



BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: March 29, 2023

SUBJECT: Final Decision for a Commercial Activity in Conjunction with Farm Use (Meadery) in the Exclusive Farm Use Zone (File nos. 247-22-000024-CU, 025-SP, 757-A, 914-A)

RECOMMENDED MOTION:

Move approval of final decision for file nos. 247-22-000024-CU, 025-SP, 757-A, 914-A.

BACKGROUND AND POLICY IMPLICATIONS:

During deliberations on March 8, 2023, the Board of County Commissioners "Board" approved a Commercial Activity in Conjunction with farm use (Meadery) in the Exclusive Farm Use Zone. Eight (8) issue areas were discussed and are summarized below:

- **Is the subject property currently engaged in farm activities with the intent to make a profit in money?**
Yes, the Board found that the subject property is currently engaged in farm activities with the intent to make a profit in money.
- **Is the Meadery incidental and subordinate to the farm use on the property?**
Yes, the Board found that the Meadery is incidental and subordinate to the farm use on the property.
- **Does the application fully satisfy the requirements of the Farm Impacts Test?**
Yes, the Board found that the application fully satisfies the requirements of the Farm Impacts Test.
- **Can the transportation System Development Charges (SDCs) be reduced based upon the revised site traffic report?**
Yes, the Board found that the SDCs can be updated in the Board's decision.

- **Should the January 25, 2023, Matt Cohen email be treated as a hearing exhibit and excluded from the record, or should the record be reopened to allow participants to address the email as a record item?**

The Board found that email should be included in the record.

- **Can the 25% requirement for Mead honey to be produced on site be removed?**

Yes, the Board found that the 25% production requirement can be removed.

- **Is a Meadery allowed in the Exclusive Farm Use Zone?**

Yes, the Board found that a Meadery is allowed in the Exclusive Farm Use Zone.

- **Can the Applicant's Conditions of Approval be adopted into a Decision?**

Yes, the Board found that the Applicant's Conditions of Approval be adopted into the decision.

Based upon the Board's direction, Planning Staff has prepared the decision for final approval and signatures. Staff notes that the decision was reviewed by Deschutes County Legal Counsel.

Attachment A: BOCC Decision for File Nos. 247-22-000024-CU, 025-SP, 757-A, 914-A

BUDGET IMPACTS:

None

ATTENDANCE:

Nathaniel Miller, Associate Planner

Jacob Ripper, Principal Planner