

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.**

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

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

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."