

COMPREHENSIVE PLAN POLICIES PERTAINING TO FARM STANDS, WINERIES AND AGRI-TOURISM

FARM STAND POLICIES

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. Require 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 nonfarm 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.
8. Require that noise levels associated with events and gatherings comply with state and local noise ordinances to maintain rural character.

WINERY POLICIES

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.

AGRI-TOURISM POLICIES

Specific to West Hills Planning Area

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

Policy 3.23 Support the direct sale of farm crops and livestock raised on West Hills farms through u-pick facilities and farm stands in a manner that retains a maximum supply of agricultural land in productive farm use and minimizes impacts on nearby farming operations, residents, roads, traffic circulation, wildlife, and other natural resources.

Specific to Sauvie Island/Multnomah Channel Planning Area

Policy 3.24 Do not adopt the agri-tourism provisions of ORS 215 chapter 215 due to the island's limited road infrastructure and already high levels of visitation.

Policy 3.25 Support the direct sale of farm crops and livestock raised on Sauvie Island farms through u-pick facilities and farm stands in a manner that retains a maximum supply of agricultural land in productive farm use and minimizes impacts on nearby farming operations, residents, roads, traffic circulation, wildlife and other natural resources.

Specific to Both the West of Sandy and East of Sandy River Planning Areas

Policy 3.26 Adopt agri-tourism provisions within the EFU zone in the East of Sandy River and West of Sandy River rural areas. To the extent allowed by law, adopt approval standards that are more restrictive than those provided in ORS chapter 215. In addition, when determining the appropriate approval standards, the following non-exclusive list of issues will be taken into consideration:

- 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 3.27 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 3.27-1 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.