

Part II Chapter 7 Land Use Policies and Guidelines Draft Revisions

Gorge Commission Work Session

April 29, 2020

Home Occupations

Proposed Revisions:

- Combine Cottage Industries and Home Occupations, keeping the term “home occupations”.
- Allow home occupations to employ up to 3 outside employees.
- Add definition of “home occupation” in the Glossary:

***“Home Occupation:** A small-scale commercial use conducted in a legal single-family dwelling or accessory structure, employing the residents of the dwelling and up to three outside employees. Periodic use of home offices, studios, and other work areas used only by the residents of the dwelling are not a home occupation.”*

Overnight Accommodations

Proposed Revisions:

- Change “Bed and Breakfast Inns” to: “Overnight Accommodations”
- Add definition of “overnight accommodations” to the Glossary:
*“**Overnight Accommodations:** The rental of three or more rooms located in a legal single-family dwelling. Overnight accommodations are clearly incidental to the use of a structure as a single-family dwelling and are owner-operated and occupied.”*
- Make distinction between this provision and the “overnight accommodations” provision in the GMA Commercial Recreation Land Use Designation.

Overnight Accommodations

Proposed Revisions:

- Add 90 day limit on number of rental days per year
- Add provision to protect existing Bed and Breakfasts.
- Only allow Overnight Accommodations in the following Land Use Designations: GMA Commercial, GMA Rural Center, and GMA 5-Acre and 10-Acre Residential.

Overnight Accommodations

What this would change:

New Bed and Breakfast Inns (now called Overnight Accommodations) will not be allowed in these Land Use Designations:

- GMA Large and Small-scale Agriculture
- GMA Commercial Forest and Small-Scale Woodland
- SMA Agriculture
- SMA Residential

Commercial Events & Uses

Proposed Revisions:

- Add definition of “commercial events” to the Glossary:
*“**Commercial events:** A gathering in conjunction with a lawful commercial use where the venue is hired for a private or commercial function. Such events include weddings, receptions, concerts, farm dinners, or events similar in size and activity and must be incidental and subordinate to the primary use on a parcel.”*
- Add: *“A yearly report shall be submitted to the reviewing agency by December 31st of each year including the number of events held, how many people were in attendance, and copies of catering contracts or other vendors used.”*

Commercial Events & Uses

Proposed Revisions:

- Add: *“Permits will not be renewed if there have been past violations, including failure to file.”*
- Add a definition for “fruit and produce stand” which is mentioned throughout the Plan but not defined. The Plan currently states that fruit and produce stands are not a commercial use:

***“Fruit and Produce Stand:** A venue on a property selling unprocessed or value-added products from agricultural products produced on the subject parcel. Fruit and produce stands are not a commercial use.”*

Renewable Energy

Proposed Update:

- Add new use for expedited review for roof-mounted solar:

“Additions to existing buildings or structures that generate solar power for approved uses, provided that the panels and hardware are non-reflective black or dark earth tone colors and do not increase the overall roof height. This category does not include free-standing solar arrays, which are subject to full review as new structures under the guidelines in “Renewable Energy Production” (Part II, Chapter 7: General Policies and Guidelines).

Renewable Energy

Proposed Revisions:

- Add the following new guidelines for Renewable Energy use:
- *Production of electrical power, including, but not limited to wind and solar production, for commercial purposes is considered an industrial use and is prohibited.*
- *Solar and wind power generation for residential use is not considered an industrial use and may be permitted provided that that the capacity for power generation is limited to the expected annual electrical power need of the residential use on the property and the generating equipment is located on the same parcel as the residential use. The generating equipment may serve only the parcel on which it is located. Sale of power back to the electrical grid is permitted provided that it is an occasional event, not ongoing over the course of the year.*

Renewable Energy

Proposed Revisions continued:

- *Equipment attached to an existing structure is an addition to the structure on which it is located.*
- *Free-standing equipment is a new accessory structure or building.*
- Add definition of “Renewable energy system” to the Glossary:
***“Renewable energy system:** A system accessory to a primary structure or allowed use on the parcel that converts energy into a usable form such as electricity or heat and conveys that energy to the allowed structure or use. An accessory renewable energy system is a solar thermal, photovoltaic, or wind turbine structure, or group of structures designed to offset all or part of the annual energy requirements of the primary use on the subject parcel.”*

Mining

Proposed Revision:

- Staff confirmed that the Commission does not have authority to restrict where the materials from mining are transported to.
- Replace “to” with “and” to include transportation in the definition.
“Exploration, development (extraction and excavation), and production of mineral resources:...Production of mineral resources means the use of portable crushing, onsite stockpiling, washing, milling, screening, or sorting equipment or other similar methods of initial treatment of a mineral resource and transport to another site for use or further processing...”