

BEFORE THE PLANNING COMMISSION
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. PC 2012-2394 and PC 2012-2395

Recommend to the Board of Commissioners the adoption of an ordinance amending the Exclusive Farm Use zones to incorporate state statute and rule amendments for MCC Chapters 33 through 36 and update the farm stand provisions in MCC Chapter 35 to be consistent with the East of Sandy River Rural Area Plan policies.

The Planning Commission Finds:

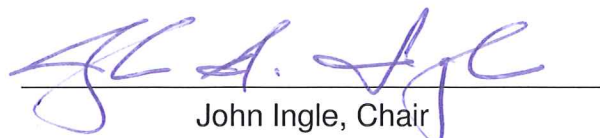
- a. The Planning Commission is authorized by Multnomah County Code Chapter 37.0710 and by ORS 215.110 to recommend to the Board of County Commissioners the adoption of Ordinances to amend County's Comprehensive Plan and land use regulations.
- b. The 2011 Oregon legislative session adopted amendments to the Exclusive Farm Use (EFU) laws. PC 2012-2394 proposes to amend the Exclusive Farm Use zone to implement House Bill 3290, Senate Bill 640 and House Bill 3408. The first amendment will alter the farm income standard for obtaining three types of farm dwellings on high and not-high value farmland. The second amendment will allow a lot size exception for Fire Service Facilities providing rural fire protection services. The final amendment adds irrigation reservoirs for irrigating off-site farmland as an Allowed Use.
- c. PC 2012-2395 seeks to implement Policy 16 and 17 from the East of Sandy River Rural Area Plan. A new farm stand use will be added to the Multiple Use Agriculture -20, Rural Residential and Springdale Rural Center zones to allow for a more intensive farm stand activity with sales of incidental items and fee-based activities along the Historic Columbia River Highway corridor. The new farm stand use is similar to the type of farm stand allowed in the Exclusive Farm Use zone.
- d. No regulations are being proposed that further restrict the use of property and no mailed notices to individual property owners are required ("Ballot Measure 56 notice"). Notice of the Planning Commission hearing was published in the Oregonian newspaper and on the Land Use Planning Program internet pages. The Planning Commission held a public hearing on December 3, 2012 where all interested person were given an opportunity to appear and be heard.

The Planning Commission resolves:

The proposed Ordinance amending MCC Chapter 33 through 36 is hereby recommended for adoption by the Board of County Commissioners.

ADOPTED this 3rd day of December, 2012.

PLANNING COMMISSION
FOR MULTNOMAH COUNTY, OREGON


John Ingle, Chair