



**LAND USE APPLICATION  
CONDITIONAL USE REQUEST**  
Supplemental Information:  
**RECREATIONAL USE FACILITIES**

Recreational-use facilities are listed in the Morrow County Zoning Ordinance 6.050(E) as: clinics, clubs, lodges, fraternal organizations, community centers and grange halls, golf courses, grounds and buildings for games or sports, country clubs, swimming, boating, tennis clubs, and similar activities, governmental structures and land uses, parks, and playgrounds and are a conditional use in the following zones:

- EFU: Golf course; private parks; playgrounds; campgrounds, parks and playgrounds owned by a governmental agency or non-profit community organization; farm ranch recreation pursuant to Oregon Law Chapter 728; expansion of existing county fairgrounds and related activities; living history museum; outdoor gatherings
- FU: Destination resorts; private parks and campgrounds; public parks, playgrounds or community centers owned and operated by a governmental agency or a non-profit community organization
- RSC: Tourist or travelers accommodations; travel trailer park; commercial amusement or recreation establishment
- RR: Golf course
- FR: Golf course; training stable
- SF-40: Golf course; private parks; playgrounds; campgrounds, parks and playgrounds owned by a governmental agency or non-profit community organization; farm ranch recreation pursuant to Oregon Law Chapter 728; expansion of existing county fairgrounds and related activities
- SR: Golf course and other open land recreational use excluding intensive commercial amusement uses; park; playground; recreation building
- SR-1A: Golf course; public park; playground; recreation building
- CG: Commercial recreation facility
- TC: Recreational vehicle park
- MG: Commercial recreation facility

**Standards for recreational-use facilities required by the Morrow County Zoning Ordinance 6.050(E):**

In considering the above, the Planning Commission may authorize the conditional use after ensurance that the following are to be provided:

1. Adequate access from principal streets.
2. Adequate off-street parking.
3. Adequate buildings and site design provisions to minimize noise and glare from the building and site.

**3.010(D)(13):**

Private parks, playgrounds, hunting and fishing preserves, and campgrounds except that such uses as are prohibited on high value farmland. Except on a lot or parcel contiguous to a lake or

reservoir, private campgrounds shall not be allowed within three miles of an urban growth boundary unless an exception is approved pursuant to ORS 197.732 and OAR Chapter 660 Division 4. A campground shall meet the definition and criteria established in OAR 660-033-130(19).

**Sections 1, 2 and 5, chapter 728, Oregon Laws 1997, provide:**

Sect.1

(1) Notwithstanding ORS 215.283, 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 in any area zoned for exclusive farm use in eastern Oregon.

(2) A guest ranch established under this section shall meet the following conditions:

(a) Except as provided in paragraph (d) of this subsection, the lodge, bunkhouses or cottages cumulatively shall:

(A) 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

(B) Not exceed a total of 12,000 square feet in floor area.

(b) The guest ranch shall be located on a lawfully created parcel:

(A) That is at least 160 acres;

(B) That is the parcel containing the dwelling of the person conducting the livestock operation; and

(C) That is not classified as high-value farmland as defined in ORS 215.710.

(c) The guest ranch may be sited on any portion of a lot or parcel if the majority of the lot or parcel is more than 10 air miles from an urban growth boundary containing a population greater than 50,000, regardless of whether any other portion of the lot or parcel is within 10 miles of the urban growth boundary. The guest ranch shall be deemed to comply with this paragraph if it is located within the range set by the standard margin of error on the county's map used to determine the distance from an urban growth boundary.

(d) For each doubling of the initial 160 acres required under paragraph (b) of this subsection, 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.

(3) A guest ranch may provide recreational activities that can be provided in conjunction with the livestock operation's natural setting, including but not limited to hunting, fishing, hiking, biking, horseback riding, camping or swimming. Intensively developed recreational facilities, such as golf courses as identified in ORS 215.283, shall not be allowed. A campground as described in ORS 215.283 (2)(c) 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 under ORS 215.283 (2)(f) or with an existing campground under ORS 215.283 (2)(c).

(4) 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 or stay at the guest ranch. The sale of individual meals to persons who are not guests of the guest ranch shall not be allowed.

(5) Approval of a guest ranch shall be subject to the provisions of ORS 215.296 (1) and (2) and other approval or siting standards of the county.

(6) As used in this section:

(a) "Eastern Oregon" shall have the meaning provided in ORS 321.805.

(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 subsections (2) to (4) of this section.

(c) "Livestock" means cattle, sheep, horses and bison.

Sec. 2.

(1) Notwithstanding ORS 215.263, the governing body of a county or its designee shall not approve a proposed division of land in an exclusive farm use zone for a guest ranch as defined in section 1 of this 1997 Act.

(2) The governing body of a county or its designee shall not approve any proposed division of a lot or parcel that separates a guest ranch described in section 1 of this 1997 Act from the dwelling of the person conducting the livestock operation.

### **Oregon Administrative Rule (OAR) 660-034-0040: Planning for Local Parks**

(1) Local park providers may prepare local park master plans, and local governments may amend acknowledged comprehensive plans and zoning ordinances pursuant to the requirements and procedures of ORS 197.610 through 197.625 in order to implement such local park plans. If a local government decides to adopt a local park plan as part of the local comprehensive plan, the adoption shall include:

(a) A plan map designation, as necessary, to indicate the location and boundaries of the local park; and

(b) Appropriate zoning categories and map designations ( a "local park" zone or overlay zone is recommended), including objective land use and siting review criteria, in order to authorize the existing and planned park uses described in local park master plan.

(2) Unless the context requires otherwise, this rule does not require changes to:

(a) Local park plans that were adopted as part of an acknowledged local land use plan prior to the effective date of this rule; or

(b) Lawful uses in existence within local parks on the effective date of this rule.

(3) All uses allowed under Statewide Goal 3 are allowed on agricultural land within a local park and all uses allowed under Statewide Goal 4 are allowed on forest land within a local park, in accordance with applicable laws, statewide goals, and rules.

(4) A local government is not required to adopt an exception to Statewide Planning Goals 3 or 4 for the uses listed in OAR 660-034-0035(2)(a) through 660-034-0035(2)(g) on agricultural or forest land within a local park provided such uses, alone or in combination, meet all other statewide goals and are described and authorized in a local park master plan that:

(a) Is adopted as part of the local comprehensive plan in conformance with Section (1) of this rule and consistent with all statewide goals;

- (b) Is prepared and adopted applying criteria comparable to those required for uses in state parks under OAR 736, division 18; and
- (c) Includes findings demonstrating compliance with ORS 215.296 for all uses and activities proposed on or adjacent to land zoned for farm or forest use.

**Oregon Administrative Rule 660-033-19(a): Campgrounds:**

Except on a lot or parcel contiguous to a lake or reservoir, private campgrounds shall not be allowed within three miles of an urban growth boundary unless an exception is approved pursuant to ORS 197.732 and OAR chapter 660, division 004. A campground is an area devoted to overnight temporary use for vacation, recreational or emergency purposes, but not for residential purposes and is established on a site or is contiguous to lands with a park or other outdoor natural amenity that is accessible for recreational use by the occupants of the campground. A campground shall be designed and integrated into the rural agricultural and forest environment in a manner that protects the natural amenities of the site and provides buffers of existing native trees and vegetation or other natural features between campsites. Campgrounds authorized by this rule shall not include intensively developed recreational uses such as swimming pools, tennis courts, retail stores or gas stations. Overnight temporary use in the same campground by a camper or camper's vehicle shall not exceed a total of 30 days during any consecutive 6 month period.