

**AGENDA****WASHINGTON COUNTY BOARD OF COMMISSIONERS**

**Agenda Category:** Public Hearing – Fifth Reading and Fifth Public Hearing  
Land Use & Transportation; County Counsel (ALL CPOs)

**Agenda Title:** **CONSIDER A-ENGROSSED ORDINANCE NO. 815 – AN  
ORDINANCE AMENDING THE COMMUNITY DEVELOPMENT  
CODE RELATING TO WINERIES LEGISLATION**

**Presented by:** Andrew Singelakis, Director of Land Use & Transportation  
Alan Rappleyea, County Counsel

**SUMMARY:**

A-Engrossed Ordinance No. 815 proposes to amend the Community Development Code to include standards that the County must implement for wineries in Exclusive Farm Use Districts (EFU & AF-20) pursuant to state legislation. A-Engrossed Ordinance No. 815 also proposes minor amendments to improve formatting within winery standards for other rural land use districts. At its March 7, 2017 hearing, the Board decided not to consider a B-engrossment and adopted A-Engrossed Ordinance No. 815. The adopted ordinance is posted on the County's land use ordinance webpage at the following link:

[www.co.washington.or.us/landuseordinances](http://www.co.washington.or.us/landuseordinances)

The Oregon Winegrowers Association appealed the Board's decision to the Land Use Board of Appeals (LUBA) on April 10, 2017. The Oregon Winegrowers Association appealed the Board's decision to the Land Use Board of Appeals (LUBA) on April 10, 2017. The County has filed a motion with LUBA for a reconsideration stating that the Board will revisit the ordinance.

Staff is again proposing consideration of B-Engrossed Ordinance No. 815, to eliminate a standard that was cause for appeal of the A-engrossed version. A staff report describing changes will be provided to the Board prior to the hearing and posted on the above land use ordinance webpage. Copies of the report will be available electronically and at the Clerk's desk prior to the hearing.

Consistent with Board policy, testimony about the ordinance is limited to two minutes for individuals and five minutes for a representative of a group.

Clerk's Desk Item: Staff Report (*click to access electronic copy*)

**DEPARTMENT'S REQUESTED ACTION:**

Read A-Engrossed Ordinance No. 815 by title only and conduct the fourth public hearing for the engrossed ordinance. At the conclusion of the hearing, order engrossment of the ordinance to include the changes described in the staff report. Continue the hearing to September 5 and 26, 2017 and direct staff to prepare and mail notice of the amendments consistent with requirements of Chapter X of the County Charter.

**COUNTY ADMINISTRATOR'S RECOMMENDATION:**

Agenda Item No.	_____
Date:	08/15/17