

# Senate Bill 1031

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## 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**.

Modifies requirements for siting destination resorts.  
Declares emergency, effective on passage.

## A BILL FOR AN ACT

1  
2 Relating to destination resorts; creating new provisions; amending ORS 197.455 and 197.460; and  
3 declaring an emergency.

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

5 **SECTION 1.** ORS 197.455 is amended to read:

6 197.455. (1) A destination resort [*must be sited*] **may be sited only** on lands mapped as eligible  
7 for destination resort siting by the affected county. The county may not allow destination resorts  
8 approved pursuant to ORS 197.435 to 197.467 to be sited in any of the following areas:

9 (a) Within 24 air miles of an urban growth boundary with an existing population of 100,000 or  
10 more unless residential uses are limited to those necessary for the staff and management of the re-  
11 sort.

12 (b)(A) On a site with 50 or more contiguous acres of unique or prime farmland identified and  
13 mapped by the United States Natural Resources Conservation Service, or its predecessor agency.

14 (B) On a site within three miles of a high value crop area unless the resort complies with the  
15 requirements of ORS 197.445 (6) in which case the resort may not be closer to a high value crop  
16 area than one-half mile for each 25 units of overnight lodging or fraction thereof.

17 (c) On predominantly Cubic Foot Site Class 1 or 2 forestlands as determined by the State  
18 Forestry Department, which are not subject to an approved goal exception.

19 (d) In the Columbia River Gorge National Scenic Area as defined by the Columbia River Gorge  
20 National Scenic Act, P.L. 99-663.

21 (e) In an especially sensitive big game habitat area as determined by the State Department of  
22 Fish and Wildlife in July 1984 or [*as designated*], **if a county and the department agree, as des-  
23 ignated by the county, with the written concurrence of the department**, in an acknowledged  
24 comprehensive plan.

25 (f) **On a site in which the lands are predominantly classified as being in Fire Regime  
26 Condition Class 3, unless the county approves a community wildfire protection plan that  
27 demonstrates the site can be developed without being at a high overall risk of fire.**

28 (2) In carrying out subsection (1) of this section, a county shall adopt, as part of its compre-  
29 hensive plan, a map consisting of eligible lands within the county. The map must be based on rea-  
30 sonably available information and may be amended pursuant to ORS 197.610 to 197.625, but not more

**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 frequently than once every 30 months. The county shall develop a process for collecting and pro-  
 2 cessing concurrently all map amendments made within a 30-month planning period. A map adopted  
 3 pursuant to this section shall be the sole basis for determining whether tracts of land are eligible  
 4 for destination resort siting pursuant to ORS 197.435 to 197.467.

5 **SECTION 2.** ORS 197.460 is amended to read:

6 197.460. A county shall [*insure*] **ensure** that a destination resort is compatible with the site and  
 7 adjacent land uses through the following measures:

8 (1) Important natural features, including habitat of threatened or endangered species, streams,  
 9 rivers and significant wetlands shall be retained. Riparian vegetation within 100 feet of streams,  
 10 rivers and significant wetlands shall be retained. Alteration of important natural features, including  
 11 placement of structures [*which*] **that** maintain the overall values of the feature may be allowed.

12 (2) Improvements and activities shall be located and designed to avoid or minimize adverse ef-  
 13 fects of the resort on uses on surrounding lands, particularly effects on intensive farming operations  
 14 in the area. At a minimum, measures to accomplish this shall include:

15 (a) Establishment and maintenance of buffers between the resort and adjacent land uses, in-  
 16 cluding natural vegetation and where appropriate, fences, berms, landscaped areas and other similar  
 17 types of buffers.

18 (b) Setbacks of structures and other improvements from adjacent land uses.

19 **(3) If the site is west of the summit of the Coast Range and within 10 miles of an urban**  
 20 **growth boundary, or if the site is east of the summit of the Coast Range and within 25 miles**  
 21 **of an urban growth boundary, the county shall require the applicant to submit an economic**  
 22 **impact analysis of the proposed development that is prepared by a qualified, professional**  
 23 **economist or financial analyst and that includes analysis of the projected fiscal, economic,**  
 24 **infrastructure and housing impacts within the county and within cities whose urban growth**  
 25 **boundaries are within the distance specified in this subsection.**

26 **(4) If the site is west of the summit of the Coast Range and within 10 miles of an urban**  
 27 **growth boundary, or if the site is east of the summit of the Coast Range and within 25 miles**  
 28 **of an urban growth boundary, the county shall require the applicant to submit a traffic im-**  
 29 **act analysis of the proposed development that is prepared by a licensed professional engi-**  
 30 **neer experienced in traffic analysis and that includes measures to avoid or mitigate adverse**  
 31 **effects of transportation on state highways and other transportation facilities affected by the**  
 32 **proposed development, including transportation facilities in the county and in cities whose**  
 33 **urban growth boundaries are within the distance specified in this subsection.**

34 **SECTION 3.** The amendments to ORS 197.455 and 197.460 by sections 1 and 2 of this 2010  
 35 Act apply to destination resort applications approved by a county on or after the effective  
 36 date of this 2010 Act.

37 **SECTION 4.** This 2010 Act being necessary for the immediate preservation of the public  
 38 peace, health and safety, an emergency is declared to exist, and this 2010 Act takes effect  
 39 on its passage.