

**STAFF REPORT to the PLANNING COMMISSION**

**For the January 8, 2018 Public Hearing**

**ADDING AGRI-TOURISM PROVISIONS TO THE EFU AND MUA-20  
ZONES IN PORTIONS OF UNINCORPORATED EASTERN  
MULTNOMAH COUNTY**

**(CASE FILE: PC-2016-4864)**

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**1.0 BACKGROUND**

On June 5, 2017, the Planning Commission recommended approval of new agri-tourism provisions for certain Exclusive Farm Use (EFU) and Multiple Use Agriculture – 20 (MUA-20) zoned properties in the East of Sandy River and West of Sandy River Rural Planning Areas. The Planning Commission recommendation would allow agri-tourism events and activities on EFU zoned properties of ten acres or more and on MUA-20 zoned properties that are outside of urban and rural reserve areas (Map – Attachment A) of five acres or more. The Planning Commission added these MUA-20 properties after hearing testimony in favor of the including some MUA-20 properties.

At the subsequent Board of County Commissioners hearing on the matter on June 29, 2017, there was testimony in favor of setting a higher minimum acreage threshold for agri-tourism in the MUA-20 to possibly six acres or possibly eight acres out of concern that the MUA-20 zoned areas could be negatively affected if a large number of property owners take advantage of the new agri-tourism provisions.

Attachment B shows three maps showing the properties that could potentially qualify under three minimum acreage scenarios:

1. Five acres and up: 46 properties. [Current Planning Commission Recommendation].
2. Six acres and up: 25 properties.
3. Eight acres and up: 13 properties.

At the hearing, the Board of Commissioners decided to postpone making a decision on the proposed ordinance pending further discussion between staff and property owners and residents of the potentially affected MUA-20 zoned neighborhoods.

On the evening of October 16, 2017, planning staff met with owners of the affected Multiple Use Agricultural (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 all been supportive of the proposed ordinance. Generally most have supported the ordinance as written though some favor more stringent standards, such as setting a higher minimum lot size for eligibility. Conversely, a few have expressed the view that agri-tourism should not be a regulated activity at all.

One property owner indicated that they would like the ability to utilize a neighbor's property for parking. The current proposal requires on site, off street parking, which is a standard requirement for land uses in the rural area.

The following parcel data were previously provided to the Planning Commission at the June hearing and is reproduced here for convenience:

**MUA-20 Properties Outside of Urban and Rural Reserves –  
East Multnomah County**

<b>Zone</b>	<b>Total # Parcels</b>	<b>Total acres</b>	<b>Average Parcel Size (acres)</b>	<b>Largest parcel (acres)</b>
MUA-20	176	648.05	3.68	36.16

<b>Parcel Size Range</b>	<b>0-4.99 Acres</b>	<b>5-9.99 Acres</b>	<b>10+ Acres</b>	<b>Total</b>
Number of Parcels	130	44	2	176

<b>Parcel Size Range</b>	<b>5.0- 5.99</b>	<b>6.0- 6.99</b>	<b>7.0- 7.99</b>	<b>8.0- 8.99</b>	<b>9.0- 9.99</b>	<b>10+</b>	<b>Total</b>
<b>Number of Parcels</b>	21	7	5	5	6	2	46

## **2.0 PROPOSED ORDINANCE**

The currently proposed Ordinance as previously recommended by the Planning Commission is included as Attachment C.

Once the Planning Commission has considered testimony and evidence, they can either:

1. Reaffirm the ordinance as is.
2. Recommend changes to the current proposal.

## **3.0 ATTACHMENTS**

**Attachment A** – Map depicting potentially affected MUA-20 zoning areas.

**Attachment B** – Three maps depicting MUA-20 zoned properties potentially eligible MUA-20 properties based on a minimum qualifying acreage threshold of either five acres, six acres, or eight acres.

**Attachment C** – Currently proposed agri-tourism ordinance.