

House Bill 2487

Sponsored by Representative OWENS (Pre-session 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**.

Allows lands zoned for exclusive farm use to be used for weddings or events east of the summit of the Cascade Range.

A BILL FOR AN ACT

Relating to events on lands zoned for exclusive farm use in eastern Oregon; amending ORS 215.283.

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

SECTION 1. ORS 215.283 is amended to read:

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

(a) Churches and cemeteries in conjunction with churches.

(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:

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

(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).

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

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

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

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

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

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

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

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

19 (o) Farm stands if:

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

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

29 (p) Alteration, restoration or replacement of a lawfully established dwelling, as described in ORS
 30 215.291.

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

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

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

44 (t) Irrigation reservoirs, canals, delivery lines and those structures and accessory operational
 45 facilities, not including parks or other recreational structures and facilities, associated with a dis-

1 trict as defined in ORS 540.505.

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

5 (A) A public right of way;

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

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

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

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

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

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

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

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

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

30 **(aa) In areas lying east of the summit of the Cascade Range and in counties with a pop-**
31 **ulation of fewer than 85,000, a wedding or event venue that is conducted outdoors or in farm**
32 **buildings and that complies with any limitations imposed by the county.**

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

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

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

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

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

19 (f) Golf courses on land:

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

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

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

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

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

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

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

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

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

1 contiguous land where the primary processing facility is located.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

25 (C) Colocated with a community center or a public or private school allowed under this sub-
 26 section.

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

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

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

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

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

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

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

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

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

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

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

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

9 (i) Planned hours of operation;

10 (ii) Access, egress and parking;

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

13 (iv) Sanitation and solid waste.

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

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

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

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

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

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

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

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

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

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

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

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

40 (D) Must comply with ORS 215.296;

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

43 (F) Must comply with conditions established for:

44 (i) The types of agri-tourism or other commercial events or activities that are authorized during
 45 each calendar year, including the number and duration of the agri-tourism or other commercial

1 events and activities, the anticipated daily attendance and the hours of operation;

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

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

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

8 (v) Sanitation and solid waste.

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

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

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

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

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

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

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

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

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

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

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

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