



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: Feb. 2017)

Board Clerk Use Only

Meeting Date: 6/29/17
Agenda Item #: R.3
Est. Start Time: 10:45 am approx.
Date Submitted: 6/15/17

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

Requested Meeting: June 29, 2017 **Time Needed:** 20 minutes

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

Contact(s): Michael Cerbone, Planning Director

Phone: 503.988.0218 **Ext.** 80218 **Email:** michael.cerbone@multco.us

Presenters: Michael Cerbone, Planning Director

General Information

1. What action are you requesting from the Board?

Conduct a public hearing and approve the proposed ordinance.

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.

If adopted, this ordinance will implement policies relating to agri-tourism recently adopted by the Board through adoption of the County's Comprehensive Plan in 2016, including, but not limited to, Policies 3.26 through 3.29 ("Policies"). These Policies: derive from the 2015 Sauvie Island / Multnomah Channel Rural Area Plan; contemplate authorizing agri-tourism for the East and West of Sandy River rural planning areas only; and call for standards that are more restrictive than what is set forth for agri-tourism in ORS 215.283(4)-(6).

Here, "agri-tourism" refers to commercial events and activities that are related to and supportive of the agriculture being conducted on a farm. Importantly, "agri-tourism" in this 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. Currently, Multnomah County does not authorize this type of agri-tourism in any zone.

In summary, this ordinance:

- Authorizes agri-tourism in the EFU zones in East and West of Sandy River rural planning areas;
- Authorizes agri-tourism in the MUA-20 zone in those areas of the East of Sandy

River rural planning areas that are not within an urban or rural reserve;

- Defines the events and activities that qualify as agri-tourism;
- Establishes permit procedures and duration; and
- Establishes standards relating to minimum tract size, use of the land, maximum attendance, parking and traffic control, temporary structures, hours of operation, noise, lighting, sanitation and solid waste, signage, camping, and inspections.

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 state land use law and the Comprehensive Plan.

Public testimony at the Planning Commission hearings included requests to authorize agri-tourism in the MUA-20 zone in the East and West of Sandy River rural planning areas. However, state administrative rule prohibits the County from adding certain new uses on lands designated urban or rural reserves in the MUA-20 zone. All of the land in the MUA-20 zone in the West of Sandy River rural planning area is designated as urban or rural reserve, so the County could not authorize agri-tourism in that zone; however, the ordinance does authorize agri-tourism in the MUA-20 zone in the East of Sandy River rural planning areas that are not within an urban or rural reserve.

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 prohibiting stand-alone agri-tourism 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 two work sessions on the proposals. In addition, the 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. Notice of the Planning Commission's hearing was published in the Oregonian newspaper and on the website of the Multnomah County Land Use Planning Program. In addition, prior to the first Planning Commission hearing on this ordinance on May 1, 2017, 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:**

Kim Peoples /s/

Date:

June 15, 2017
