

DEPARTMENT OF COMMUNITY SERVICES
LAND USE PLANNING DIVISION
MULTNOMAH COUNTY PLANNING COMMISSION

MINUTES OF
DECEMBER 5, 2016

- I. **Call to Order:** Chair John Ingle called the meeting to order at 6:35 p.m. on Monday, December 5, 2016 at the Multnomah Building, Room 101, located at 501 SE Hawthorne Blvd., Portland, OR.
- II. **Roll Call:** Present - John Ingle, Jim Kessinger, Chris Foster, Katharina Lorenz, Susan Silodor, Alicia Denney and Timothy Wood
Absent –Bill Kabeisemann and Jeremy Sievert
- III. **Approval of Minutes: November 7, 2016.**
Motion by Foster; seconded by Kessinger.
Motion passed unanimously.
- IV. **Opportunity to Comment on Non-Agenda Items:** None.
- V. **Briefing - Multnomah County Planning Commission Work Plan for 2017**

Adam Barber, Multnomah County Senior Planner shared priorities (identified in red in the plan document) for the year ahead and indicated that there were more items on the proposed plan than could be achieved by staff. He asked the Commissioners for input and items that they felt were their priorities for the year.

Commissioner Silodor expressed an interest in elevating amendments regarding Mass Gatherings as part of the Comprehensive Plan Update as a priority for this years' work plan.

Commissioner Foster asked if the staff ever solicited feedback from the citizens of the County. Michael Cerbone, Multnomah County Planning Director stated that he may look into holding community meetings in the future to get input on priorities.

Chair Ingle asked that we present a summary of last years' accomplishments and a comparison of the workloads between the two years. Commissioner Kessinger asked to see last years' list with completed items checked off to see what was left over from years past.

Commissioner Woods expressed an interest in advancing the LiDAR project since the survey has been completed. Barber indicated that the County has purchased this data and can be used for more accurate stream and view boundaries. There is a lot of public outreach that needs to be conducted before this data can be adopted as the official zoning map. This has not been scheduled at this time. Cerbone stated that there are three items on the work plan that would be enhanced and simplified by using this data and could be packaged as a process improvement item.

VI. Work Session – Proposed Code Amendments for Agritourism, Farmstands and Wineries (PC-2016-4864)

Rich Faith, Multnomah County Senior Planner presented the staff report and provided an overview of all three general categories of the proposed code amendments. He asked the Commission if Agritourism should be listed as an allowed use in the MUA-20 zone in addition to in the EFU zone.

Agritourism was divided into two tiers as part of the work by the CAC during the Comprehensive Plan Update. Tier one events are those single, one-day events that can be processed under an expedited Type I land use review. These events are limited to a total of 20 attendees and 20 vehicles. Tier two events would be one-day events that are held up to six times within a calendar year and which would subject to a Type II land use review. Tier two events would be limited to 50 attendees and 35 vehicles.

Commissioner Foster stated that the Comprehensive Plan only speaks to EFU land and therefore doesn't feel that MUA-20 should be included.

Commissioner Kessinger responded that smaller farmers may have other income but they tend to have a greater mix of crops and feels that they should be given options for promoting their products.

Commissioner Silodor asked how many properties would qualify for agritourism events if the MUA-20 properties were included.

Cerbone will research whether other County's are allowing events on MUA-20 lands; how many parcels would be included; and what the average size is of these parcels. He will share his findings with the Commission at the next work session in February.

Faith went on to provide an overview of the proposed farm stand amendments. He stated that most of the regulations pertaining to farm stand are derived directly from State law and from Comprehensive Plan policy language that was carried over from the SIMC Rural Area Plan. Farm stands are categorized in three types: those that occupy one acre or less and don't have promotional events would be a Type 1 permit; those that occupy more than one acre or hold promotional events would be processed as a Type 2 permit; and those already listed as a conditional use in several East County non-resource zones as a Type 3 permit.

Cerbone provided clarity between the definitions of a produce stand versus farm stands.

Faith went on to present the proposed winery amendments. State law defines winery-related Agritourism and other commercial events. State statutes also establish standards for winery and large winery related events.

Faith asked the Commission if the County should set attendance limits at winery events; and should limits be placed on the land area that can be used for winery-related Agritourism events similar to what is being proposed for farm stand events. The commissioners were supportive of setting a limit for small wineries. They suggested applying the size limitations established in the farm stand provision for the small winery provisions as well.

Commissioner Kessinger asked if we can be more restrictive on the number of events than State law.

Commissioner Wood asked for data regarding setting the capacity limit for events and the number and size of the wineries currently permitted in Multnomah County.

Commissioner Silodor asked if a farm making berry wine or mead fall under the winery statute.

Commissioner Lorenz asked if staff could look at limiting events on large wineries to be consistent if we are limiting the number of events for small wineries. She suggested that the same ratio identified for farm stands could be applied to wineries.

The Commissioners also addressed the comments and suggested changes to the draft code amendments submitted by Mark Greenfield. They indicated support for a number of those suggested changes. Staff will further evaluate Mark's suggested changes to determine what can be incorporated.

Due to the numerous changes that will be made to the proposed code amendments, it was decided that another work session should be held before scheduling a public hearing.

VIII. Director's Comments:

Director Cerbone stated that staff will be bringing revisions back to the Commission in February. He has asked staff to review building requirements for floating homes. The accessory structure amendments from November will be going before the Board sometime in mid February or early March.

Meeting adjourned at 8:58 p.m.

The next Planning Commission meeting is scheduled for February 6, 2017.

Recording Secretary,

Stuart Farmer