HB 2516-1 (LC 2499) 2/13/23 (SCT/ps)

Requested by Representative LIVELY

## PROPOSED AMENDMENTS TO HOUSE BILL 2516

1 On page 1 of the printed bill, line 2, delete "475C.065, 475C.117,".

2 Delete line 3 and insert "215.213, 215.283, 475C.117, 475C.177, 475C.205,

3 475C.489, 475C.513 and 475C.674; and prescribing an effective date.".

4 Delete lines 5 through 29 and delete pages 2 through 6 and insert:

5 "SECTION 1. Section 2 of this 2023 Act is added to and made a part
6 of ORS 215.203 to 215.311.

7 "SECTION 2. (1) As used in this section:

8 "(a) 'Marijuana' has the meaning given that term in ORS 475C.009.

"(b) 'Marijuana experience center' means an entity established under this section at a premises licensed under ORS 475C.065 or 475C.085.
"(c) 'Marijuana items' has the meaning given that term in ORS
475C.009.

"(d) 'Marijuana processor' means a marijuana processor that holds
a license issued under ORS 475C.085.

"(e) 'Marijuana producer' means a marijuana producer that holds
 a license issued under ORS 475C.065.

"(f) 'Marijuana retailer' means a marijuana retailer that holds a
 license issued under ORS 475C.097.

"(2) A marijuana producer, at a premises licensed under ORS
 475C.065 and where marijuana is produced, or a marijuana processor,
 at a premises licensed under ORS 475C.085 and where marijuana is

processed, may operate a marijuana experience center as a permitted use on land zoned for exclusive farm use under ORS 215.213 (1)(cc) and 215.283 (1)(aa) or on land zoned for mixed farm and forest use. The following activities may be conducted at a marijuana experience center:

"(a) Tours of the licensed premises, including of any greenhouses
or other facilities used for marijuana production or processing;

8 "(b) Subject to subsection (4) of this section, sampling of marijuana
9 items by patrons if:

"(A) The total amount sampled does not exceed one gram per pa tron; and

12 **"(B) The marijuana items sampled are:** 

"(i) If the premises is licensed under ORS 475C.065, produced by the
 marijuana producer or processed using marijuana produced by the
 marijuana producer; or

"(ii) If the premises is licensed under ORS 475C.085, processed by the
 marijuana processor;

"(c) Educational activities directly related to marijuana production
 and processing; and

"(d) Subject to subsection (5) of this section, the marketing and sale
 of items related to the promotion of:

"(A) If the premises is licensed under ORS 475C.065, marijuana
 produced by the marijuana producer or marijuana items processed
 using marijuana produced by the marijuana producer; or

"(B) If the premises is licensed under ORS 475C.085, marijuana
 items processed by the marijuana processor.

"(3) A marijuana producer or marijuana processor shall, prior to
allowing a patron to enter the licensed premises, verify that the patron
is at least 21 years of age.

30 "(4)(a) The marijuana producer or marijuana processor shall track,

using the system developed and maintained under ORS 475C.177, a
 marijuana item sample offered under subsection (2) of this section.

"(b) A patron may consume a marijuana item sample offered under
subsection (2) of this section at the marijuana experience center provided the consumption does not violate ORS 433.835 to 433.875.

"(5)(a) Marijuana items may be sold or offered for sale at retail at
a marijuana experience center by a marijuana retailer pursuant to this
subsection and rules adopted by the Oregon Liquor and Cannabis
Commission.

"(b) If the premises is licensed under ORS 475C.065, a marijuana
 retailer may sell, or offer for sale, marijuana items processed using
 marijuana produced by the marijuana producer.

"(c) If the premises is licensed under ORS 475C.085, a marijuana
 retailer may sell marijuana items processed by the marijuana
 processor.

"(6) A marijuana experience center operating under this section
 shall provide parking for all activities or uses of the lot, parcel or tract
 on which the marijuana experience center is established.

"(7) A local government with land use jurisdiction over the site of
 a marijuana experience center shall ensure that the premises complies
 with:

"(a) Local criteria regarding floodplains, geologic hazards, the
 Willamette River Greenway, solar access and airport safety;

"(b) Regulations of general applicability for the public health and
 safety; and

"(c) Regulations for resource protection acknowledged to comply
 with any statewide goal respecting open spaces, scenic and historic
 areas and natural resources.

"(8)(a) For the purpose of limiting demonstrated conflicts with ac cepted farm and forest practices on adjacent lands, a local government

with land use jurisdiction over the site of a marijuana experience
center shall:

"(A) Except as provided in paragraph (b) of this subsection, establish a setback of at least 100 feet from all property lines for the
marijuana experience center and all public gathering places; and

6 "(B) Require marijuana experience centers to provide direct road 7 access and internal circulation for the marijuana experience center 8 and all public gathering places.

9 "(b) A local government may allow a setback of less than 100 feet
10 by granting a marijuana experience center an adjustment or variance
11 to the requirement described in paragraph (a)(A) of this subsection.

"(9) In consultation with the commission, the Department of Land
 Conservation and Development may adopt rules to carry out this sec tion.

<sup>15</sup> "SECTION 3. ORS 215.213 is amended to read:

16 "215.213. (1) In counties that have adopted marginal lands provisions un-17 der ORS 197.247 (1991 Edition), the following uses may be established in any 18 area zoned for exclusive farm use:

<sup>19</sup> "(a) Churches and cemeteries in conjunction with churches.

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

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

26 "(A) ORS 215.275; or

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

29 "(d) A dwelling on real property used for farm use if the dwelling is oc-30 cupied by a relative of the farm operator or the farm operator's spouse,

which means a child, parent, stepparent, grandchild, grandparent, 1 stepgrandparent, sibling, stepsibling, niece, nephew or first cousin of either,  $\mathbf{2}$ if the farm operator does or will require the assistance of the relative in the 3 management of the farm use and the dwelling is located on the same lot or 4 parcel as the dwelling of the farm operator. Notwithstanding ORS 92.010 to  $\mathbf{5}$ 92.192 or the minimum lot or parcel size requirements under ORS 215.780, if 6 the owner of a dwelling described in this paragraph obtains construction fi-7 nancing or other financing secured by the dwelling and the secured party 8 forecloses on the dwelling, the secured party may also foreclose on the 9 homesite, as defined in ORS 308A.250, and the foreclosure shall operate as 10 a partition of the homesite to create a new parcel. 11

"(e) Nonresidential buildings customarily provided in conjunction withfarm use.

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

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

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

(i) One manufactured dwelling or recreational vehicle, or the temporary residential use of an existing building, in conjunction with an existing dwelling as a temporary use for the term of a hardship suffered by the ex-

isting resident or a relative of the resident. Within three months of the end 1 of the hardship, the manufactured dwelling or recreational vehicle shall be  $\mathbf{2}$ removed or demolished or, in the case of an existing building, the building 3 shall be removed, demolished or returned to an allowed nonresidential use. 4 The governing body or its designee shall provide for periodic review of the  $\mathbf{5}$ hardship claimed under this paragraph. A temporary residence approved un-6 der this paragraph is not eligible for replacement under paragraph (q) of this 7 subsection. 8

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

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

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

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

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

<sup>26</sup> "(o) Creation, restoration or enhancement of wetlands.

<sup>27</sup> "(p) A winery, as described in ORS 215.452 or 215.453.

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

30 "(r) Farm stands if:

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

8 "(B) The farm stand does not include structures designed for occupancy 9 as a residence or for activity other than the sale of farm crops or livestock 10 and does not include structures for banquets, public gatherings or public 11 entertainment.

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

"(t) A site for the takeoff and landing of model aircraft, including such 15buildings or facilities as may reasonably be necessary. Buildings or facilities 16 shall not be more than 500 square feet in floor area or placed on a permanent 17 foundation unless the building or facility preexisted the use approved under 18 this paragraph. The site shall not include an aggregate surface or hard sur-19 face area unless the surface preexisted the use approved under this para-20graph. An owner of property used for the purpose authorized in this 21paragraph may charge a person operating the use on the property rent for 22the property. An operator may charge users of the property a fee that does 23not exceed the operator's cost to maintain the property, buildings and facil-24ities. As used in this paragraph, 'model aircraft' means a small-scale version 25of an airplane, glider, helicopter, dirigible or balloon that is used or intended 26to be used for flight and is controlled by radio, lines or design by a person 27on the ground. 28

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

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

"(w) Irrigation reservoirs, canals, delivery lines and those structures and
accessory operational facilities, not including parks or other recreational
structures and facilities, associated with a district as defined in ORS 540.505.
"(x) Utility facility service lines. Utility facility service lines are utility
lines and accessory facilities or structures that end at the point where the
utility service is received by the customer and that are located on one or
more of the following:

9 "(A) A public right of way;

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

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

"(y) Subject to the issuance of a license, permit or other approval by the 13 Department of Environmental Quality under ORS 454.695, 459.205, 468B.050, 14 468B.053 or 468B.055, or in compliance with rules adopted under ORS 15468B.095, and as provided in ORS 215.246 to 215.251, the land application of 16 reclaimed water, agricultural or industrial process water or biosolids, or the 17 onsite treatment of septage prior to the land application of biosolids, for 18 agricultural, horticultural or silvicultural production, or for irrigation in 19 connection with a use allowed in an exclusive farm use zone under this 20chapter. For the purposes of this paragraph, onsite treatment of septage prior 21to the land application of biosolids is limited to treatment using treatment 22facilities that are portable, temporary and transportable by truck trailer, as 23defined in ORS 801.580, during a period of time within which land applica-24tion of biosolids is authorized under the license, permit or other approval. 25

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

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

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

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

<sup>5</sup> "(bb) A farm brewery, as described in ORS 215.449.

6 "(cc) A marijuana experience center, as described in section 2 of
7 this 2023 Act.

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

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

14 "(A) Consists of 20 or more acres; and

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

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

<sup>22</sup> "(A) Has produced at least \$20,000 in annual gross farm income in two <sup>23</sup> consecutive calendar years out of the three calendar years before the year <sup>24</sup> in which the application for the dwelling was made or is planted in peren-<sup>25</sup> nials capable of producing upon harvest an average of at least \$20,000 in <sup>26</sup> annual gross farm income; or

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

29 "(c) Commercial activities that are in conjunction with farm use, includ-30 ing the processing of farm crops into biofuel not permitted under ORS 1 215.203 (2)(b)(K) or 215.255.

2 "(d) Operations conducted for:

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

"(B) Mining, crushing or stockpiling of aggregate and other mineral and
other subsurface resources subject to ORS 215.298;

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

10 "(D) Processing of other mineral resources and other subsurface re-11 sources.

"(e) Community centers owned by a governmental agency or a nonprofit 12 community organization and operated primarily by and for residents of the 13 local rural community, hunting and fishing preserves, public and private 14 parks, playgrounds and campgrounds. Subject to the approval of the county 15governing body or its designee, a private campground may provide yurts for 16 overnight camping. No more than one-third or a maximum of 10 campsites, 17 whichever is smaller, may include a yurt. The yurt shall be located on the 18 ground or on a wood floor with no permanent foundation. Upon request of 19 a county governing body, the Land Conservation and Development Commis-20sion may provide by rule for an increase in the number of yurts allowed on 21all or a portion of the campgrounds in a county if the commission determines 22that the increase will comply with the standards described in ORS 215.296 23(1). A public park or campground may be established as provided under ORS 24195.120. As used in this paragraph, 'yurt' means a round, domed shelter of 25cloth or canvas on a collapsible frame with no plumbing, sewage disposal 26hookup or internal cooking appliance. 27

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

30 "(g) Commercial utility facilities for the purpose of generating power for

public use by sale. If the area zoned for exclusive farm use is high-value farmland, a photovoltaic solar power generation facility may be established as a commercial utility facility as provided in ORS 215.447. A renewable energy facility as defined in ORS 215.446 may be established as a commercial utility facility.

"(h) Personal-use airports for airplanes and helicopter pads, including 6 associated hangar, maintenance and service facilities. A personal-use airport 7 as used in this section means an airstrip restricted, except for aircraft 8 emergencies, to use by the owner, and, on an infrequent and occasional basis, 9 by invited guests, and by commercial aviation activities in connection with 10 agricultural operations. No aircraft may be based on a personal-use airport 11 other than those owned or controlled by the owner of the airstrip. Exceptions 12 to the activities permitted under this definition may be granted through 13 waiver action by the Oregon Department of Aviation in specific instances. 14 A personal-use airport lawfully existing as of September 13, 1975, shall con-15tinue to be permitted subject to any applicable rules of the Oregon Depart-16 ment of Aviation. 17

"(i) A facility for the primary processing of forest products, provided that 18 such facility is found to not seriously interfere with accepted farming prac-19 tices and is compatible with farm uses described in ORS 215.203 (2). Such a 20facility may be approved for a one-year period which is renewable. These 21facilities are intended to be only portable or temporary in nature. The pri-22mary processing of a forest product, as used in this section, means the use 23of a portable chipper or stud mill or other similar methods of initial treat-24ment of a forest product in order to enable its shipment to market. Forest 25products, as used in this section, means timber grown upon a parcel of land 26or contiguous land where the primary processing facility is located. 27

"(j) A site for the disposal of solid waste approved by the governing body
of a city or county or both and for which a permit has been granted under
ORS 459.245 by the Department of Environmental Quality together with

1 equipment, facilities or buildings necessary for its operation.

2 "(k)(A) Commercial dog boarding kennels; or

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

<sup>5</sup> "(L) Residential homes as defined in ORS 197.660, in existing dwellings.

"(m) The propagation, cultivation, maintenance and harvesting of aquatic 6 species that are not under the jurisdiction of the State Fish and Wildlife 7 Commission or insect species. Insect species shall not include any species 8 under quarantine by the State Department of Agriculture or the United 9 States Department of Agriculture. The county shall provide notice of all 10 applications under this paragraph to the State Department of Agriculture. 11 Notice shall be provided in accordance with the county's land use regu-12 lations but shall be mailed at least 20 calendar days prior to any adminis-13 trative decision or initial public hearing on the application. 14

<sup>15</sup> "(n) Home occupations as provided in ORS 215.448.

16 "(o) Transmission towers over 200 feet in height.

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

"(q) Reconstruction or modification of public roads and highways involving the removal or displacement of buildings but not resulting in the creation of new land parcels.

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

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

30 "(t) Room and board arrangements for a maximum of five unrelated per-

1 sons in existing residences.

"(u) A living history museum related to resource based activities owned  $\mathbf{2}$ and operated by a governmental agency or a local historical society, together 3 with limited commercial activities and facilities that are directly related to 4 the use and enjoyment of the museum and located within authentic buildings  $\mathbf{5}$ of the depicted historic period or the museum administration building, if 6 areas other than an exclusive farm use zone cannot accommodate the mu-7 seum and related activities or if the museum administration buildings and 8 parking lot are located within one quarter mile of the metropolitan urban 9 growth boundary. As used in this paragraph: 10

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

"(B) 'Local historical society' means the local historical society, recog nized as such by the county governing body and organized under ORS chap ter 65.

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

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

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

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

30 "(z) Equine and equine-affiliated therapeutic and counseling activities,

1 provided:

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

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

"(aa) Child care facilities, preschool recorded programs or school-age recorded programs that are:

9 "(A) Authorized under ORS 329A.250 to 329A.450;

"(B) Primarily for the children of residents and workers of the rural area
in which the facility or program is located; and

"(C) Colocated with a community center or a public or private school al lowed under this subsection.

"(3) In counties that have adopted marginal lands provisions under ORS 14 197.247 (1991 Edition), a single-family residential dwelling not provided in 15conjunction with farm use may be established on a lot or parcel with soils 16 predominantly in capability classes IV through VIII as determined by the 17 Agricultural Capability Classification System in use by the United States 18 Department of Agriculture Soil Conservation Service on October 15, 1983. A 19 proposed dwelling is subject to approval of the governing body or its 20designee in any area zoned for exclusive farm use upon written findings 21showing all of the following: 22

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

"(b) The dwelling is situated upon generally unsuitable land for the production of farm crops and livestock, considering the terrain, adverse soil or land conditions, drainage and flooding, location and size of the tract. A lot or parcel shall not be considered unsuitable solely because of its size or location if it can reasonably be put to farm use in conjunction with other land. 1 "(c) Complies with such other conditions as the governing body or its 2 designee considers necessary.

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

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

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

"(c) The dwelling complies with other conditions considered necessary bythe governing body or its designee.

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

"(a) Owners of land that is within 250 feet of the lot or parcel on which
the dwelling will be established; and

"(b) Persons who have requested notice of such applications and who have 22paid a reasonable fee imposed by the county to cover the cost of such notice. 23"(6) The notice required in subsection (5) of this section shall specify that 24persons have 15 days following the date of postmark of the notice to file a 25written objection on the grounds only that the dwelling or activities associ-26ated with it would force a significant change in or significantly increase the 27cost of accepted farming practices on nearby lands devoted to farm use. If 28no objection is received, the governing body or its designee shall approve or 29 disapprove the application. If an objection is received, the governing body 30

shall set the matter for hearing in the manner prescribed in ORS 215.402 to
215.438. The governing body may charge the reasonable costs of the notice
required by subsection (5)(a) of this section to the applicant for the permit
requested under subsection (4) of this section.

5 "(7) Subsection (4) of this section applies to a lot or parcel lawfully cre-6 ated between January 1, 1948, and July 1, 1983. For the purposes of this 7 section:

8 "(a) Only one lot or parcel exists if:

9 "(A) A lot or parcel described in this section is contiguous to one or more 10 lots or parcels described in this section; and

"(B) On July 1, 1983, greater than possessory interests are held in those
contiguous lots, parcels or lots and parcels by the same person, spouses or
a single partnership or business entity, separately or in tenancy in common.
"(b) 'Contiguous' means lots, parcels or lots and parcels that have a
common boundary, including but not limited to, lots, parcels or lots and
parcels separated only by a public road.

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

"(9) No final approval of a nonfarm use under this section shall be given unless any additional taxes imposed upon the change in use have been paid. "(10) Roads, highways and other transportation facilities and improvements not allowed under subsections (1) and (2) of this section may be established, subject to the approval of the governing body or its designee, in areas zoned for exclusive farm use subject to:

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

29 "(b) ORS 215.296 for those uses identified by rule of the Land Conserva-30 tion and Development Commission as provided in section 3, chapter 529, 1 Oregon Laws 1993.

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

5 "(a) A county may authorize a single agri-tourism or other commercial 6 event or activity on a tract in a calendar year by an authorization that is 7 personal to the applicant and is not transferred by, or transferable with, a 8 conveyance of the tract, if the agri-tourism or other commercial event or 9 activity meets any local standards that apply and:

"(A) The agri-tourism or other commercial event or activity is incidental
and subordinate to existing farm use on the tract;

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

14 "(C) The maximum attendance at the agri-tourism or other commercial 15 event or activity does not exceed 500 people;

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

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

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

24 "(G) The agri-tourism or other commercial event or activity complies with 25 conditions established for:

<sup>26</sup> "(i) Planned hours of operation;

27 "(ii) Access, egress and parking;

"(iii) A traffic management plan that identifies the projected number of
vehicles and any anticipated use of public roads; and

30 "(iv) Sanitation and solid waste.

"(b) In the alternative to paragraphs (a) and (c) of this subsection, a 1 county may authorize, through an expedited, single-event license, a single  $\mathbf{2}$ agri-tourism or other commercial event or activity on a tract in a calendar 3 year by an expedited, single-event license that is personal to the applicant 4 and is not transferred by, or transferable with, a conveyance of the tract. A  $\mathbf{5}$ decision concerning an expedited, single-event license is not a land use de-6 cision, as defined in ORS 197.015. To approve an expedited, single-event li-7 cense, the governing body of a county or its designee must determine that 8 the proposed agri-tourism or other commercial event or activity meets any 9 local standards that apply, and the agri-tourism or other commercial event 10 or activity: 11

"(A) Must be incidental and subordinate to existing farm use on the tract;
"(B) May not begin before 6 a.m. or end after 10 p.m.;

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

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

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

"(F) Must be located on a tract of at least 10 acres unless the owners or
residents of adjoining properties consent, in writing, to the location; and
"(G) Must comply with applicable health and fire and life safety requirements.

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

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

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

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

6 "(D) Must comply with ORS 215.296;

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

10 "(F) Must comply with conditions established for:

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

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

"(iii) The location of access and egress and parking facilities to be used
 in connection with the agri-tourism or other commercial events or activities;
 "(iv) Traffic management, including the projected number of vehicles and
 any anticipated use of public roads; and

22 "(v) Sanitation and solid waste.

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

<sup>29</sup> "(A) Are incidental and subordinate to existing commercial farm use of <sup>30</sup> the tract and are necessary to support the commercial farm uses or the 1 commercial agricultural enterprises in the area;

2 "(B) Comply with the requirements of paragraph (c)(C), (D), (E) and (F) 3 of this subsection;

4 "(C) Occur on a lot or parcel that complies with the acknowledged mini-5 mum lot or parcel size; and

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

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

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

"(b) Limit its review to events and activities authorized by the permit, conformance with conditions of approval required by the permit and the standards established by subsection (11)(d) of this section.

<sup>15</sup> "(13) For the purposes of subsection (11) of this section:

"(a) A county may authorize the use of temporary structures established 16 in connection with the agri-tourism or other commercial events or activities 17 authorized under subsection (11) of this section. However, the temporary 18 structures must be removed at the end of the agri-tourism or other event or 19 activity. The county may not approve an alteration to the land in connection 20with an agri-tourism or other commercial event or activity authorized under 21subsection (11) of this section, including, but not limited to, grading, filling 22or paving. 23

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

30 "(c) The authorizations provided by subsection (11) of this section are in

addition to other authorizations that may be provided by law, except that 'outdoor mass gathering' and 'other gathering,' as those terms are used in ORS 197.015 (10)(d), do not include agri-tourism or other commercial events and activities.

<sup>5</sup> **"SECTION 4.** ORS 215.283 is amended to read:

6 "215.283. (1) The following uses may be established in any area zoned for
7 exclusive farm use:

8 "(a) Churches and cemeteries in conjunction with churches.

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

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

15 "(A) ORS 215.275; or

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

"(d) A dwelling on real property used for farm use if the dwelling is oc-18 cupied by a relative of the farm operator or the farm operator's spouse, 19 a child, parent, stepparent, grandchild, grandparent, which means 20stepgrandparent, sibling, stepsibling, niece, nephew or first cousin of either, 21if the farm operator does or will require the assistance of the relative in the 22management of the farm use and the dwelling is located on the same lot or 23parcel as the dwelling of the farm operator. Notwithstanding ORS 92.010 to 2492.192 or the minimum lot or parcel size requirements under ORS 215.780, if 25the owner of a dwelling described in this paragraph obtains construction fi-26nancing or other financing secured by the dwelling and the secured party 27forecloses on the dwelling, the secured party may also foreclose on the 28homesite, as defined in ORS 308A.250, and the foreclosure shall operate as 29 a partition of the homesite to create a new parcel. 30

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

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

9 "(g) Operations for the exploration for minerals as defined by ORS 10 517.750. Any activities or construction relating to such operations shall not 11 be a basis for an exception under ORS 197.732 (2)(a) or (b).

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

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

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

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

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

<sup>29</sup> "(m) Creation, restoration or enhancement of wetlands.

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

1 "(o) Farm stands if:

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

9 "(B) The farm stand does not include structures designed for occupancy 10 as a residence or for activity other than the sale of farm crops or livestock 11 and does not include structures for banquets, public gatherings or public 12 entertainment.

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

"(q) A site for the takeoff and landing of model aircraft, including such 15buildings or facilities as may reasonably be necessary. Buildings or facilities 16 shall not be more than 500 square feet in floor area or placed on a permanent 17 foundation unless the building or facility preexisted the use approved under 18 this paragraph. The site shall not include an aggregate surface or hard sur-19 face area unless the surface preexisted the use approved under this para-20graph. An owner of property used for the purpose authorized in this 21paragraph may charge a person operating the use on the property rent for 22the property. An operator may charge users of the property a fee that does 23not exceed the operator's cost to maintain the property, buildings and facil-24ities. As used in this paragraph, 'model aircraft' means a small-scale version 25of an airplane, glider, helicopter, dirigible or balloon that is used or intended 26to be used for flight and is controlled by radio, lines or design by a person 27on the ground. 28

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

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

"(t) Irrigation reservoirs, canals, delivery lines and those structures and
accessory operational facilities, not including parks or other recreational
structures and facilities, associated with a district as defined in ORS 540.505.
"(u) Utility facility service lines. Utility facility service lines are utility
lines and accessory facilities or structures that end at the point where the
utility service is received by the customer and that are located on one or
more of the following:

9 "(A) A public right of way;

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

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

"(v) Subject to the issuance of a license, permit or other approval by the 13 Department of Environmental Quality under ORS 454.695, 459.205, 468B.050, 14 468B.053 or 468B.055, or in compliance with rules adopted under ORS 15468B.095, and as provided in ORS 215.246 to 215.251, the land application of 16 reclaimed water, agricultural or industrial process water or biosolids, or the 17 onsite treatment of septage prior to the land application of biosolids, for 18 agricultural, horticultural or silvicultural production, or for irrigation in 19 connection with a use allowed in an exclusive farm use zone under this 20chapter. For the purposes of this paragraph, onsite treatment of septage prior 21to the land application of biosolids is limited to treatment using treatment 22facilities that are portable, temporary and transportable by truck trailer, as 23defined in ORS 801.580, during a period of time within which land applica-24tion of biosolids is authorized under the license, permit or other approval. 25

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

30 "(x) Dog training classes or testing trials, which may be conducted out-

1 doors or in preexisting farm buildings, when:

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

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

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

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

"(aa) A marijuana experience center, as described in section 2 of
 this 2023 Act.

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

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

18 "(b) Operations conducted for:

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

"(B) Mining, crushing or stockpiling of aggregate and other mineral and
other subsurface resources subject to ORS 215.298;

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

26 "(D) Processing of other mineral resources and other subsurface re-27 sources.

"(c) Private parks, playgrounds, hunting and fishing preserves and
 campgrounds. Subject to the approval of the county governing body or its
 designee, a private campground may provide yurts for overnight camping.

No more than one-third or a maximum of 10 campsites, whichever is smaller, 1 may include a yurt. The yurt shall be located on the ground or on a wood  $\mathbf{2}$ floor with no permanent foundation. Upon request of a county governing 3 body, the Land Conservation and Development Commission may provide by 4 rule for an increase in the number of yurts allowed on all or a portion of  $\mathbf{5}$ the campgrounds in a county if the commission determines that the increase 6 will comply with the standards described in ORS 215.296 (1). As used in this 7 paragraph, 'yurt' means a round, domed shelter of cloth or canvas on a 8 collapsible frame with no plumbing, sewage disposal hookup or internal 9 cooking appliance. 10

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

"(e) Community centers owned by a governmental agency or a nonprofit 13 community organization and operated primarily by and for residents of the 14 local rural community. A community center authorized under this paragraph 15may provide services to veterans, including but not limited to emergency and 16 transitional shelter, preparation and service of meals, vocational and educa-17 tional counseling and referral to local, state or federal agencies providing 18 medical, mental health, disability income replacement and substance abuse 19 services, only in a facility that is in existence on January 1, 2006. The ser-20vices may not include direct delivery of medical, mental health, disability 21income replacement or substance abuse services. 22

23 "(f) Golf courses on land:

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

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

<sup>28</sup> "(i) Is not otherwise described in ORS 195.300 (10);

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

30 "(iii) Is west of U.S. Highway 101.

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

"(h) Personal-use airports for airplanes and helicopter pads, including 7 associated hangar, maintenance and service facilities. A personal-use airport, 8 as used in this section, means an airstrip restricted, except for aircraft 9 emergencies, to use by the owner, and, on an infrequent and occasional basis, 10 by invited guests, and by commercial aviation activities in connection with 11 agricultural operations. No aircraft may be based on a personal-use airport 12 other than those owned or controlled by the owner of the airstrip. Exceptions 13 to the activities permitted under this definition may be granted through 14 waiver action by the Oregon Department of Aviation in specific instances. 15A personal-use airport lawfully existing as of September 13, 1975, shall con-16 tinue to be permitted subject to any applicable rules of the Oregon Depart-17 ment of Aviation. 18

<sup>19</sup> "(i) Home occupations as provided in ORS 215.448.

"(j) A facility for the primary processing of forest products, provided that 20such facility is found to not seriously interfere with accepted farming prac-21tices and is compatible with farm uses described in ORS 215.203 (2). Such a 22facility may be approved for a one-year period which is renewable. These 23facilities are intended to be only portable or temporary in nature. The pri-24mary processing of a forest product, as used in this section, means the use 25of a portable chipper or stud mill or other similar methods of initial treat-26ment of a forest product in order to enable its shipment to market. Forest 27products, as used in this section, means timber grown upon a parcel of land 28or contiguous land where the primary processing facility is located. 29

30 "(k) A site for the disposal of solid waste approved by the governing body

of a city or county or both and for which a permit has been granted under
ORS 459.245 by the Department of Environmental Quality together with
equipment, facilities or buildings necessary for its operation.

"(L) One manufactured dwelling or recreational vehicle, or the temporary 4 residential use of an existing building, in conjunction with an existing  $\mathbf{5}$ dwelling as a temporary use for the term of a hardship suffered by the ex-6 isting resident or a relative of the resident. Within three months of the end 7 of the hardship, the manufactured dwelling or recreational vehicle shall be 8 removed or demolished or, in the case of an existing building, the building 9 shall be removed, demolished or returned to an allowed nonresidential use. 10 The governing body or its designee shall provide for periodic review of the 11 hardship claimed under this paragraph. A temporary residence approved un-12 der this paragraph is not eligible for replacement under subsection (1)(p) of 13 this section. 14

<sup>15</sup> "(m) Transmission towers over 200 feet in height.

16 "(n)(A) Commercial dog boarding kennels; or

"(B) Dog training classes or testing trials that cannot be established un der subsection (1)(x) of this section.

<sup>19</sup> "(o) Residential homes as defined in ORS 197.660, in existing dwellings.

"(p) The propagation, cultivation, maintenance and harvesting of aquatic 20species that are not under the jurisdiction of the State Fish and Wildlife 21Commission or insect species. Insect species shall not include any species 22under quarantine by the State Department of Agriculture or the United 23States Department of Agriculture. The county shall provide notice of all 24applications under this paragraph to the State Department of Agriculture. 2526 Notice shall be provided in accordance with the county's land use regulations but shall be mailed at least 20 calendar days prior to any adminis-27trative decision or initial public hearing on the application. 28

29 "(q) Construction of additional passing and travel lanes requiring the 30 acquisition of right of way but not resulting in the creation of new land

1 parcels.

"(r) Reconstruction or modification of public roads and highways involving the removal or displacement of buildings but not resulting in the creation of new land parcels.

5 "(s) Improvement of public road and highway related facilities, such as 6 maintenance yards, weigh stations and rest areas, where additional property 7 or right of way is required but not resulting in the creation of new land 8 parcels.

9 "(t) A destination resort that is approved consistent with the require-10 ments of any statewide planning goal relating to the siting of a destination 11 resort.

"(u) Room and board arrangements for a maximum of five unrelated per sons in existing residences.

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

"(w) Expansion of existing county fairgrounds and activities directly re lating to county fairgrounds governed by county fair boards established
 pursuant to ORS 565.210.

"(x) A living history museum related to resource based activities owned 18 and operated by a governmental agency or a local historical society, together 19 with limited commercial activities and facilities that are directly related to 20the use and enjoyment of the museum and located within authentic buildings 21of the depicted historic period or the museum administration building, if 22areas other than an exclusive farm use zone cannot accommodate the mu-23seum and related activities or if the museum administration buildings and 24parking lot are located within one quarter mile of an urban growth bound-25ary. As used in this paragraph: 26

"(A) 'Living history museum' means a facility designed to depict and interpret everyday life and culture of some specific historic period using authentic buildings, tools, equipment and people to simulate past activities and events; and 1 "(B) 'Local historical society' means the local historical society recog-2 nized by the county governing body and organized under ORS chapter 65.

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

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

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

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

"(A) The activities are conducted in existing buildings that were lawfully
 constructed on the property before January 1, 2019, or in new buildings that
 are accessory, incidental and subordinate to the farm use on the tract; and
 "(B) All individuals conducting therapeutic or counseling activities are
 acting within the proper scope of any licenses required by the state.

<sup>21</sup> "(cc) Guest ranches in eastern Oregon, as described in ORS 215.461.

"(dd) Child care facilities, preschool recorded programs or school-age re corded programs that are:

<sup>24</sup> "(A) Authorized under ORS 329A.250 to 329A.450;

"(B) Primarily for the children of residents and workers of the rural area
in which the facility or program is located; and

"(C) Colocated with a community center or a public or private school al lowed under this subsection.

"(3) Roads, highways and other transportation facilities and improvements
 not allowed under subsections (1) and (2) of this section may be established,

subject to the approval of the governing body or its designee, in areas zoned
for exclusive farm use subject to:

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

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

9 "(4) The following agri-tourism and other commercial events or activities 10 that are related to and supportive of agriculture may be established in any 11 area zoned for exclusive farm use:

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

"(A) The agri-tourism or other commercial event or activity is incidental
and subordinate to existing farm use on the tract;

"(B) The duration of the agri-tourism or other commercial event or ac tivity does not exceed 72 consecutive hours;

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

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

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

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

1 "(G) The agri-tourism or other commercial event or activity complies with 2 conditions established for:

3 "(i) Planned hours of operation;

4 "(ii) Access, egress and parking;

5 "(iii) A traffic management plan that identifies the projected number of 6 vehicles and any anticipated use of public roads; and

7 "(iv) Sanitation and solid waste.

"(b) In the alternative to paragraphs (a) and (c) of this subsection, a 8 county may authorize, through an expedited, single-event license, a single 9 agri-tourism or other commercial event or activity on a tract in a calendar 10 year by an expedited, single-event license that is personal to the applicant 11 and is not transferred by, or transferable with, a conveyance of the tract. A 12 decision concerning an expedited, single-event license is not a land use de-13 cision, as defined in ORS 197.015. To approve an expedited, single-event li-14 cense, the governing body of a county or its designee must determine that 15the proposed agri-tourism or other commercial event or activity meets any 16 local standards that apply, and the agri-tourism or other commercial event 17 or activity: 18

<sup>19</sup> "(A) Must be incidental and subordinate to existing farm use on the tract;

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

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

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

"(E) May not require or involve the construction or use of a new perma nent structure in connection with the agri-tourism or other commercial event
 or activity;

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

29 "(G) Must comply with applicable health and fire and life safety require-30 ments. "(c) In the alternative to paragraphs (a) and (b) of this subsection, a county may authorize up to six agri-tourism or other commercial events or activities on a tract in a calendar year by a limited use permit that is personal to the applicant and is not transferred by, or transferable with, a conveyance of the tract. The agri-tourism or other commercial events or activities must meet any local standards that apply, and the agri-tourism or other commercial events or activities:

"(A) Must be incidental and subordinate to existing farm use on the tract;
"(B) May not, individually, exceed a duration of 72 consecutive hours;

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

13 "(D) Must comply with ORS 215.296;

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

17 "(F) Must comply with conditions established for:

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

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

"(iii) The location of access and egress and parking facilities to be used
 in connection with the agri-tourism or other commercial events or activities;
 "(iv) Traffic management, including the projected number of vehicles and

any anticipated use of public roads; and

29 "(v) Sanitation and solid waste.

30 "(d) In addition to paragraphs (a) to (c) of this subsection, a county may

authorize agri-tourism or other commercial events or activities that occur more frequently or for a longer period or that do not otherwise comply with paragraphs (a) to (c) of this subsection if the agri-tourism or other commercial events or activities comply with any local standards that apply and the agri-tourism or other commercial events or activities:

6 "(A) Are incidental and subordinate to existing commercial farm use of 7 the tract and are necessary to support the commercial farm uses or the 8 commercial agricultural enterprises in the area;

9 "(B) Comply with the requirements of paragraph (c)(C), (D), (E) and (F) 10 of this subsection;

11 "(C) Occur on a lot or parcel that complies with the acknowledged mini-12 mum lot or parcel size; and

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

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

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

"(b) Limit its review to events and activities authorized by the permit, conformance with conditions of approval required by the permit and the standards established by subsection (4)(d) of this section.

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

"(a) A county may authorize the use of temporary structures established 23in connection with the agri-tourism or other commercial events or activities 24authorized under subsection (4) of this section. However, the temporary 25structures must be removed at the end of the agri-tourism or other event or 26activity. The county may not approve an alteration to the land in connection 27with an agri-tourism or other commercial event or activity authorized under 28subsection (4) of this section, including, but not limited to, grading, filling 29 or paving. 30

"(b) The county may issue the limited use permits authorized by sub-1 section (4)(c) of this section for two calendar years. When considering an  $\mathbf{2}$ application for renewal, the county shall ensure compliance with the pro-3 visions of subsection (4)(c) of this section, any local standards that apply and 4 conditions that apply to the permit or to the agri-tourism or other commer- $\mathbf{5}$ cial events or activities authorized by the permit. 6

"(c) The authorizations provided by subsection (4) of this section are in 7 addition to other authorizations that may be provided by law, except that 8 'outdoor mass gathering' and 'other gathering,' as those terms are used in 9 ORS 197.015 (10)(d), do not include agri-tourism or other commercial events 10 and activities. 11

12

"SECTION 5. ORS 475C.177 is amended to read:

"475C.177. (1) The Oregon Liquor and Cannabis Commission shall develop 13 and maintain a system for tracking the transfer of marijuana items between 14 premises for which licenses have been issued under ORS 475C.005 to 15475C.525. 16

"(2) The purposes of the system developed and maintained under this 17 section include, but are not limited to: 18

"(a) Preventing the diversion of marijuana items to criminal enterprises, 19 gangs, cartels and other states; 20

"(b) Preventing persons from substituting or tampering with marijuana 21items; 22

"(c) Ensuring an accurate accounting of the production, processing and 23sale of marijuana items; 24

"(d) Ensuring that laboratory testing results are accurately reported; and 25"(e) Ensuring compliance with ORS 475C.005 to 475C.525, rules adopted 26under ORS 475C.005 to 475C.525 and any other law of this state that charges 27the commission with a duty, function or power related to marijuana. 28

"(3) The system developed and maintained under this section must be ca-29 pable of tracking, at a minimum: 30

"(a) The propagation of immature marijuana plants and the productionof marijuana by a marijuana producer;

3 "(b) The processing of marijuana by a marijuana processor;

4 "(c) The receiving, storing and delivering of marijuana items by a
5 marijuana wholesaler;

6 "(d) The sale of marijuana items by a marijuana retailer to a consumer;

"(e) The sale and purchase of marijuana items between licensees, as permitted by ORS 475C.005 to 475C.525;

9 "(f) The transfer of marijuana items between premises for which licenses
10 have been issued under ORS 475C.005 to 475C.525; [and]

"(g) The sampling of marijuana items, as described in section 2 of
 this 2023 Act; and

"(h) Any other information that the commission determines is reasonably
 necessary to accomplish the duties, functions and powers of the commission
 under ORS 475C.005 to 475C.525.

<sup>16</sup> **"SECTION 6.** ORS 475C.489 is amended to read:

<sup>17</sup> "475C.489. (1) Marijuana is:

18 "(a) A crop for the purposes of 'farm use' as defined in ORS 215.203;

"(b) A crop for purposes of a 'farm' and 'farming practice,' both as defined
in ORS 30.930;

<sup>21</sup> "(c) A product of farm use as described in ORS 308A.062; and

<sup>22</sup> "(d) The product of an agricultural activity for purposes of ORS 568.909.

23 "(2) Notwithstanding ORS chapters 195, 196, 197, 215 and 227, the follow-

<sup>24</sup> ing are not permitted uses on land designated for exclusive farm use:

<sup>25</sup> "(a) A new dwelling used in conjunction with a marijuana crop;

"(b) A farm stand, as described in ORS 215.213 (1)(r) or 215.283 (1)(o), used
in conjunction with a marijuana crop; and

"(c) Except for a marijuana experience center described in section
2 of this 2023 Act, a commercial activity, as described in ORS 215.213 (2)(c)
or 215.283 (2)(a), carried on in conjunction with a marijuana crop.

"(3) A county may allow the production of marijuana as a farm use on land zoned for farm or forest use in the same manner as the production of marijuana is allowed in exclusive farm use zones under this section and ORS 215.213, 215.283 and 475C.053.

5 "(4) This section applies to:

6 "(a) Marijuana producers that hold a license issued under ORS 475C.065;

"(b) Persons registered under ORS 475C.792 and designated to produce
marijuana by one or more persons who hold valid registry identification
cards issued under ORS 475C.783; and

"(c) For the purpose of producing marijuana or propagating immature
 marijuana plants, researchers of cannabis that hold a certificate issued under
 ORS 475C.289.

"SECTION 7. Sections 8 and 9 of this 2023 Act are added to and
 made a part of ORS 475C.005 to 475C.525.

<sup>15</sup> "<u>SECTION 8.</u> All agencies of state government, as defined in ORS <sup>16</sup> 174.111, shall provide the same services to businesses licensed or reg-<sup>17</sup> istered under ORS 475C.005 to 475C.525, 475C.548, 475C.770 to 475C.919 <sup>18</sup> or 571.260 to 571.348 as to all other businesses, unless the provision of <sup>19</sup> such services to a business licensed or registered as described in this <sup>20</sup> section is prohibited by federal law.

<sup>21</sup> **"SECTION 9. (1) At a trade show or similar event:** 

"(a) A marijuana producer that holds a license issued under ORS
 475C.065 and a marijuana processor that holds a license issued under
 ORS 475C.085 may:

"(A) Transfer marijuana items to a marijuana retailer that holds a
 license issued under ORS 475C.097; and

"(B) Provide to a licensee or holder of a permit issued under ORS
 475C.273 samples of marijuana items.

"(b) A marijuana wholesaler that holds a license issued under ORS
 475C.093 may:

"(A) Sell at wholesale or transfer marijuana items to a marijuana
 retailer that holds a license issued under ORS 475C.097; and

"(B) Provide to a licensee or holder of a permit issued under ORS
475C.273 samples of marijuana items.

5 "(c) A marijuana retailer that holds a license issued under ORS 6 475C.097 may receive from a marijuana producer that holds a license 7 issued under ORS 475C.065, a marijuana processor that holds a license 8 issued under ORS 475C.085 or a marijuana wholesaler that holds a li-9 cense issued under ORS 475C.093 marijuana items sold or transferred 10 as described in this subsection.

"(d) A licensee or holder of a permit issued under ORS 475C.273 may receive from a marijuana producer that holds a license issued under ORS 475C.065, a marijuana processor that holds a license issued under ORS 475C.085 or a marijuana wholesaler that holds a license issued under ORS 475C.093 samples of marijuana items provided as described in this subsection.

"(2) A person may not, at a trade show or similar event, consume
a sample of a marijuana item.

"(3) The Oregon Liquor and Cannabis Commission may adopt rules
 to carry out this section.

<sup>21</sup> **"SECTION 10.** ORS 475C.117 is amended to read:

"475C.117. (1) A marijuana retailer that holds a license issued under ORS
475C.097 may make deliveries to a consumer pursuant to the consumer's bona
fide order received by the marijuana retailer. The delivery of marijuana
items under this section may be made to a consumer:

"(a) Within the same city or unincorporated area of the county in whichthe marijuana retailer is located; or

(b) In a city or the unincorporated area of a county that is adjacent to the city or unincorporated area of the county in which the marijuana retailer is located, provided the adjacent city or county has adopted an ordinance allowing for the delivery of marijuana items by a marijuana retailer located
in an adjacent city or unincorporated area of a county.

3 "(2) A marijuana retailer that makes deliveries under this section shall:

4 "(a) Ensure that deliveries are made in an efficient and timely manner.

5 "(b) Upon request, provide to the Oregon Liquor and Cannabis Commis-6 sion information on each vehicle used to make deliveries of marijuana items 7 under this section, including the make, model, year, color, vehicle identifi-8 cation number and registration plate number.

9 "(c) Maintain an electronic or physical record of each bona fide order for 10 the delivery of marijuana items that the marijuana retailer fulfills.

"(d) Report to the commission, and as necessary to the appropriate law enforcement agency, any accidents or losses involving a delivery vehicle."

"(3) An individual who makes deliveries on behalf of a marijuana retailer
 under this section:

15 "(a) Shall:

"(A) Hold a permit issued under ORS 475C.273 and carry the permit while
 making deliveries under this section.

"(B) Have a method of secure electronic communication in order to com municate with the marijuana retailer for which the individual is making
 deliveries.

"(C) Maintain an electronic or physical record of a bona fide order for a
 delivery of a marijuana item.

"(D) Present to the consumer a printed or electronic delivery manifest and
obtain on the manifest the consumer's written or electronic signature verifying completion of the delivery of marijuana items.

"(E) Except in the case of an emergency or unsafe road conditions or as necessary for fuel, rest or vehicle repair, travel only between the premises of the marijuana retailer and the locations at which the deliveries of marijuana items are made.

30 "(b) May not:

"(A) Leave a delivery vehicle that contains marijuana items unattended
unless the delivery vehicle is locked and equipped with an active vehicle
alarm system.

"(B) Carry more than \$10,000 worth of marijuana items in a delivery vebicle at any one time.

6 "(C) Consume, or be under the influence of, marijuana while making de-7 liveries under this section.

8 "(4) A delivery vehicle must:

9 "(a) While being used for making deliveries, be equipped with an active 10 global positioning system device that tracks the location of the delivery ve-11 hicle and enables the marijuana retailer for which the deliveries are being 12 made to identify the location of the delivery vehicle.

"(b) Be equipped with a lockable container in a secured cargo area of the
 delivery vehicle that is of a size appropriate to contain the marijuana items
 being delivered.

"(c) Be free of any markings that may indicate that the delivery vehicle
is used for the purpose of delivering marijuana items.

"(5) A delivery of marijuana items may not be made to a consumer who
is located on land owned or leased by the federal government.

"(6) The commission may adopt rules to carry out the purposes of this
section. Rules adopted under this subsection must allow the delivery
of marijuana items under this section to a consumer at a hotel or inn,
as defined in ORS 699.005.

<sup>24</sup> "SECTION 11. ORS 475C.205 is amended to read:

<sup>25</sup> "475C.205. (1) Except as provided in ORS 475C.137 and 475C.850 and <sup>26</sup> sections 2 and 9 of this 2023 Act and rules adopted pursuant to ORS <sup>27</sup> 475C.065, a marijuana producer that holds a license issued under ORS <sup>28</sup> 475C.065, marijuana processor that holds a license issued under ORS 475C.085 <sup>29</sup> or marijuana wholesaler that holds a license issued under ORS 475C.093 may <sup>30</sup> deliver marijuana items only to or on a premises for which a license has been

issued under ORS 475C.065, 475C.085, 475C.093 or 475C.097, or to a registry
identification cardholder or designated primary caregiver as allowed under
ORS 475C.005 to 475C.525.

4 "(2) A licensee to which marijuana items may be delivered under sub-5 section (1) of this section may receive marijuana items only from:

6 "(a) A marijuana producer that holds a license issued under ORS 7 475C.065, marijuana processor that holds a license issued under ORS 8 475C.085, marijuana wholesaler that holds a license issued under ORS 9 475C.093, marijuana retailer that holds a license issued under ORS 475C.097 10 or a laboratory licensed under ORS 475C.548;

"(b) A researcher of cannabis that holds a certificate issued under ORS 475C.289 and that transfers limited amounts of marijuana, usable marijuana, cannabinoid products, cannabinoid concentrates and cannabinoid extracts in accordance with procedures adopted under ORS 475C.289 (3)(d) and (e);

"(c) A marijuana grow site registered under ORS 475C.792, marijuana
processing site registered under ORS 475C.815, or a medical marijuana
dispensary registered under ORS 475C.833, acting in accordance with procedures adopted by the Oregon Liquor and Cannabis Commission under ORS
475C.169; or

"(d) A marijuana grow site registered under ORS 475C.792, acting in accordance with ORS 475C.800 and any procedures adopted by rule by the commission.

"(3) Except as provided in ORS 475C.117, the sale of marijuana items by
a marijuana retailer that holds a license issued under ORS 475C.097 must
be restricted to the premises for which the license has been issued.

"(4) The commission may by order waive the requirements of subsections
(1) and (2) of this section to ensure compliance with ORS 475C.005 to
475C.525 or a rule adopted under ORS 475C.005 to 475C.525. An order issued
under this subsection does not constitute a waiver of any other requirement
of ORS 475C.005 to 475C.525 or any other rule adopted under ORS 475C.005

1 to 475C.525.

<sup>2</sup> "SECTION 12. ORS 475C.513 is amended to read:

<sup>3</sup> "475C.513. (1) Notwithstanding ORS 475C.205 or any other provision pro-<sup>4</sup> hibiting the transportation of marijuana items to or from a location for <sup>5</sup> which a license has not been issued under ORS 475C.005 to 475C.525 or pro-<sup>6</sup> hibiting the possession of marijuana items at a location for which a license <sup>7</sup> has not been issued under ORS 475C.005 to 475C.525, a licensee may trans-<sup>8</sup> port marijuana items to and exhibit marijuana items at a trade show, the <sup>9</sup> Oregon State Fair or a similar event if:

"(a) The marijuana items are tracked using the system developed and
 maintained under ORS 475C.177;

"(b) Except for any marijuana items sold at wholesale or transferred
pursuant to section 9 of this 2023 Act, all of the marijuana items are returned to a premises for which a license has been issued under ORS 475C.005
to 475C.525 immediately after the conclusion of the event; and

"(c) The licensee complies with any other requirement imposed by the Oregon Liquor and Cannabis Commission by rule or order for the purpose of ensuring the security of the marijuana items, for the purpose of preventing minors from having access to the marijuana items or for any other purpose deemed relevant by the commission.

21 "(2) The commission shall adopt rules to implement this section.

<sup>22</sup> "SECTION 13. ORS 475C.674 is amended to read:

<sup>23</sup> "475C.674. (1) A tax is hereby imposed upon the retail sale of marijuana <sup>24</sup> items in this state. The tax imposed by this section is a direct tax on the <sup>25</sup> consumer, for which payment upon retail sale is required. The tax shall be <sup>26</sup> collected at the point of sale of a marijuana item by a marijuana retailer at <sup>27</sup> the time at which the retail sale occurs.

<sup>28</sup> "(2) The tax imposed under this section shall be imposed at the rate of:

29 "(a) 17 percent of the retail sales price of usable marijuana;

30 "(b) 17 percent of the retail sales price of immature marijuana plants;

1 "(c) 17 percent of the retail sales price of a cannabinoid edible;

2 "(d) 17 percent of the retail sales price of a cannabinoid concentrate;

3 "(e) 17 percent of the retail sales price of a cannabinoid extract;

"(f) 17 percent of the retail sales price of a cannabinoid product that is
intended to be used by applying the cannabinoid product to the skin or hair;
and

"(g) 17 percent of the retail sales price of cannabinoid products other than
those described in paragraph (f) of this subsection.

"(3) If the tax imposed under this section does not equal an amount calculable to a whole cent, the tax shall be equal to the next higher whole cent.
"(4) Except as otherwise provided by the Department of Revenue by rule,
the amount of the tax shall be separately stated on an invoice, receipt or
other similar document that the marijuana retailer provides to the consumer
at the time at which the retail sale occurs.

"(5) A person may not knowingly sell, purchase, install, transfer or pos sess electronic devices or software programs for the purposes of:

17 "(a) Hiding or removing records of retail sales of marijuana items; or

18 "(b) Falsifying records of retail sales of marijuana items.

"(6)(a) A marijuana retailer may not [discount a marijuana item or offer a marijuana item for free if the retail sale of the marijuana item is made in conjunction with the retail sale of any other item] offer for free or a discount a marijuana item if the offer is contingent on the simultaneous retail sale of an item that is not a marijuana item.

"(b) Paragraph (a) of this subsection does not affect any provision of ORS
475C.005 to 475C.525 or any rule adopted by the Oregon Liquor and Cannabis
Commission pursuant to ORS 475C.005 to 475C.525 that is related to the retail sale of marijuana items.

<sup>28</sup> "<u>SECTION 14.</u> (1) Sections 2, 8 and 9 of this 2023 Act and the <sup>29</sup> amendments to ORS 215.213, 215.283, 475C.117, 475C.177, 475C.205, <sup>30</sup> 475C.489, 475C.513 and 475C.674 by sections 3 to 6 and 10 to 13 of this 1 2023 Act become operative on January 1, 2024.

"(2) The Department of Land Conservation and Development and  $\mathbf{2}$ the Oregon Liquor and Cannabis Commission may take any action 3 before the operative date specified in subsection (1) of this section 4 necessary to enable the commission and the department to exercise,  $\mathbf{5}$ on and after the operative date specified in subsection (1) of this sec-6 tion, all of the duties, functions and powers conferred on the com-7 mission and the department by sections 2, 8 and 9 of this 2023 Act and 8 the amendments to ORS 215.213, 215.283, 475C.117, 475C.177, 475C.205, 9 475C.489, 475C.513 and 475C.674 by sections 3 to 6 and 10 to 13 of this 10 2023 Act. 11

"SECTION 15. This 2023 Act takes effect on the 91st day after the
 date on which the 2023 regular session of the Eighty-second Legislative
 Assembly adjourns sine die.".

15