



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: Feb. 2017)

Board Clerk Use Only

Meeting Date: 7/19/18
Agenda Item #: R.2
Est. Start Time: 10:00 a.m.
Date Submitted: 6/20/18

Agenda Title: Ordinance Amending MCC Chapters 35 and 36 Relating to Agri-Tourism.

Requested

Meeting Date: July 19, 2018 **Time Needed:** 15 minutes

Department: Community Services **Division:** Land Use Planning

Contact(s): Kevin Cook, Senior Planner

Phone: 503.988.0188 **Ext.** 80188 **Email:** kevin.c.cook@multco.us

Presenters: Kevin Cook, Senior Planner; Michael Cerbone, Planning Director

General Information

1. What action are you requesting from the Board?

Conduct a public hearing and approve proposed amendments to Multnomah County Zoning Code Chapters 35 and 36. These legislative amendments have been recommended by the Multnomah County Planning Commission for adoption by the Board.

2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer(s) this action affects and how it impacts the results.

“Agri-tourism” is a term used for commercial events and activities that are related to and supportive of a farm use. Agri-tourism in this proposed ordinance refers to events and activities that are distinct and separate from those similar events and activities that occur in association with winery or farm stand permits. To date, Multnomah County has not enacted stand-alone agri-tourism provisions.

The County Comprehensive Plan adopted in 2016 includes policies on agri-tourism that have been carried over from the 2015 Sauvie Island/Multnomah Channel Rural Area Plan. Those policies call for not allowing agri-tourism events in West Multnomah County, but allowing them in East Multnomah County with provisions that are more restrictive than what state law allows. The proposed amendments implement those policies by incorporating provisions of state law and by adding more restrictive standards, including adding a clear definition of what an agri-tourism event is.

Although the statute on agri-tourism only specifically addresses exclusive farm use (EFU) zones, the proposed ordinance will also allow agri-tourism activities in the East County Multiple Use Agricultural (MUA-20) zone outside of designated urban and rural reserves.

The Board of County Commissioners previously considered this matter on June 29, 2017, and after hearing testimony in favor of setting different thresholds for agri-tourism in the MUA-20 zone, postponed a decision on the issue pending further outreach to the affected MUA-20 zoned neighborhoods.

On the evening of October 16, 2017, planning staff met with owners of the affected (MUA-20) properties at the Corbett Grange Hall. At the meeting, community members and planners discussed the current proposal as well as different acreage thresholds. Feedback at the meeting and through online and phone comments have generally been supportive of the proposed ordinance.

At the subsequent Planning Commission hearing beginning January 8, 2018 (and continued to February 5, 2018), the Planning Commission recommended adoption of the previously proposed ordinance with changes to the parking requirements that would allow event parking on contiguous properties in the MUA-20 zone.

3. Explain the fiscal impact (current year and ongoing).

None.

4. Explain any legal and/or policy issues involved.

The proposed amendments further clarify and implement applicable state land use law.

5. Explain any citizen and/or other government participation that has or will take place.

Agri-tourism was discussed extensively during preparation of the Sauvie Island/Multnomah Channel (SIMC) Rural Area Plan but mostly within the context of farm stands. The SIMC advisory committee opposed allowing stand-alone agri-tourism and developed a policy stating that. The Community Advisory Committee (CAC) that worked on the Comprehensive Plan update discussed agri-tourism in the broader context of all Multnomah County and extended the SIMC policy to the entire West County area. However, the CAC was agreeable to allowing agri-tourism in East Multnomah County and crafted policy to guide the zoning amendments that are the subject of this ordinance.

The County Planning Commission held a public hearing on May 1, 2017 during which all interested persons were given the opportunity to appear and be heard. The hearing was continued to June 5, 2017 in order to accept additional testimony about whether to also allow agri-tourism in the MUA-20 zone. On June 29, 2017, the Board of County Commissioners held a hearing on the matter. On the evening of October 16, 2017, staff held a publically noticed neighborhood meeting at the Corbett Grange Hall. A subsequent Planning Commission hearing was held on January 8, 2018 and continued to February 5, 2018. Notices of the Planning Commission hearings were published in the Oregonian newspaper and on the website of the Multnomah County Land Use Planning Program. In addition, prior to the May 1, 2017 and January 8, 2018 Planning Commission hearing on this ordinance, the County mailed notices to individual property owners as required by ORS 215.203 (commonly known as Ballot Measure 56 notice).

Required Signature

**Elected
Official or
Department
Director:**

Jamie Waltz, Deputy Director /s/

Date: June 20, 2018