conjunction with churches **and parsonages allowed under**
 30 **section 2 of this 2020 Act.**

31 (b) The propagation or harvesting of a forest product.

32 (c) Utility facilities necessary for public service, including wetland waste treatment systems but
 33 not including commercial facilities for the purpose of generating electrical power for public use by
 34 sale or transmission towers over 200 feet in height. A utility facility necessary for public service
 35 may be established as provided in:

36 (A) ORS 215.275; or

37 (B) If the utility facility is an associated transmission line, as defined in ORS 215.274 and
 38 469.300.

39 (d) A dwelling on real property used for farm use if the dwelling is occupied by a relative of the
 40 farm operator or the farm operator’s spouse, which means a child, parent, stepparent, grandchild,
 41 grandparent, stepgrandparent, sibling, stepsibling, niece, nephew or first cousin of either, if the farm
 42 operator does or will require the assistance of the relative in the management of the farm use and
 43 the dwelling is located on the same lot or parcel as the dwelling of the farm operator.
 44 Notwithstanding ORS 92.010 to 92.192 or the minimum lot or parcel size requirements under ORS
 45 215.780, if the owner of a dwelling described in this paragraph obtains construction financing or

1 other financing secured by the dwelling and the secured party forecloses on the dwelling, the se-
2 cured party may also foreclose on the homesite, as defined in ORS 308A.250, and the foreclosure
3 shall operate as a partition of the homesite to create a new parcel.

4 (e) Subject to ORS 215.279, primary or accessory dwellings and other buildings customarily
5 provided in conjunction with farm use.

6 (f) Operations for the exploration for and production of geothermal resources as defined by ORS
7 522.005 and oil and gas as defined by ORS 520.005, including the placement and operation of
8 compressors, separators and other customary production equipment for an individual well adjacent
9 to the wellhead. Any activities or construction relating to such operations shall not be a basis for
10 an exception under ORS 197.732 (2)(a) or (b).

11 (g) Operations for the exploration for minerals as defined by ORS 517.750. Any activities or
12 construction relating to such operations shall not be a basis for an exception under ORS 197.732
13 (2)(a) or (b).

14 (h) Climbing and passing lanes within the right of way existing as of July 1, 1987.

15 (i) Reconstruction or modification of public roads and highways, including the placement of
16 utility facilities overhead and in the subsurface of public roads and highways along the public right
17 of way, but not including the addition of travel lanes, where no removal or displacement of buildings
18 would occur, or no new land parcels result.

19 (j) Temporary public road and highway detours that will be abandoned and restored to original
20 condition or use at such time as no longer needed.

21 (k) Minor betterment of existing public road and highway related facilities such as maintenance
22 yards, weigh stations and rest areas, within right of way existing as of July 1, 1987, and contiguous
23 public-owned property utilized to support the operation and maintenance of public roads and high-
24 ways.

25 (L) A replacement dwelling to be used in conjunction with farm use if the existing dwelling has
26 been listed in a county inventory as historic property as defined in ORS 358.480.

27 (m) Creation, restoration or enhancement of wetlands.

28 (n) A winery, as described in ORS 215.452 or 215.453.

29 (o) Farm stands if:

30 (A) The structures are designed and used for the sale of farm crops or livestock grown on the
31 farm operation, or grown on the farm operation and other farm operations in the local agricultural
32 area, including the sale of retail incidental items and fee-based activity to promote the sale of farm
33 crops or livestock sold at the farm stand if the annual sale of incidental items and fees from pro-
34 motional activity do not make up more than 25 percent of the total annual sales of the farm stand;
35 and

36 (B) The farm stand does not include structures designed for occupancy as a residence or for
37 activity other than the sale of farm crops or livestock and does not include structures for banquets,
38 public gatherings or public entertainment.

39 (p) Alteration, restoration or replacement of a lawfully established dwelling, as described in ORS
40 215.291.

41 (q) A site for the takeoff and landing of model aircraft, including such buildings or facilities as
42 may reasonably be necessary. Buildings or facilities shall not be more than 500 square feet in floor
43 area or placed on a permanent foundation unless the building or facility preexisted the use approved
44 under this paragraph. The site shall not include an aggregate surface or hard surface area unless
45 the surface preexisted the use approved under this paragraph. An owner of property used for the

1 purpose authorized in this paragraph may charge a person operating the use on the property rent
 2 for the property. An operator may charge users of the property a fee that does not exceed the
 3 operator's cost to maintain the property, buildings and facilities. As used in this paragraph, "model
 4 aircraft" means a small-scale version of an airplane, glider, helicopter, dirigible or balloon that is
 5 used or intended to be used for flight and is controlled by radio, lines or design by a person on the
 6 ground.

7 (r) A facility for the processing of farm products as described in ORS 215.255.

8 (s) Fire service facilities providing rural fire protection services.

9 (t) Irrigation reservoirs, canals, delivery lines and those structures and accessory operational
 10 facilities, not including parks or other recreational structures and facilities, associated with a dis-
 11 trict as defined in ORS 540.505.

12 (u) Utility facility service lines. Utility facility service lines are utility lines and accessory fa-
 13 cilities or structures that end at the point where the utility service is received by the customer and
 14 that are located on one or more of the following:

15 (A) A public right of way;

16 (B) Land immediately adjacent to a public right of way, provided the written consent of all ad-
 17 jacent property owners has been obtained; or

18 (C) The property to be served by the utility.

19 (v) Subject to the issuance of a license, permit or other approval by the Department of Envi-
 20 ronmental Quality under ORS 454.695, 459.205, 468B.050, 468B.053 or 468B.055, or in compliance with
 21 rules adopted under ORS 468B.095, and as provided in ORS 215.246 to 215.251, the land application
 22 of reclaimed water, agricultural or industrial process water or biosolids, or the onsite treatment of
 23 septage prior to the land application of biosolids, for agricultural, horticultural or silvicultural pro-
 24 duction, or for irrigation in connection with a use allowed in an exclusive farm use zone under this
 25 chapter. For the purposes of this paragraph, onsite treatment of septage prior to the land application
 26 of biosolids is limited to treatment using treatment facilities that are portable, temporary and
 27 transportable by truck trailer, as defined in ORS 801.580, during a period of time within which land
 28 application of biosolids is authorized under the license, permit or other approval.

29 (w) A county law enforcement facility that lawfully existed on August 20, 2002, and is used to
 30 provide rural law enforcement services primarily in rural areas, including parole and post-prison
 31 supervision, but not including a correctional facility as defined under ORS 162.135.

32 (x) Dog training classes or testing trials, which may be conducted outdoors or in preexisting
 33 farm buildings, when:

34 (A) The number of dogs participating in training does not exceed 10 dogs per training class and
 35 the number of training classes to be held on-site does not exceed six per day; and

36 (B) The number of dogs participating in a testing trial does not exceed 60 and the number of
 37 testing trials to be conducted on-site is limited to four or fewer trials per calendar year.

38 (y) A cider business, as described in ORS 215.451.

39 (z) A farm brewery, as described in ORS 215.449.

40 (2) The following nonfarm uses may be established, subject to the approval of the governing body
 41 or its designee in any area zoned for exclusive farm use subject to ORS 215.296:

42 (a) Commercial activities that are in conjunction with farm use, including the processing of farm
 43 crops into biofuel not permitted under ORS 215.203 (2)(b)(K) or 215.255.

44 (b) Operations conducted for:

45 (A) Mining and processing of geothermal resources as defined by ORS 522.005 and oil and gas

1 as defined by ORS 520.005 not otherwise permitted under subsection (1)(f) of this section;

2 (B) Mining, crushing or stockpiling of aggregate and other mineral and other subsurface re-
3 sources subject to ORS 215.298;

4 (C) Processing, as defined by ORS 517.750, of aggregate into asphalt or portland cement; and

5 (D) Processing of other mineral resources and other subsurface resources.

6 (c) Private parks, playgrounds, hunting and fishing preserves and campgrounds. Subject to the
7 approval of the county governing body or its designee, a private campground may provide yurts for
8 overnight camping. No more than one-third or a maximum of 10 campsites, whichever is smaller,
9 may include a yurt. The yurt shall be located on the ground or on a wood floor with no permanent
10 foundation. Upon request of a county governing body, the Land Conservation and Development
11 Commission may provide by rule for an increase in the number of yurts allowed on all or a portion
12 of the campgrounds in a county if the commission determines that the increase will comply with the
13 standards described in ORS 215.296 (1). As used in this paragraph, "yurt" means a round, domed
14 shelter of cloth or canvas on a collapsible frame with no plumbing, sewage disposal hookup or
15 internal cooking appliance.

16 (d) Parks and playgrounds. A public park may be established consistent with the provisions of
17 ORS 195.120.

18 (e) Community centers owned by a governmental agency or a nonprofit community organization
19 and operated primarily by and for residents of the local rural community. A community center au-
20 thorized under this paragraph may provide services to veterans, including but not limited to emer-
21 gency and transitional shelter, preparation and service of meals, vocational and educational
22 counseling and referral to local, state or federal agencies providing medical, mental health, disability
23 income replacement and substance abuse services, only in a facility that is in existence on January
24 1, 2006. The services may not include direct delivery of medical, mental health, disability income
25 replacement or substance abuse services.

26 (f) Golf courses on land:

27 (A) Determined not to be high-value farmland, as defined in ORS 195.300 (10); or

28 (B) Determined to be high-value farmland described in ORS 195.300 (10)(c) if the land:

29 (i) Is not otherwise described in ORS 195.300 (10);

30 (ii) Is surrounded on all sides by an approved golf course; and

31 (iii) Is west of U.S. Highway 101.

32 (g) Commercial utility facilities for the purpose of generating power for public use by sale. If the
33 area zoned for exclusive farm use is high-value farmland, a photovoltaic solar power generation fa-
34 cility may be established as a commercial utility facility as provided in ORS 215.447. A renewable
35 energy facility as defined in ORS 215.446 may be established as a commercial utility facility.

36 (h) Personal-use airports for airplanes and helicopter pads, including associated hangar, main-
37 tenance and service facilities. A personal-use airport, as used in this section, means an airstrip re-
38 stricted, except for aircraft emergencies, to use by the owner, and, on an infrequent and occasional
39 basis, by invited guests, and by commercial aviation activities in connection with agricultural op-
40 erations. No aircraft may be based on a personal-use airport other than those owned or controlled
41 by the owner of the airstrip. Exceptions to the activities permitted under this definition may be
42 granted through waiver action by the Oregon Department of Aviation in specific instances. A
43 personal-use airport lawfully existing as of September 13, 1975, shall continue to be permitted sub-
44 ject to any applicable rules of the Oregon Department of Aviation.

45 (i) Home occupations as provided in ORS 215.448.

1 (j) A facility for the primary processing of forest products, provided that such facility is found
2 to not seriously interfere with accepted farming practices and is compatible with farm uses de-
3 scribed in ORS 215.203 (2). Such a facility may be approved for a one-year period which is
4 renewable. These facilities are intended to be only portable or temporary in nature. The primary
5 processing of a forest product, as used in this section, means the use of a portable chipper or stud
6 mill or other similar methods of initial treatment of a forest product in order to enable its shipment
7 to market. Forest products, as used in this section, means timber grown upon a parcel of land or
8 contiguous land where the primary processing facility is located.

9 (k) A site for the disposal of solid waste approved by the governing body of a city or county or
10 both and for which a permit has been granted under ORS 459.245 by the Department of Environ-
11 mental Quality together with equipment, facilities or buildings necessary for its operation.

12 (L) One manufactured dwelling or recreational vehicle, or the temporary residential use of an
13 existing building, in conjunction with an existing dwelling as a temporary use for the term of a
14 hardship suffered by the existing resident or a relative of the resident. Within three months of the
15 end of the hardship, the manufactured dwelling or recreational vehicle shall be removed or demol-
16 ished or, in the case of an existing building, the building shall be removed, demolished or returned
17 to an allowed nonresidential use. The governing body or its designee shall provide for periodic re-
18 view of the hardship claimed under this paragraph. A temporary residence approved under this
19 paragraph is not eligible for replacement under subsection (1)(p) of this section.

20 (m) Transmission towers over 200 feet in height.

21 (n)(A) Commercial dog boarding kennels; or

22 (B) Dog training classes or testing trials that cannot be established under subsection (1)(x) of
23 this section.

24 (o) Residential homes as defined in ORS 197.660, in existing dwellings.

25 (p) The propagation, cultivation, maintenance and harvesting of aquatic species that are not
26 under the jurisdiction of the State Fish and Wildlife Commission or insect species. Insect species
27 shall not include any species under quarantine by the State Department of Agriculture or the United
28 States Department of Agriculture. The county shall provide notice of all applications under this
29 paragraph to the State Department of Agriculture. Notice shall be provided in accordance with the
30 county's land use regulations but shall be mailed at least 20 calendar days prior to any administra-
31 tive decision or initial public hearing on the application.

32 (q) Construction of additional passing and travel lanes requiring the acquisition of right of way
33 but not resulting in the creation of new land parcels.

34 (r) Reconstruction or modification of public roads and highways involving the removal or dis-
35 placement of buildings but not resulting in the creation of new land parcels.

36 (s) Improvement of public road and highway related facilities, such as maintenance yards, weigh
37 stations and rest areas, where additional property or right of way is required but not resulting in
38 the creation of new land parcels.

39 (t) A destination resort that is approved consistent with the requirements of any statewide
40 planning goal relating to the siting of a destination resort.

41 (u) Room and board arrangements for a maximum of five unrelated persons in existing resi-
42 dences.

43 (v) Operations for the extraction and bottling of water.

44 (w) Expansion of existing county fairgrounds and activities directly relating to county
45 fairgrounds governed by county fair boards established pursuant to ORS 565.210.

1 (x) A living history museum related to resource based activities owned and operated by a gov-
2 ernmental agency or a local historical society, together with limited commercial activities and fa-
3 cilities that are directly related to the use and enjoyment of the museum and located within
4 authentic buildings of the depicted historic period or the museum administration building, if areas
5 other than an exclusive farm use zone cannot accommodate the museum and related activities or if
6 the museum administration buildings and parking lot are located within one quarter mile of an ur-
7 ban growth boundary. As used in this paragraph:

8 (A) "Living history museum" means a facility designed to depict and interpret everyday life and
9 culture of some specific historic period using authentic buildings, tools, equipment and people to
10 simulate past activities and events; and

11 (B) "Local historical society" means the local historical society recognized by the county gov-
12 erning body and organized under ORS chapter 65.

13 (y) An aerial fireworks display business that has been in continuous operation at its current
14 location within an exclusive farm use zone since December 31, 1986, and possesses a wholesaler's
15 permit to sell or provide fireworks.

16 (z) A landscape contracting business, as defined in ORS 671.520, or a business providing land-
17 scape architecture services, as described in ORS 671.318, if the business is pursued in conjunction
18 with the growing and marketing of nursery stock on the land that constitutes farm use.

19 (aa) Public or private schools for kindergarten through grade 12, including all buildings essential
20 to the operation of a school, primarily for residents of the rural area in which the school is located.

21 (bb) Equine and equine-affiliated therapeutic and counseling activities, provided:

22 (A) The activities are conducted in existing buildings that were lawfully constructed on the
23 property before January 1, 2019, or in new buildings that are accessory, incidental and subordinate
24 to the farm use on the tract; and

25 (B) All individuals conducting therapeutic or counseling activities are acting within the proper
26 scope of any licenses required by the state.

27 (cc) Guest ranches in eastern Oregon, as described in ORS 215.461.

28 (3) Roads, highways and other transportation facilities and improvements not allowed under
29 subsections (1) and (2) of this section may be established, subject to the approval of the governing
30 body or its designee, in areas zoned for exclusive farm use subject to:

31 (a) Adoption of an exception to the goal related to agricultural lands and to any other applicable
32 goal with which the facility or improvement does not comply; or

33 (b) ORS 215.296 for those uses identified by rule of the Land Conservation and Development
34 Commission as provided in section 3, chapter 529, Oregon Laws 1993.

35 (4) The following agri-tourism and other commercial events or activities that are related to and
36 supportive of agriculture may be established in any area zoned for exclusive farm use:

37 (a) A county may authorize a single agri-tourism or other commercial event or activity on a
38 tract in a calendar year by an authorization that is personal to the applicant and is not transferred
39 by, or transferable with, a conveyance of the tract, if the agri-tourism or other commercial event
40 or activity meets any local standards that apply and:

41 (A) The agri-tourism or other commercial event or activity is incidental and subordinate to ex-
42 isting farm use on the tract;

43 (B) The duration of the agri-tourism or other commercial event or activity does not exceed 72
44 consecutive hours;

45 (C) The maximum attendance at the agri-tourism or other commercial event or activity does not

1 exceed 500 people;

2 (D) The maximum number of motor vehicles parked at the site of the agri-tourism or other
3 commercial event or activity does not exceed 250 vehicles;

4 (E) The agri-tourism or other commercial event or activity complies with ORS 215.296;

5 (F) The agri-tourism or other commercial event or activity occurs outdoors, in temporary
6 structures, or in existing permitted structures, subject to health and fire and life safety require-
7 ments; and

8 (G) The agri-tourism or other commercial event or activity complies with conditions established
9 for:

10 (i) Planned hours of operation;

11 (ii) Access, egress and parking;

12 (iii) A traffic management plan that identifies the projected number of vehicles and any antic-
13 ipated use of public roads; and

14 (iv) Sanitation and solid waste.

15 (b) In the alternative to paragraphs (a) and (c) of this subsection, a county may authorize,
16 through an expedited, single-event license, a single agri-tourism or other commercial event or ac-
17 tivity on a tract in a calendar year by an expedited, single-event license that is personal to the ap-
18 plicant and is not transferred by, or transferable with, a conveyance of the tract. A decision
19 concerning an expedited, single-event license is not a land use decision, as defined in ORS 197.015.
20 To approve an expedited, single-event license, the governing body of a county or its designee must
21 determine that the proposed agri-tourism or other commercial event or activity meets any local
22 standards that apply, and the agri-tourism or other commercial event or activity:

23 (A) Must be incidental and subordinate to existing farm use on the tract;

24 (B) May not begin before 6 a.m. or end after 10 p.m.;

25 (C) May not involve more than 100 attendees or 50 vehicles;

26 (D) May not include the artificial amplification of music or voices before 8 a.m. or after 8 p.m.;

27 (E) May not require or involve the construction or use of a new permanent structure in con-
28 nection with the agri-tourism or other commercial event or activity;

29 (F) Must be located on a tract of at least 10 acres unless the owners or residents of adjoining
30 properties consent, in writing, to the location; and

31 (G) Must comply with applicable health and fire and life safety requirements.

32 (c) In the alternative to paragraphs (a) and (b) of this subsection, a county may authorize up to
33 six agri-tourism or other commercial events or activities on a tract in a calendar year by a limited
34 use permit that is personal to the applicant and is not transferred by, or transferable with, a
35 conveyance of the tract. The agri-tourism or other commercial events or activities must meet any
36 local standards that apply, and the agri-tourism or other commercial events or activities:

37 (A) Must be incidental and subordinate to existing farm use on the tract;

38 (B) May not, individually, exceed a duration of 72 consecutive hours;

39 (C) May not require that a new permanent structure be built, used or occupied in connection
40 with the agri-tourism or other commercial events or activities;

41 (D) Must comply with ORS 215.296;

42 (E) May not, in combination with other agri-tourism or other commercial events or activities
43 authorized in the area, materially alter the stability of the land use pattern in the area; and

44 (F) Must comply with conditions established for:

45 (i) The types of agri-tourism or other commercial events or activities that are authorized during

1 each calendar year, including the number and duration of the agri-tourism or other commercial
2 events and activities, the anticipated daily attendance and the hours of operation;

3 (ii) The location of existing structures and the location of proposed temporary structures to be
4 used in connection with the agri-tourism or other commercial events or activities;

5 (iii) The location of access and egress and parking facilities to be used in connection with the
6 agri-tourism or other commercial events or activities;

7 (iv) Traffic management, including the projected number of vehicles and any anticipated use of
8 public roads; and

9 (v) Sanitation and solid waste.

10 (d) In addition to paragraphs (a) to (c) of this subsection, a county may authorize agri-tourism
11 or other commercial events or activities that occur more frequently or for a longer period or that
12 do not otherwise comply with paragraphs (a) to (c) of this subsection if the agri-tourism or other
13 commercial events or activities comply with any local standards that apply and the agri-tourism or
14 other commercial events or activities:

15 (A) Are incidental and subordinate to existing commercial farm use of the tract and are neces-
16 sary to support the commercial farm uses or the commercial agricultural enterprises in the area;

17 (B) Comply with the requirements of paragraph (c)(C), (D), (E) and (F) of this subsection;

18 (C) Occur on a lot or parcel that complies with the acknowledged minimum lot or parcel size;
19 and

20 (D) Do not exceed 18 events or activities in a calendar year.

21 (5) A holder of a permit authorized by a county under subsection (4)(d) of this section must re-
22 quest review of the permit at four-year intervals. Upon receipt of a request for review, the county
23 shall:

24 (a) Provide public notice and an opportunity for public comment as part of the review process;
25 and

26 (b) Limit its review to events and activities authorized by the permit, conformance with condi-
27 tions of approval required by the permit and the standards established by subsection (4)(d) of this
28 section.

29 (6) For the purposes of subsection (4) of this section:

30 (a) A county may authorize the use of temporary structures established in connection with the
31 agri-tourism or other commercial events or activities authorized under subsection (4) of this section.
32 However, the temporary structures must be removed at the end of the agri-tourism or other event
33 or activity. The county may not approve an alteration to the land in connection with an agri-tourism
34 or other commercial event or activity authorized under subsection (4) of this section, including, but
35 not limited to, grading, filling or paving.

36 (b) The county may issue the limited use permits authorized by subsection (4)(c) of this section
37 for two calendar years. When considering an application for renewal, the county shall ensure com-
38 pliance with the provisions of subsection (4)(c) of this section, any local standards that apply and
39 conditions that apply to the permit or to the agri-tourism or other commercial events or activities
40 authorized by the permit.

41 (c) The authorizations provided by subsection (4) of this section are in addition to other au-
42 thorizations that may be provided by law, except that “outdoor mass gathering” and “other gather-
43 ing,” as those terms are used in ORS 197.015 (10)(d), do not include agri-tourism or other commercial
44 events and activities.