

House Bill 3438

Sponsored by Representative BOICE, Senator SMITH DB

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**. The statement includes a measure digest written in compliance with applicable readability standards.

Digest: This Act allows Coos County two years to approve a golf course under new criteria. (Flesch Readability Score: 67.5).

Adds additional criteria under which Coos County may approve a golf course on lands zoned for exclusive farm use. Sunsets on January 1, 2028.

A BILL FOR AN ACT

1
2 Relating to golf courses on exclusive farm use lands in Coos County; creating new provisions; and
3 amending ORS 215.213 and 215.283.

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

5 **SECTION 1. Section 2 of this 2025 Act is added to and made a part of ORS chapter 215.**

6 **SECTION 2. Subject to ORS 215.296 and other approval or siting standards of a county,**
7 **a golf course allowed under ORS 215.213 (2)(f) or 215.283 (2)(f) may be sited on land that is**
8 **zoned for exclusive farm use and that is:**

9 (1) **Not high-value farmland, as defined in ORS 195.300 (10);**

10 (2)(a) **High-value farmland described in ORS 195.300 (10)(c);**

11 (b) **Not otherwise described in ORS 195.300 (10);**

12 (c) **Surrounded on all sides by an approved golf course; and**

13 (d) **West of U.S. Highway 101; or**

14 (3)(a) **Not described in ORS 215.710 (1) or (4);**

15 (b) **Not described in ORS 195.300 (10)(b) to (d);**

16 (c) **Part of a tract on which was grown specified perennials, as defined in ORS 215.710 (2),**
17 **on December 6, 2007;**

18 (d) **Not within the portion of the tract described in paragraph (c) of this subsection on**
19 **which specified perennials were grown on December 6, 2007; and**

20 (e) **In Coos County and west of U.S. Highway 101.**

21 **SECTION 3. Section 2 of this 2025 Act is amended to read:**

22 **Sec. 2.** Subject to ORS 215.296 and other approval or siting standards of a county, a golf course
23 allowed under ORS 215.213 (2)(f) or 215.283 (2)(f) may be sited on land that is zoned for exclusive
24 farm use and that is:

25 (1) Not high-value farmland, as defined in ORS 195.300 (10); **or**

26 (2)(a) High-value farmland described in ORS 195.300 (10)(c);

27 (b) Not otherwise described in ORS 195.300 (10);

28 (c) Surrounded on all sides by an approved golf course; and

29 (d) West of U.S. Highway 101[; or].

30 [(3)(a) *Not described in ORS 215.710 (1) or (4);*]

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 *[(b) Not described in ORS 195.300 (10)(b) to (d);]*

2 *[(c) Part of a tract on which was grown specified perennials, as defined in ORS 215.710 (2), on*
3 *December 6, 2007;]*

4 *[(d) Not within the portion of the tract described in paragraph (c) of this subsection on which*
5 *specified perennials were grown on December 6, 2007; and]*

6 *[(e) In Coos County and west of U.S. Highway 101.]*

7 **SECTION 4. The amendments to section 2 of this 2025 Act by section 3 of this 2025 Act**
8 **become operative on January 1, 2028.**

9 **SECTION 5.** ORS 215.283 is amended to read:

10 215.283. (1) The following uses may be established in any area zoned for exclusive farm use:

11 (a) Churches and cemeteries in conjunction with churches.

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

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

17 (A) ORS 215.275; or

18 (B) If the utility facility is an associated transmission line, as defined in ORS 215.274 and
19 469.300.

20 (d) A dwelling on real property used for farm use if the dwelling is occupied by a relative of the
21 farm operator or the farm operator's spouse, which means a child, parent, stepparent, grandchild,
22 grandparent, stepgrandparent, sibling, stepsibling, niece, nephew or first cousin of either, if the farm
23 operator does or will require the assistance of the relative in the management of the farm use and
24 the dwelling is located on the same lot or parcel as the dwelling of the farm operator.
25 Notwithstanding ORS 92.010 to 92.192 or the minimum lot or parcel size requirements under ORS
26 215.780, if the owner of a dwelling described in this paragraph obtains construction financing or
27 other financing secured by the dwelling and the secured party forecloses on the dwelling, the se-
28 cured party may also foreclose on the homesite, as defined in ORS 308A.250, and the foreclosure
29 shall operate as 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
31 provided in conjunction with farm use.

32 (f) Operations for the exploration for and production of geothermal resources as defined by ORS
33 522.005 and oil and gas as defined by ORS 520.005, including the placement and operation of
34 compressors, separators and other customary production equipment for an individual well adjacent
35 to the wellhead. Any activities or construction relating to such operations shall not be a basis for
36 an exception under ORS 197.732 (2)(a) or (b).

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

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

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

45 (j) Temporary public road and highway detours that will be abandoned and restored to original

1 condition or use at such time as no longer needed.

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

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

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

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

10 (o) Farm stands if:

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

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

20 (p) Alteration, restoration or replacement of a lawfully established dwelling, as described in ORS
 21 215.291.

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

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

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

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

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

41 (A) A public right of way;

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

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

45 (v) Subject to the issuance of a license, permit or other approval by the Department of Envi-

1 ronmental Quality under ORS 454.695, 459.205, 468B.050, 468B.053 or 468B.055, or in compliance with
2 rules adopted under ORS 468B.095, and as provided in ORS 215.246 to 215.251, the land application
3 of reclaimed water, agricultural or industrial process water or biosolids, or the onsite treatment of
4 septage prior to the land application of biosolids, for agricultural, horticultural or silvicultural pro-
5 duction, or for irrigation in connection with a use allowed in an exclusive farm use zone under this
6 chapter. For the purposes of this paragraph, onsite treatment of septage prior to the land application
7 of biosolids is limited to treatment using treatment facilities that are portable, temporary and
8 transportable by truck trailer, as defined in ORS 801.580, during a period of time within which land
9 application of biosolids is authorized under the license, permit or other approval.

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

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

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

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

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

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

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

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

25 (b) Operations conducted for:

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

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

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

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

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

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

44 (e) Community centers owned by a governmental agency or a nonprofit community organization
45 and operated primarily by and for residents of the local rural community. A community center au-

1 thorized under this paragraph may provide services to veterans, including but not limited to emer-
2 gency and transitional shelter, preparation and service of meals, vocational and educational
3 counseling and referral to local, state or federal agencies providing medical, mental health, disability
4 income replacement and substance abuse services, only in a facility that is in existence on January
5 1, 2006. The services may not include direct delivery of medical, mental health, disability income
6 replacement or substance abuse services.

7 (f) Golf courses, **as described in section 2 of this 2025 Act.** [*on land:*]

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

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

10 [(i) *Is not otherwise described in ORS 195.300 (10);*]

11 [(ii) *Is surrounded on all sides by an approved golf course; and*]

12 [(iii) *Is west of U.S. Highway 101.*]

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

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

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

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

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

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

- 1 (m) Transmission towers over 200 feet in height.
- 2 (n)(A) Commercial dog boarding kennels; or
- 3 (B) Dog training classes or testing trials that cannot be established under subsection (1)(x) of
- 4 this section.
- 5 (o) Residential homes as defined in ORS 197.660, in existing dwellings.
- 6 (p) The propagation, cultivation, maintenance and harvesting of aquatic species that are not
- 7 under the jurisdiction of the State Fish and Wildlife Commission or insect species. Insect species
- 8 shall not include any species under quarantine by the State Department of Agriculture or the United
- 9 States Department of Agriculture. The county shall provide notice of all applications under this
- 10 paragraph to the State Department of Agriculture. Notice shall be provided in accordance with the
- 11 county's land use regulations but shall be mailed at least 20 calendar days prior to any administra-
- 12 tive decision or initial public hearing on the application.
- 13 (q) Construction of additional passing and travel lanes requiring the acquisition of right of way
- 14 but not resulting in the creation of new land parcels.
- 15 (r) Reconstruction or modification of public roads and highways involving the removal or dis-
- 16 placement of buildings but not resulting in the creation of new land parcels.
- 17 (s) Improvement of public road and highway related facilities, such as maintenance yards, weigh
- 18 stations and rest areas, where additional property or right of way is required but not resulting in
- 19 the creation of new land parcels.
- 20 (t) A destination resort that is approved consistent with the requirements of any statewide
- 21 planning goal relating to the siting of a destination resort.
- 22 (u) Room and board arrangements for a maximum of five unrelated persons in existing resi-
- 23 dences.
- 24 (v) Operations for the extraction and bottling of water.
- 25 (w) Expansion of existing county fairgrounds and activities directly relating to county
- 26 fairgrounds governed by county fair boards established pursuant to ORS 565.210.
- 27 (x) A living history museum related to resource based activities owned and operated by a gov-
- 28 ernmental agency or a local historical society, together with limited commercial activities and fa-
- 29 cilities that are directly related to the use and enjoyment of the museum and located within
- 30 authentic buildings of the depicted historic period or the museum administration building, if areas
- 31 other than an exclusive farm use zone cannot accommodate the museum and related activities or if
- 32 the museum administration buildings and parking lot are located within one quarter mile of an ur-
- 33 ban growth boundary. As used in this paragraph:
- 34 (A) "Living history museum" means a facility designed to depict and interpret everyday life and
- 35 culture of some specific historic period using authentic buildings, tools, equipment and people to
- 36 simulate past activities and events; and
- 37 (B) "Local historical society" means the local historical society recognized by the county gov-
- 38 erning body and organized under ORS chapter 65.
- 39 (y) An aerial fireworks display business that has been in continuous operation at its current
- 40 location within an exclusive farm use zone since December 31, 1986, and possesses a wholesaler's
- 41 permit to sell or provide fireworks.
- 42 (z) A landscape contracting business, as defined in ORS 671.520, or a business providing land-
- 43 scape architecture services, as described in ORS 671.318, if the business is pursued in conjunction
- 44 with the growing and marketing of nursery stock on the land that constitutes farm use.
- 45 (aa) Public or private schools for kindergarten through grade 12, including all buildings essential

1 to the operation of a school, primarily for residents of the rural area in which the school is located.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

42 (i) Planned hours of operation;

43 (ii) Access, egress and parking;

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

1 (iv) Sanitation and solid waste.

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

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

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

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

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

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

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

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

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

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

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

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

28 (D) Must comply with ORS 215.296;

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

31 (F) Must comply with conditions established for:

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

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

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

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

41 (v) Sanitation and solid waste.

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

1 other commercial events or activities:

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

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

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

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

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

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

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

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

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

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

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

32 **SECTION 6.** ORS 215.213 is amended to read:

33 215.213. (1) In counties that have adopted marginal lands provisions under ORS 197.247 (1991
34 Edition), the following uses may be established in any area zoned for exclusive farm use:

35 (a) Churches and cemeteries in conjunction with churches.

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

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

41 (A) ORS 215.275; or

42 (B) If the utility facility is an associated transmission line, as defined in ORS 215.274 and
43 469.300.

44 (d) A dwelling on real property used for farm use if the dwelling is occupied by a relative of the
45 farm operator or the farm operator’s spouse, which means a child, parent, stepparent, grandchild,

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

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

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

14 (g) Operations for the exploration for and production of geothermal resources as defined by ORS
15 522.005 and oil and gas as defined by ORS 520.005, including the placement and operation of
16 compressors, separators and other customary production equipment for an individual well adjacent
17 to the wellhead. Any activities or construction relating to such operations shall not be a basis for
18 an exception under ORS 197.732 (2)(a) or (b).

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

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

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

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

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

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

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

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

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

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

1 215.291.

2 (r) Farm stands if:

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

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

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

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

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

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

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

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

34 (A) A public right of way;

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

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

38 (y) Subject to the issuance of a license, permit or other approval by the Department of Envi-
 39 ronmental Quality under ORS 454.695, 459.205, 468B.050, 468B.053 or 468B.055, or in compliance with
 40 rules adopted under ORS 468B.095, and as provided in ORS 215.246 to 215.251, the land application
 41 of reclaimed water, agricultural or industrial process water or biosolids, or the onsite treatment of
 42 septage prior to the land application of biosolids, for agricultural, horticultural or silvicultural pro-
 43 duction, or for irrigation in connection with a use allowed in an exclusive farm use zone under this
 44 chapter. For the purposes of this paragraph, onsite treatment of septage prior to the land application
 45 of biosolids is limited to treatment using treatment facilities that are portable, temporary and

1 transportable by truck trailer, as defined in ORS 801.580, during a period of time within which land
 2 application of biosolids is authorized under the license, permit or other approval.

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

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

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

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

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

11 (2) In counties that have adopted marginal lands provisions under ORS 197.247 (1991 Edition),
 12 the following uses may be established in any area zoned for exclusive farm use subject to ORS
 13 215.296:

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

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

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

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

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

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

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

32 (d) Operations conducted for:

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

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

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

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

39 (e) Community centers owned by a governmental agency or a nonprofit community organization
 40 and operated primarily by and for residents of the local rural community, hunting and fishing pre-
 41 serves, public and private parks, playgrounds and campgrounds. Subject to the approval of the
 42 county governing body or its designee, a private campground may provide yurts for overnight
 43 camping. No more than one-third or a maximum of 10 campsites, whichever is smaller, may include
 44 a yurt. The yurt shall be located on the ground or on a wood floor with no permanent foundation.
 45 Upon request of a county governing body, the Land Conservation and Development Commission may

1 provide by rule for an increase in the number of yurts allowed on all or a portion of the
2 campgrounds in a county if the commission determines that the increase will comply with the stan-
3 dards described in ORS 215.296 (1). A public park or campground may be established as provided
4 under ORS 195.120. As used in this paragraph, “yurt” means a round, domed shelter of cloth or
5 canvas on a collapsible frame with no plumbing, sewage disposal hookup or internal cooking appli-
6 ance.

7 (f) Golf courses, **as described in section 2 of this 2025 Act** [*on land determined not to be*
8 *high-value farmland as defined in ORS 195.300*].

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

45 (3) In counties that have adopted marginal lands provisions under ORS 197.247 (1991 Edition),

1 a single-family residential dwelling not provided in conjunction with farm use may be established
2 on a lot or parcel with soils predominantly in capability classes IV through VIII as determined by
3 the Agricultural Capability Classification System in use by the United States Department of Agri-
4 culture Soil Conservation Service on October 15, 1983. A proposed dwelling is subject to approval
5 of the governing body or its designee in any area zoned for exclusive farm use upon written findings
6 showing all of the following:

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

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

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

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

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

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

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

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

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

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

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

42 (7) Subsection (4) of this section applies to a lot or parcel lawfully created between January 1,
43 1948, and July 1, 1983. For the purposes of this section:

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

45 (A) A lot or parcel described in this section is contiguous to one or more lots or parcels de-

1 scribed in this section; and

2 (B) On July 1, 1983, greater than possessory interests are held in those contiguous lots, parcels
 3 or lots and parcels by the same person, spouses or a single partnership or business entity, separately
 4 or in tenancy in common.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

39 (i) Planned hours of operation;

40 (ii) Access, egress and parking;

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

43 (iv) Sanitation and solid waste.

44 (b) In the alternative to paragraphs (a) and (c) of this subsection, a county may authorize,
 45 through an expedited, single-event license, a single agri-tourism or other commercial event or ac-

1 tivity on a tract in a calendar year by an expedited, single-event license that is personal to the ap-
 2 plicant and is not transferred by, or transferable with, a conveyance of the tract. A decision
 3 concerning an expedited, single-event license is not a land use decision, as defined in ORS 197.015.
 4 To approve an expedited, single-event license, the governing body of a county or its designee must
 5 determine that the proposed agri-tourism or other commercial event or activity meets any local
 6 standards that apply, and the agri-tourism or other commercial event or activity:

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

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

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

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

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

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

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

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

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

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

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

25 (D) Must comply with ORS 215.296;

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

28 (F) Must comply with conditions established for:

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

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

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

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

38 (v) Sanitation and solid waste.

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

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

- 1 (B) Comply with the requirements of paragraph (c)(C), (D), (E) and (F) of this subsection;
2 (C) Occur on a lot or parcel that complies with the acknowledged minimum lot or parcel size;
3 and
4 (D) Do not exceed 18 events or activities in a calendar year.
- 5 (12) A holder of a permit authorized by a county under subsection (11)(d) of this section must
6 request review of the permit at four-year intervals. Upon receipt of a request for review, the county
7 shall:
- 8 (a) Provide public notice and an opportunity for public comment as part of the review process;
9 and
10 (b) Limit its review to events and activities authorized by the permit, conformance with condi-
11 tions of approval required by the permit and the standards established by subsection (11)(d) of this
12 section.
- 13 (13) For the purposes of subsection (11) of this section:
- 14 (a) A county may authorize the use of temporary structures established in connection with the
15 agri-tourism or other commercial events or activities authorized under subsection (11) of this sec-
16 tion. However, the temporary structures must be removed at the end of the agri-tourism or other
17 event or activity. The county may not approve an alteration to the land in connection with an
18 agri-tourism or other commercial event or activity authorized under subsection (11) of this section,
19 including, but not limited to, grading, filling or paving.
- 20 (b) The county may issue the limited use permits authorized by subsection (11)(c) of this section
21 for two calendar years. When considering an application for renewal, the county shall ensure com-
22 pliance with the provisions of subsection (11)(c) of this section, any local standards that apply and
23 conditions that apply to the permit or to the agri-tourism or other commercial events or activities
24 authorized by the permit.
- 25 (c) The authorizations provided by subsection (11) of this section are in addition to other au-
26 thorizations that may be provided by law, except that “outdoor mass gathering” and “other gather-
27 ing,” as those terms are used in ORS 197.015 (10)(d), do not include agri-tourism or other commercial
28 events and activities.
- 29 _____