

Farm Land, Forest Land, Rural Economy Session

(Comprehensive Plan Chapters 3, 4, & 9)

April 2016 Community Meetings

The following handout describes a selection of goals, policies and strategies from the Draft Comprehensive Plan. These are examples and are not a complete list for this topic area. To view the full draft document, visit <https://multco.us/landuse/meetings-and-events>.

MAJOR COMPREHENSIVE PLAN POLICIES – FARM LAND

Goal: To conserve agricultural land in exclusive farm use and mixed use agricultural zones and maximize its retention for productive, sustainable farm use.

MAJOR PLANNING ISSUES

1. OUTDOOR MASS GATHERINGS AND OTHER GATHERINGS

Policy 3.5: Develop and adopt a unified permitting process for review of mass gatherings and other gatherings. Establish more restrictive permitting thresholds for the number of visitors and the frequency or duration of events than the maximums authorized by state law.

Strategy 3.5-1: Provide appropriate public notice of applications for gatherings and coordinate these activities with affected local public agencies.

Strategy 3.5-2: Require through conditions that noise levels associated with gatherings comply with state and local noise ordinances to maintain the rural character.

2. FARM STANDS

Policy 3.17: Limit the area, location, design, and function of farm stand promotional activities and gatherings to the extent allowed by law to retain a maximum supply of land in production for farm crops or livestock, to ensure public health and safety, minimize impacts on nearby farming operations, residents, roads, traffic circulation, wildlife and other natural resources, and maintain the rural character.

Policy 3.18: Fee-based promotional activities at farm stands shall be limited to those that promote the contemporaneous sale of farm crops or livestock at the farm stand and whose primary purpose is significantly and directly related to the farming operation.

1. Permitted farm stand promotional activities include harvest festivals, farm-to-plate dinners, corn mazes, hayrides, farm animal exhibits, cow trains, small farm-themed gatherings such as

birthday parties and picnics, school tours, musical acts, farm product food contests and food preparation demonstrations, and similar activities consistent with this policy.

2. Unless authorized at farm stands by statute, administrative rule or an appellate land use decision, fee-based events, such as weddings, corporate retreats, family reunions, anniversary gatherings, concerts, and amusement park rides, and other activities for which the primary focus is on the underlying cause for the gathering or activity rather than the farm operation, are prohibited.

Strategy 3.18-1: Develop and adopt a tiered review process for farm stand operations on EFU land distinguishing between operations that include promotional activities and those that do not.

Strategy 3.18-2: The County shall develop reporting requirements in sufficient detail to assess compliance with the 25% total limit on annual farm stand income from fee-based promotional events and from the sale of retail incidental items, including food or beverage items prepared or sold for on-site consumption. The County may audit farm stands to ensure compliance with this requirement. Implementation of this strategy should balance a reasonable expectation of financial privacy and burden with the need to request information necessary to reasonably demonstrate compliance with the 25% total limit standard.

Policy 3.19: Farm stands that occupy one acre or less (including parking) and do not include promotional activities or events shall be reviewed through the County's Type I process, based on objective standards.

Policy 3.20: Farm stands that occupy more than one acre or include promotional events or activities shall be reviewed under the County's Type II application process. Proposed farm stands that would occupy more than one acre or include promotional events or activities shall be sited in order to limit the overall amount of acreage proposed for the farm stand structures and events. Until implementing code is adopted, the following standards shall apply:

1. The amount of land identified for the farm stand structures and associated permanent parking shall not exceed two acres.

2. The amount of land identified for farm stand promotional activities shall be the minimum necessary to accomplish the objective of supporting farming operations on the property. Absent compelling need for additional area, the area identified for promotional events, including corn mazes and event parking, shall not exceed five percent or five acres of the property on which the farm stand is located, whichever is less.

3. Applicants for development of farm stands on land zoned Exclusive Farm Use (EFU) to demonstrate need for the amount of acreage they propose to remove from the agricultural land base for non-farm uses, including promotional events.

4. An applicant may seek approval to accommodate temporary parking on additional acreage during September and October of a calendar year on areas that have already been harvested or used for pasture during the current growing season. The temporary parking area shall not be graveled or otherwise rendered less productive for agricultural use in the following year.

5. An applicant owning or leasing multiple properties in farm use in Multnomah County shall be limited to only one Type II farm stand in Multnomah County.
6. Multnomah County may require consideration of alternative site plans for the property that use less agricultural land or interfere less with agricultural operations on adjacent lands.
7. Farm stand signage shall comply with County sign ordinance standards to maintain and complement the rural character of the surrounding community.

3. AGRI-TOURISM

- West Hills Planning Area:

Policy 3.22: Do not adopt the agri-tourism provisions of ORS chapter 215 for the West Hills rural area.

- Sauvie Island / Multnomah Channel Planning Area:

Policy 3.23: Do not adopt the agri-tourism provisions of ORS chapter 215 due to the island's limited road infrastructure and already high levels of visitation.

- East of Sandy River Planning Area and West of Sandy River Planning Area:

Policy 3.25 & 3.27: Adopt agri-tourism provisions within the EFU zone in the East of Sandy River and West of Sandy River rural areas that are more restrictive than what ORS chapter 215 allows, subject to approval standards addressing issues including, but not limited to, the following:

- Number and duration of events, both individually and collectively
- Attendance levels and hours of operation
- Parking and traffic management
- Noise
- Signage
- Lighting
- Sanitation, solid waste and related matters
- Security
- Inspection of events
- Siting
- Notification requirements
- Permit review and renewal processes
- Complaint history

Policy 3.26 & 3.28: Agri-tourism activities and events shall be subject to a tiered review process depending upon the number and/or size of activities and events held.

Strategy 3.26-1 and 3.28-1: The County will involve interested members of the Comprehensive Plan update Community Advisory Committee and other community members when preparing code language regarding agri-tourism.

4. WINERIES

Policy 3.21: Fee-based promotional activities at wineries shall be limited to those that promote the contemporaneous sale of wine at the winery and whose primary purpose is significantly and directly related to the winery operation.

1. Unless authorized at wineries by statute, administrative rule or an appellate land use decision, fee based weddings, corporate retreats, family reunions, anniversary gatherings, concerts, amusement park rides, and other activities for which the primary focus is on the underlying cause for the gathering or activity rather than the winery operation, are prohibited.
2. Create standards that limit the area and extent of wineries and associated agri-tourism activities to the extent allowed by law in order to retain a maximum supply of land in production for farm crops or livestock, to ensure public health and safety, to minimize impacts on nearby farming operations, residents, roads, traffic circulation, wildlife and other natural resources, and to maintain the rural character of Multnomah County's agricultural areas.
3. To the extent allowed by law, develop additional standards for wineries that address potential offsite impacts such as hours of operation, the number and duration of events, noise, lighting, signs, parking, and circulation, and the size, design, and placement of structures associated with the winery.
4. Until implementing code is adopted, the following shall apply:
 - a. Proposed wineries that would occupy more than one acre or include agri-tourism events or activities shall be sited in order to limit the overall amount of acreage proposed for the winery structures and events.
 - b. The amount of land identified for agri-tourism activities at wineries shall be the minimum necessary to retain productive farm land on the property.
 - c. An applicant may seek approval to accommodate temporary parking on additional acreage during peak season on areas that have already been harvested or used for pasture during the current growing season. The temporary parking area shall not be graveled or otherwise rendered less productive for agricultural use in the following year.
 - d. An applicant owning or leasing multiple properties in farm use in Multnomah County shall be limited to only one winery in Multnomah County.
 - e. Multnomah County may require consideration of alternative site plans for the property that use less agricultural land or interfere less with agricultural operations on adjacent lands.
 - f. Signage shall comply with county sign ordinance standards to maintain and complement the rural character of Multnomah County's agricultural areas.

4. USES IN THE MULTIPLE USE – 20 (MUA-20) ZONE DISTRICT

Policy 3.16: New non-agricultural businesses should be limited in scale and type to serve the needs of the local rural area.

Strategy 3.16-1: Review the appropriateness of review uses, conditional uses and community service uses in the MUA-20 zone through a public process that involves community stakeholders prior to amending the Zoning Code.

MAJOR COMPREHENSIVE PLAN POLICIES– FOREST LANDS

Goal: To conserve forest lands in forest zones for timber production, while practicing sound management of natural resources and hazards, providing for recreational activities where appropriate, and minimizing conflicts between forest production and non-forest production uses and activities.

MAJOR PLANNING ISSUES

RESIDENTIAL DEVELOPMENT IN COMMERCIAL FOREST ZONES

Policy 4.10: Allow new template dwellings under the current standards of the CFU zone that are more restrictive than state requirements.

Policy 4.16: Adopt provisions within the CFU zones that require clustering of dwellings near existing public roads, and clustering of dwellings, structures, and adjacent development to minimize conflicts with wildlife, natural and environmental resources, forest and agricultural practices, public safety, and infrastructure. Allow for exceptions based on topographical and other unique constraints of the property.

Policy 4.17: Require clustering of dwellings and accessory structures in CFU zones to establish a clear relationship between the primary use and accessory use and to minimize the amount of tree removal and clearing between buildings.

MAJOR COMPREHENSIVE PLAN POLICIES – RURAL ECONOMY

Goal: To support the rural economy of the County, including farm and forest production, as well as commercial, industrial, office, and retail activities; to do so consistent with available infrastructure and resources, in compatibility with other land uses, and in compliance with state and local goals and laws.

1. COUNTYWIDE RURAL ECONOMIC POLICIES

Policy 9.1: Prioritize and encourage economic development investments and projects that are consistent with the Comprehensive Plan.

Policy 9.2: Encourage the retention and creation of employment opportunities and economic development projects that require a skilled work force and generate family wage jobs, and that meet the needs of business, industry, and the community.

Policy 9.3: Direct economic development public expenditures and capital improvements projects into designated rural centers which support the timely, orderly, and efficient growth and development of these centers.

Policy 9.4: Support economic development investments and land use actions which will:

1. Promote agriculture and timber production as economic drivers;
2. Maximize the use of developable sites zoned for commercial and industrial uses;
3. Recognize the importance of home occupations as a valid employment option for County residents.

Policy 9.5: Actively support community-based economic revitalization and development efforts which create employment opportunities, generate business investment capital, and improve the attractiveness and marketability of commercial and industrial sites.

Policy 9.6: Encourage agricultural and timber processing industries which will improve the economic viability of farm and forest production within the County. The location of these processing facilities must be carefully balanced with the protection of agricultural and timber production outside the urban growth boundaries.

Policy 9.7: Recognize the importance of the region's river, rail, and road systems to the local and state economy by encouraging the continued maintenance of the river navigation system, rail lines, and highway and maintaining access to shipping channels in support of the movement of goods. Maintenance of the river navigation system includes maintenance of structures such as navigation aids, river gages and mooring buoys, as well as maintaining channel depth.

Policy 9.8: Allow for home occupations wherever dwellings are permitted in order to assist in developing new business opportunities and to increase convenience to residents, while considering and minimizing impacts on adjacent land uses.