

AGENDA ITEM FOR ADMINISTRATIVE MEETING

( ) Discussion only  
( X ) Action

FROM (DEPT/ DIVISION): Douglas R. Olsen  
County Counsel

SUBJECT: HB2487 Letter of Support

<p>Background: Proposed legislation, HB2487, will allow wedding or event venues in farm zones. Planning staff is recommending the County submit its support for the bill. A draft letter of support is attached.</p>	<p>Requested Action: Approve letter of support for Proposed House Bill 2487 and authorize Chair to sign</p>
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ATTACHMENTS: Memo; Proposed Letter

\*\*\*\*\*For Internal Use Only\*\*\*\*\*

Checkoffs:

- ( ) Dept. Head (copy)
- ( ) Budget (copy)
- ( ) Fiscal
- ( X ) Legal (copy)
- ( ) (Other - List:)

To be notified of Meeting:  
Bob Waldher, Megan Davchevski

Needed at Meeting:

\*\*\*\*\*

Scheduled for meeting on: April 5, 2023

Action taken:

# Umatilla County

Community Development Department



COMMUNITY &  
BUSINESS  
DEVELOPMENT

TO: Umatilla County Board of Commissioners  
FROM: Community Development Department Staff  
DATE: March 30, 2023

LAND USE  
PLANNING,  
ZONING AND  
PERMITTING

CODE  
ENFORCEMENT

RE: Proposed House Bill 2487 2023 Legislative Session

SOLID WASTE  
COMMITTEE

HB 2487 adds the following use under ORS 215.283(1) (*outright uses requiring a zoning permit*):

SMOKE  
MANAGEMENT

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

GIS AND MAPPING

RURAL  
ADDRESSING

Other Type 1 uses currently allowed outright are farm uses, such as: wineries with 15-acres planted grapes, cideries with 15-acres planted orchard, farm stands and rural fire service facilities.

LIAISON, NATURAL  
RESOURCES &  
ENVIRONMENT

Weddings and events are not farm uses. Thus, they should instead be permitted under 215.283(2) (*nonfarm uses*). These Type 2 uses are subject to a conditional use permit (in Umatilla County) and are required to demonstrate that the use will not: (a) force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; or (b) significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.

PUBLIC TRANSIT

In addition to the above requirements located in ORS 215.296, the county may impose additional requirements on Type 2 uses. Examples of these requirements could be: requiring adequate parking, requiring onsite septic authorization, evaluating traffic impacts on adjacent County and private roads, annual reviews, recording a Covenant Not to Sue (protects farmers from lawsuits regarding accepted farming practices), and limiting the number and frequency of events. Typically, weddings and other events are held every weekend during the summer months. As a Type 1 use, this could not be limited during harvest season, nor could impacts to nearby residents be mitigated. Farmers and residents would not have a voice or recourse should wedding and events be allowed outright.

Umatilla County Community Development staff support HB 2487, with the amendment of the use being permitted as Type 2 use, not permitted as a Type 1 use. This amendment will provide a voice and additional protections to adjacent and nearby farmers and residents, and gives the County the authority to impose additional requirements and limitations.

The amended text would be under ORS 215.238(2): **(ee) In areas lying east of the summit of the Cascade Range and in counties with a population of fewer than 85,000, a wedding or event venue that is conducted outdoors or in farm buildings and that complies with any limitations imposed by the county.**

Thank you for your consideration.



## Board of Commissioners

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216 S. E. 4<sup>th</sup> Street  
Pendleton, OR 97801  
541-278-6204

**Daniel N. Dorran**  
541-278-6201

**John M. Shafer**  
541-278-6203

**Celinda A. Timmons**  
541-278-6202

April 5, 2023

House Committee on Agriculture, Land Use, Natural Resources and Water

**RE: HB2487**

Chair Helm, Vice-Chair Hartman and Vice-Chair Owens,

On behalf of the Umatilla County Board of Commissioners, please accept this letter of support for House Bill (HB) 2487. HB 2487, as currently written, would allow a wedding or event venue that is conducted outdoors or in farm buildings in areas lying east of the summit of the Cascade Range and in counties with a population of fewer than 85,000. Umatilla County supports the intent of HB 2487, but recommends an amendment to the bill so the proposed use is allowed under ORS 215.283(2) (non-farm uses), rather than being allowed under ORS 215.283 (1) (outright uses). This change would give eligible counties the discretion to apply conditions that minimize impacts to surrounding farm uses while still supporting the county's growing agritourism industry. Thank you for your consideration.

Sincerely,

Daniel N. Dorran, Chair  
Umatilla County Board of Commissioners