

<p>REVIEWED</p> <p><i>[Signature]</i></p> <p>LEGAL COUNSEL</p>
<p>REVIEWED</p> <p><i>[Signature]</i></p> <p>CODE REVIEW COMMITTEE</p>

For Recording Stamp Only

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON

An Ordinance Amending Title 18, Deschutes
County Zoning Ordinance, of the Deschutes
County Code, and Declaring an Emergency. *

ORDINANCE NO. 2001-043

WHEREAS, Senate Bill 928 was adopted by the State of Oregon, which extended the sunset clause for Guest Ranches in the Exclusive Farm Use zone; and

WHEREAS, the Board believes it is appropriate to also extend the County's sunset clause; and

WHEREAS, a public hearing was held on this matter on December 5, 2001 in accordance with Title 22 of the Deschutes County Code, the County Procedures Ordinance; now, therefore,

THE BOARD OF COUNTY COMMISSIONERS OF DESCHUTES COUNTY, OREGON, ORDAINS as follows:

Section 1. AMENDMENT. Sections 18.16.037, Guest Ranch, and 18.128.360, Guest Ranch, of the Deschutes County Code, are amended to read as described in Exhibits "A" and "B," attached hereto and by this reference incorporated herein, with new language underlined and language to be deleted in ~~strikethrough~~.

Section 2. EMERGENCY. This Ordinance being necessary for the immediate preservation of the public peace, health and safety, an emergency is declared to exist, and this Ordinance takes effect on its passage.

DATED this 5th day of December, 2001.

BOARD OF COUNTY COMMISSIONERS OF DESCHUTES
COUNTY, OREGON

[Signature]

Tom DeWolf, Chair

[Signature]

Dennis R. Luke, Commissioner

[Signature]

Michael M. Daly, Commissioner

ATTEST:

[Signature]

Bonnie Baker
Recording Secretary

EXHIBIT "A"

18.16.037. Guest ranch.

- A. A guest ranch may be established in conjunction with an existing and continuing livestock operation, using accepted livestock practices that qualifies as a farm use under ORS 215.203, subject to the applicable provisions set forth in DCC 18.16.040(A)(1), (2) and (3), the applicable provisions of DCC 18.128, and the provisions of ORS 215.296(1) and (2).
- B. "Guest ranch" means a facility for overnight lodging incidental and accessory to an existing livestock operation that qualifies as a farm use under ORS 215.203. Guest ranch facilities may include a lodge, bunkhouse or cottage accommodations as well as passive recreational activities and food services as set forth in DCC 18.128.360(4) and (5).
- C. For the purposes of DCC 18.16.037, "livestock" means cattle, sheep, horses, and bison.
- D. A proposed division of land in an exclusive farm use zone for a guest ranch or a division of a lot or parcel that separates a guest ranch from the dwelling of the person conducting the livestock operation shall not be allowed.

(Ord. 2001-043 § 1, 2001; Ord. 98-056 § 1, 1998)

Note: DCC 18.16.037 is repealed December 31, 2004~~5~~.

EXHIBIT "B"

18.128.360. Guest ranch.

A guest ranch established under DCC 18.128.360 shall meet the following conditions:

- A. Except as provided in DCC 18.128.360(C), the lodge, bunkhouses or cottages cumulatively shall:
 - 1. Include not less than four nor more than 10 overnight guest rooms exclusive of kitchen areas, rest rooms, storage and other shared indoor facilities, and;
 - 2. Not exceed a total of 12,000 square feet in floor area.
- B. The guest ranch shall be located on a lawfully created parcel that is:
 - 1. At least 160 acres in size;
 - 2. The majority of the lot or parcel is not within 10 air miles of an urban growth boundary containing a population greater than 5000;
 - 3. The parcel containing the dwelling of the person conducting the livestock operation; and
 - 4. Not classified as high value farmland as defined in DCC 18.04.030.
- C. For every additional 160 acres to the initial 160 acres required under DCC 18.128.360(B), up to five additional overnight guest rooms and 3,000 square feet of floor area may be added to the guest ranch for a total of not more than 25 guest rooms and 21,000 square feet of floor area.
- D. A guest ranch may provide recreational activities in conjunction with the livestock operation's natural setting, including but not limited to hunting, fishing, hiking, biking, horseback riding or swimming. Intensively developed recreational facilities such as a golf course or campground as defined in DCC Title 18, shall not be allowed in conjunction with a guest ranch, and a guest ranch shall not be allowed in conjunction with an existing golf course or with an existing campground.
- E. Food services shall be incidental to the operation of the guest ranch and shall be provided only for the guests of the guest ranch. The cost of meals provided to the guests shall be included as part of the fee to visit to stay at the guest ranch. The sale of individual meals to persons who are not guests of the guest ranch shall not be allowed.
- F. The exterior of the buildings shall maintain a residential appearance.
- G. To promote privacy and preserve the integrity of the natural setting, guest ranches shall retain existing vegetation around the guest lodging structure.
- H. All lighting shall be shielded and directed downward in accordance with DCC 15.10, Outdoor Lighting Control.
- I. Signage shall be restricted to one sign no greater than 20 square feet, nonilluminated and posted at the entrance to the property.
- J. Occupancies shall be limited to not more than 30 days.
- K. The guest ranch shall be operated in a way that will protect neighbors from unreasonable disturbance from noise, dust, traffic or trespass.
- L. One off-street parking space shall be provided for each guestroom in addition to parking to serve the residents.
- M. Any conversion or alterations to properties designated as historic landmarks shall be approved by the Deschutes County Historical Landmarks Commission.

(Ord. 2001-043 § 1, 2001; Ord. 98-056 § 2, 1998)

Note: DCC 18.128.360 is repealed December 31, 2004.