

## Attachment A

### The Planning Commission's questions and instructions given at the December 5, 2016 Work Session (Staff response is in **red text**.)

#### Agri-tourism

1. Should agri-tourism also be listed as a use in the MUA-20 zone of East County?

- Check with other counties to see if any others have done this? **Staff found no other county that has done this.**
- Look at allowing it as a Type I one-time, one-day event. **This addition has been made.**

2. What is the average parcel size in the MUA-20 zone and how many properties are zoned MUA-20 in East County? **The following table answers that question. For comparison purposes, a similar table is given for the EFU zone.**

<b>MUA -20</b>	<b>Total Parcels/Lots</b>	<b>Average Parcel/Lot Size (acres)</b>	<b>Largest lot/parcel (acres)</b>
East of Sandy River Rural Area	117	4.18	36.16
West of Sandy River Rural Area	555	3.74	56.87
<b>Total</b>	<b>672</b>	<b>3.96</b>	

<b>EFU</b>	<b>Total Parcels/Lots</b>	<b>Average Parcel/Lot Size (acres)</b>	<b>Largest lot/parcel (acres)</b>
East of Sandy River Rural Area	139	11.82	66.08
West of Sandy River Rural Area	241	12.32	77.08
<b>Total</b>	<b>380</b>	<b>12.07</b>	

3. Show the area of East County zoned MUA-20. **A map will be presented at the work session.**

4. Revise the draft to use Mark Greenfield's definition and hours of operation. **These revisions have been made.**

#### Farm Stands

1. Are there any conditional use farm stands in the East of Sandy River area (MUA-20, RR or SRC zone)? **No, there are none.**

2. Are produce stands -- wholesale and retail sales of farm and forest products raised or grown on the premises -- allowed only in the East County area or in all plan areas? **In all plan areas.**

### Wineries

1. Can we be more restrictive than what is spelled out in statute for the number of annual agri-tourism and other commercial events a winery can have (ie. set a maximum that is less than 18 and 25)? **No we can't.**

2. Does a processor of only fruit and berry wines fall under the statute as a winery that is eligible to hold agri-tourism events? **No, it must produce wine from grapes.**

3. How would the county regulate production of cider, beer and fruit wine? **These would come under the category of "A facility for the processing of farm crops" which is a review use in the EFU zone.**

4. Should a limit be placed on attendance for events? Check with other jurisdictions. **Research found that Yamhill County sets a maximum of 750 daily visitors for winery agri-tourism; however staff concludes that it would be incongruent to set a maximum for winery events when farm stand promotional activities are not subject to a limit.**

5. What size of wineries does unincorporated Multnomah County have now and where are they located? **We do not know of any wineries in the unincorporated county.**

6. Must a winery produce the wine on the site that agri-tourism events will be held? **Yes**

7. Can a farm stand and a winery be located on the same property? How would this work? **Yes, if wine grapes along with other crops are grown on the property, the farm may be eligible to have both a winery and a farm stand.**

8. Revise the draft to include the same size limitation that applies to farm stands (ie. two acres) **That revision has been made.**

9. What do we do if a use is discontinued? Provide more information about this. **A new use that is established under the new standards and complies with these standards or an existing use that is a legally established allowed use, could be discontinued and then resume operation -- unless the use is subject to approval conditions that do not permit it to resume operation once it has been discontinued.**

**For a legal nonconforming use, the code says: "If a nonconforming use is abandoned or discontinued for any reason for more than two years, it shall not be re-established unless the resumed use conforms with the requirements of this Zoning Code at the time of the proposed resumption."**