



Community Agriculture

Long-Term Agriculture Designation & Zoning Review

**Part of the Community-Driven Review of
Agriculture project**

Work Session # 5 – July 19, 2023

Today's Work Session:

- ▶ Summary of Decision Points for PC
- ▶ Next Steps

Summary of Decisions from July 5 Work Session

- ▶ Delay cluster requirement for further consideration with periodic update
- ▶ Exclude existing mines from agricultural resource designation
- ▶ Use a refined soils list
- ▶ Investigate Farmlands of Statewide Importance further as part of periodic update

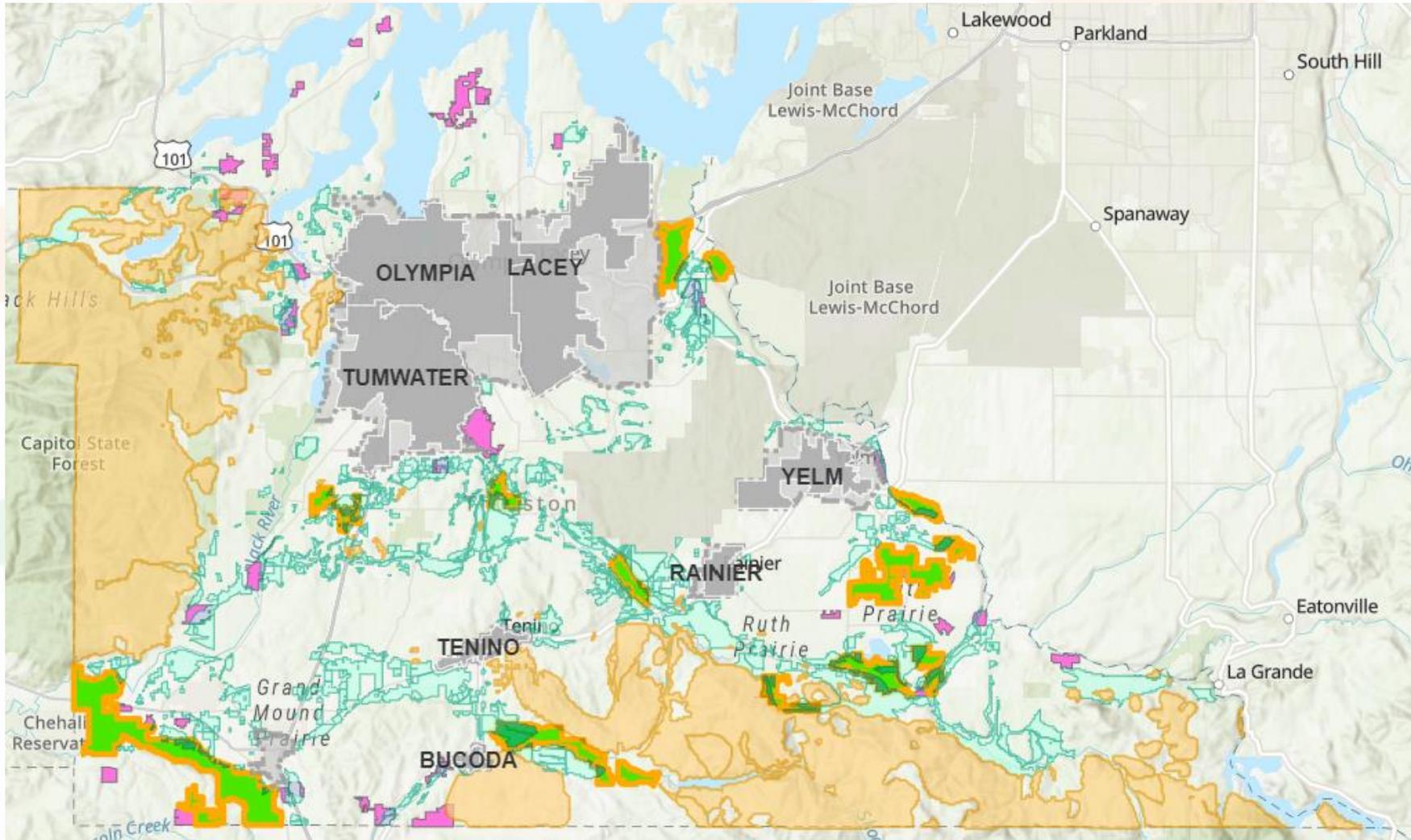
Remaining Decision Points for Planning Commission

- ▶ Limiting accessory mining uses to non-prime soils
- ▶ Recommendation on code changes to increase flexibility and clarify standards for agricultural operators
- ▶ Agricultural designation criteria decision points:
 - ▶ Cut off for refined soils list?
 - ▶ What percent of a parcel must be prime soils: 75%, 50%, or other?
 - ▶ What should the predominant parcel size be: 20 acres, 15 acres or other?
 - ▶ What should the block size requirement be: 200-320 acres, 100+ acres, 40+ acres?

Co-Designation: Mineral and Ag

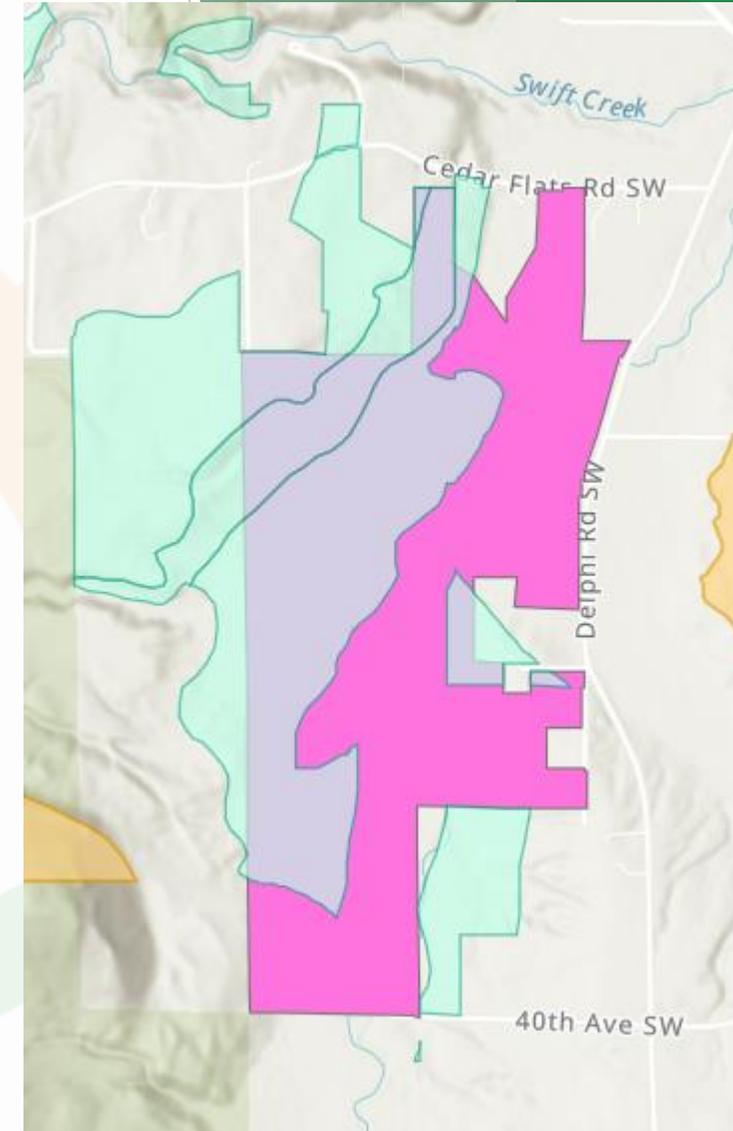
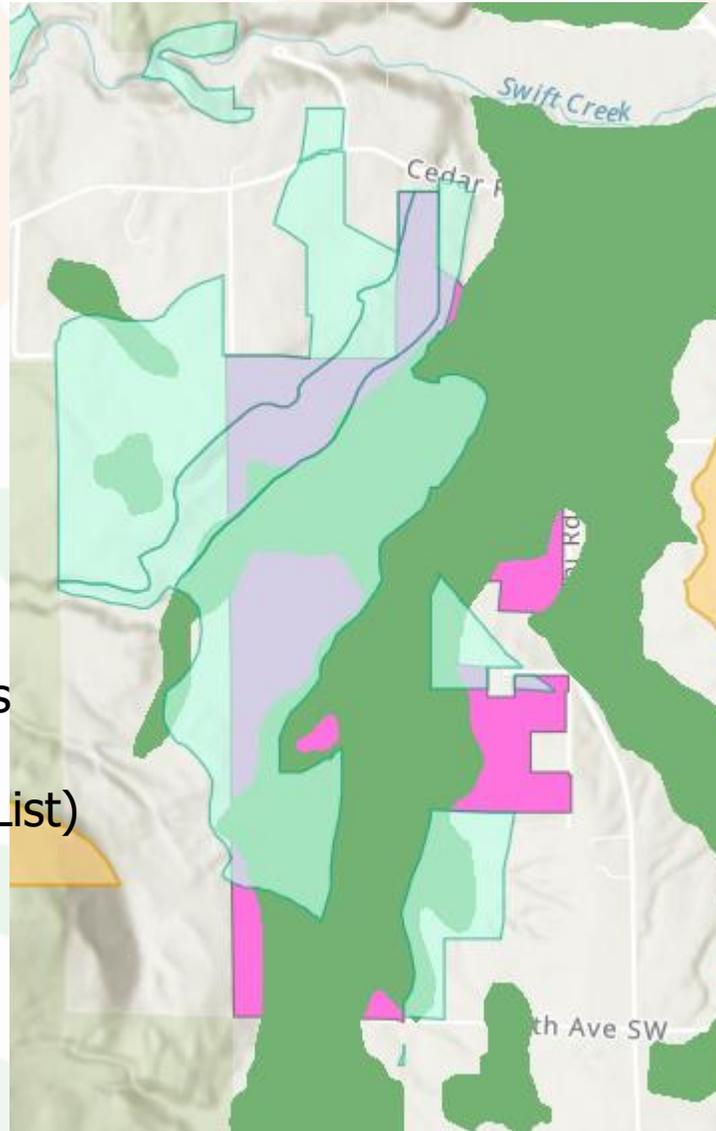
- ▶ July 5, 2023 Map Series – how much mineral resource lands overlap with new LTA area
 - ▶ Scenario X – 124 acres (5%)
 - ▶ Scenario Y – 219 acres (9.5%)
 - ▶ Scenario Z – 1,408 acres (19.5%)

Co-Designation: Mineral and Ag



Co-Designation: Mineral and Ag

-  = Existing Long-Term Agriculture
-  = Possible New LTA
-  &  = Designated Mineral Lands
-  = Prime Farmland Soils (Refined List)



PC Decision Point: Co-Designation: Mineral and Ag

- ▶ Revise policy language to protect prime farmland soils while accommodating mining accessory uses
 - ▶ Aligns with co-designation policy intent
 - ▶ Ensures continued protection of prime farmland soils
 - ▶ Addresses public concerns with the increased number of co-designated properties.

Soils Analysis – Land Capability Classification System

- Groups soils into 8 classes based on non-irrigated agricultural capability
- Assigns subclasses to describe limitations or hazards (erosion, wetness, soil limitations, climate)
- Majority of new prime farmland soils are Class 4w or Class 4s – prone to very severe limitations and/or very careful management

Class 4w Soils

- Represent 15% of Baseline acreage
- Seasonally wet woodlands and/or the area contains wetlands
- Priority habitat for Oregon Spotted Frog (no 4D rule for Ag)
- Limited Ag use allowed in dry season

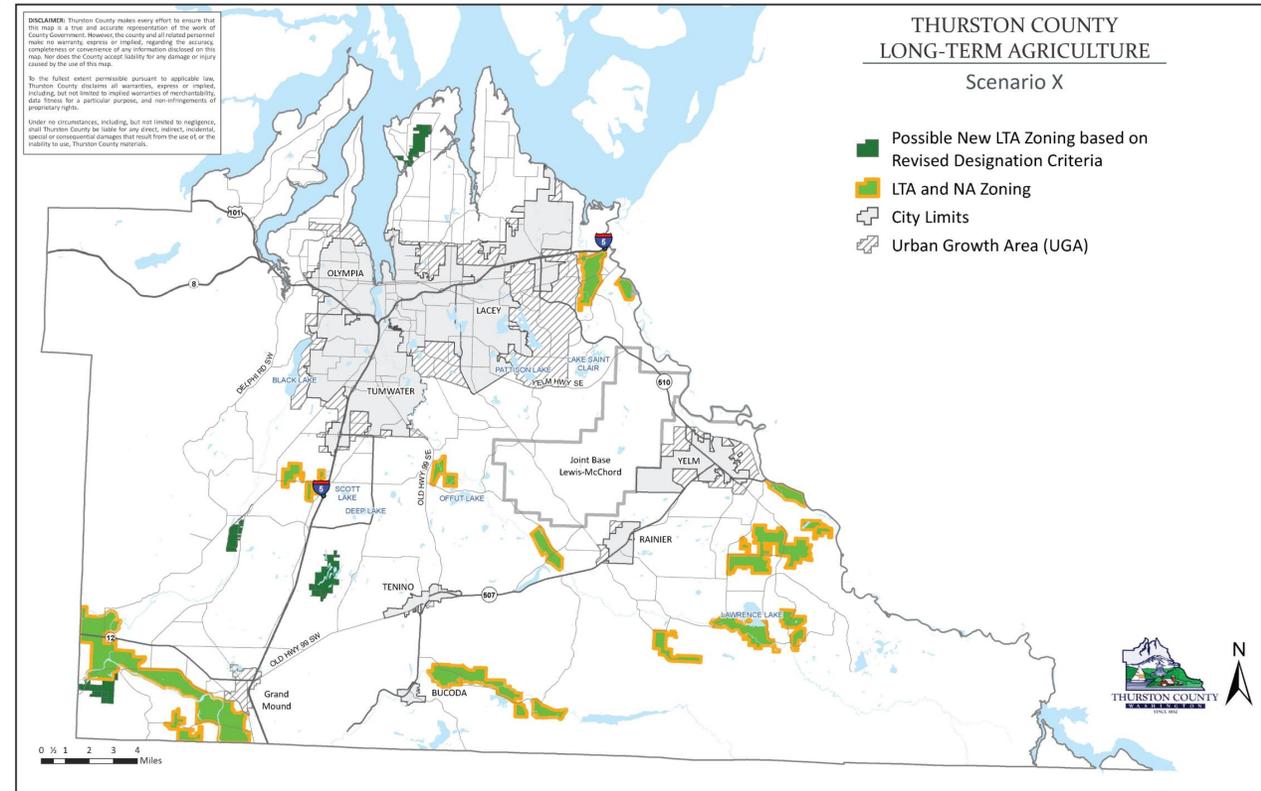
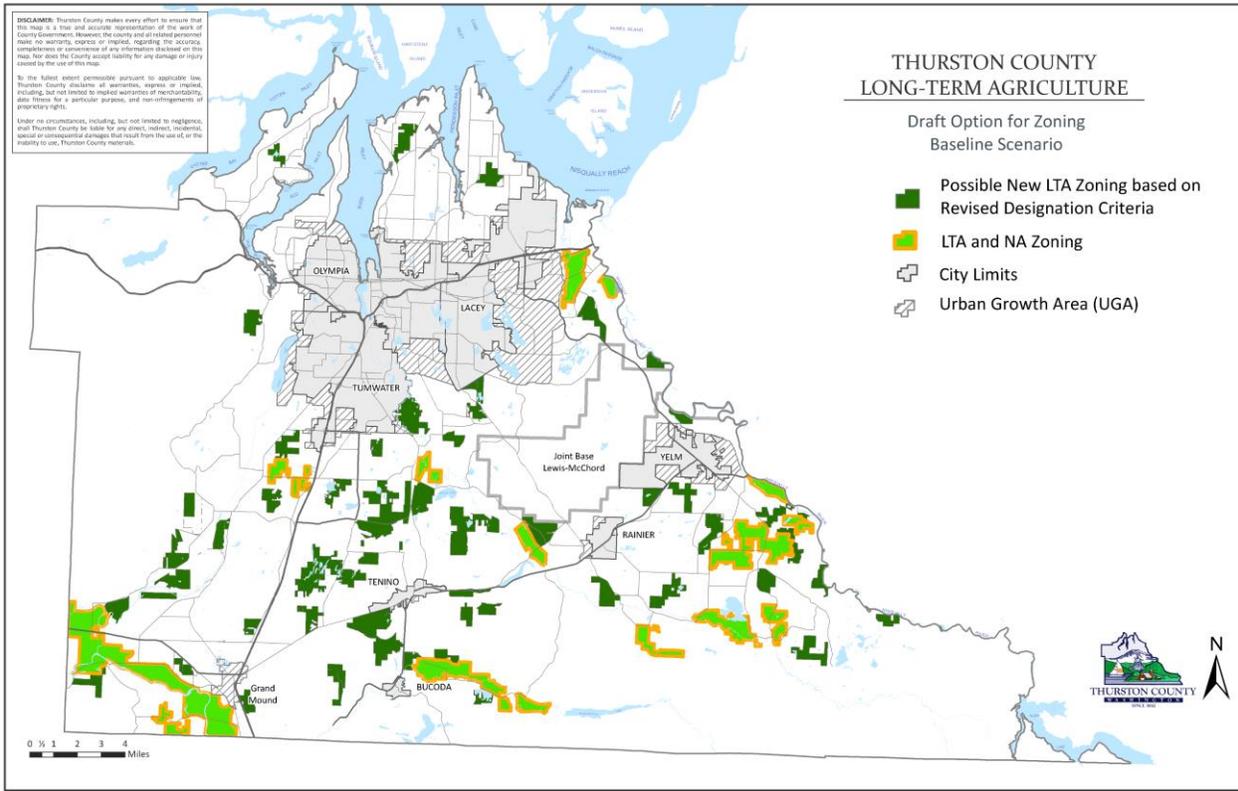
Class 4s Soils

- Represent 26% of Baseline acreage
- Stony soils prone to drought
- Priority habitat for Mazama Pocket Gopher, Taylor's Checkerspot Butterfly and Vesper Sparrow (4D rule for Ag)
- Soils conserved through HCP, Sentinel Lands and other state/federal prairie conservation efforts

New Map Series Based on Public Comment

- ▶ Uses refined soils list, land capability classification 3 and above
- ▶ Adds back in parcels <20 acres that are adjacent to new LTA and used for agriculture
- ▶ Otherwise, criteria match the first set of maps
 - ▶ Baseline - - - Map X
 - ▶ Scenario 1 - - - Map Y
 - ▶ Scenario 2 - - - Map Z

Side by Side: Baseline vs Scenario X



► 22,000 acres

► 2,450 acres

- Soil threshold: >50%
- Block Size: 200-320 acres
- Parcel size: 20 acres

THURSTON COUNTY LONG-TERM AGRICULTURE

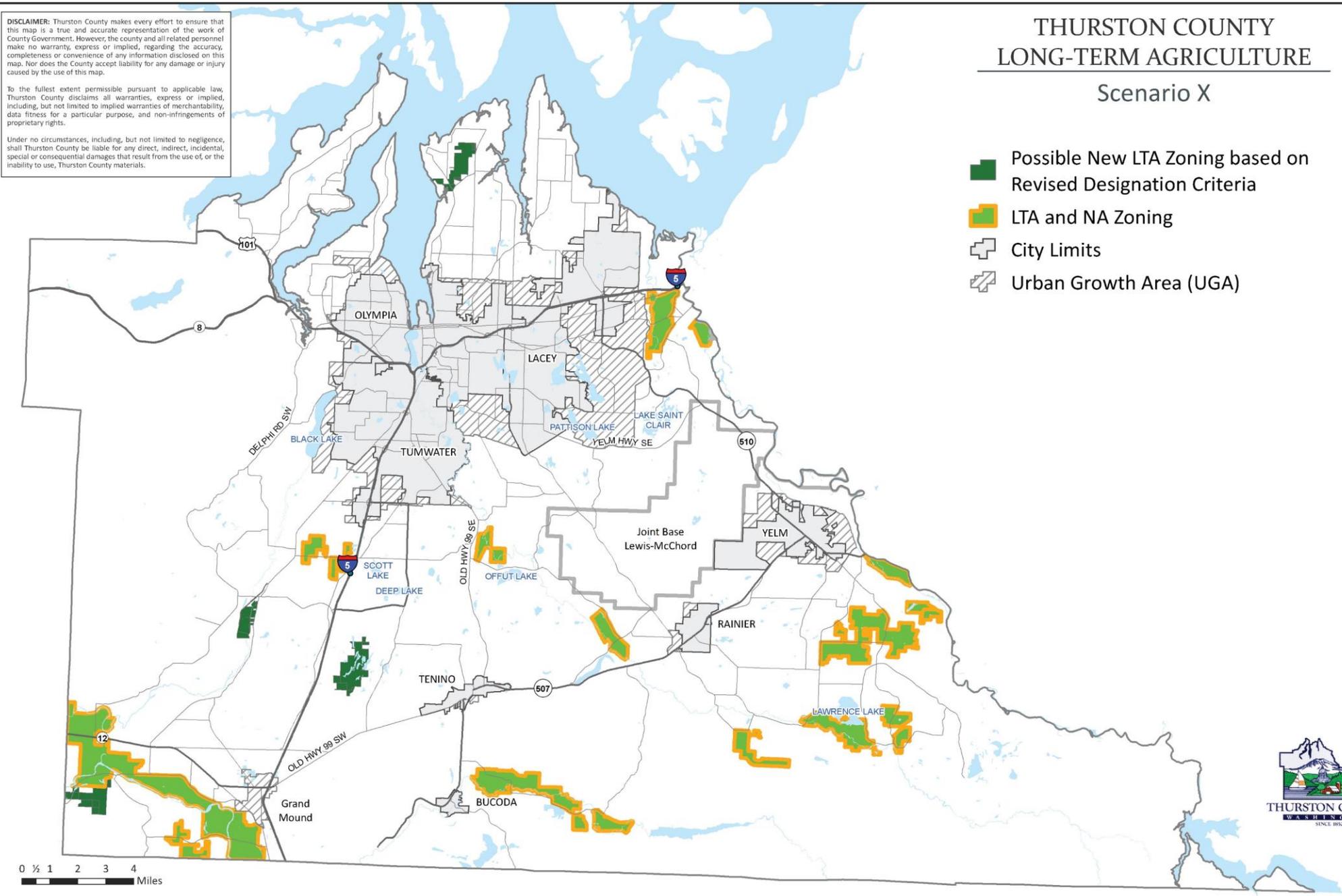
Scenario X

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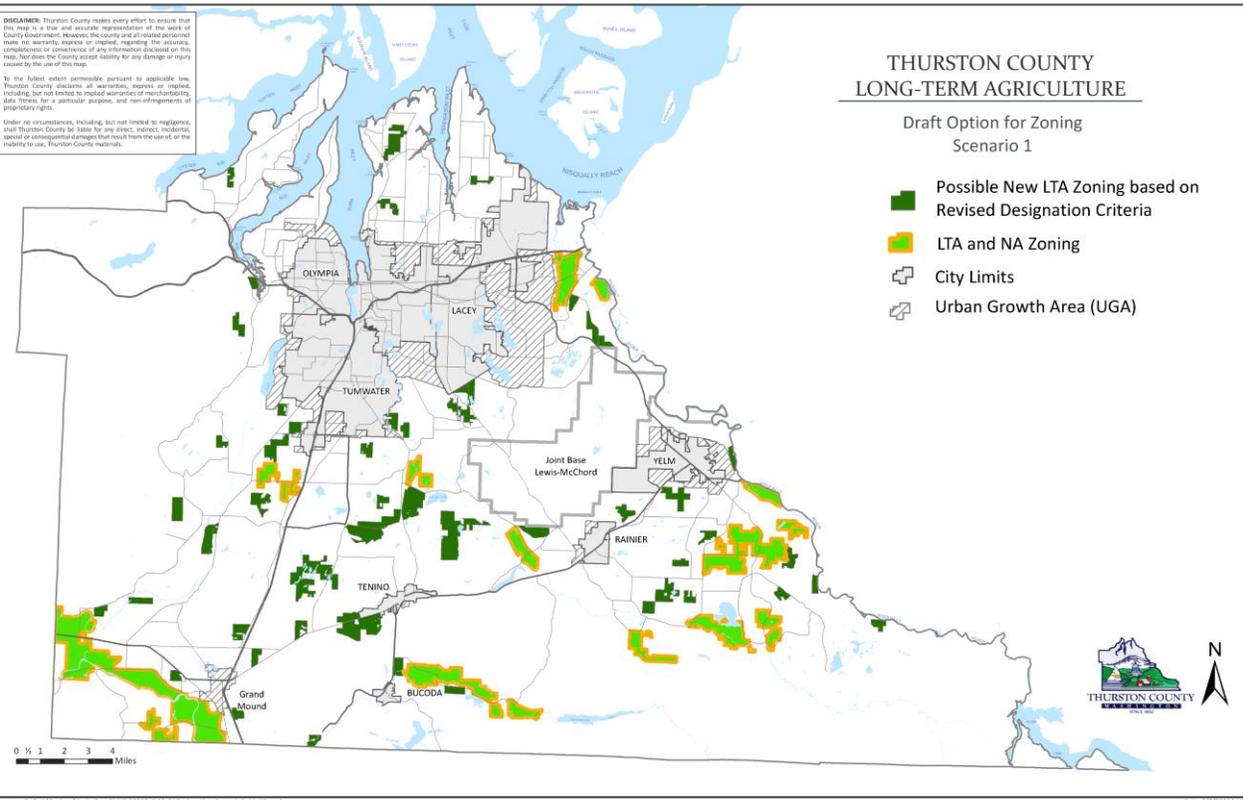
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- Possible New LTA Zoning based on Revised Designation Criteria
- LTA and NA Zoning
- City Limits
- Urban Growth Area (UGA)

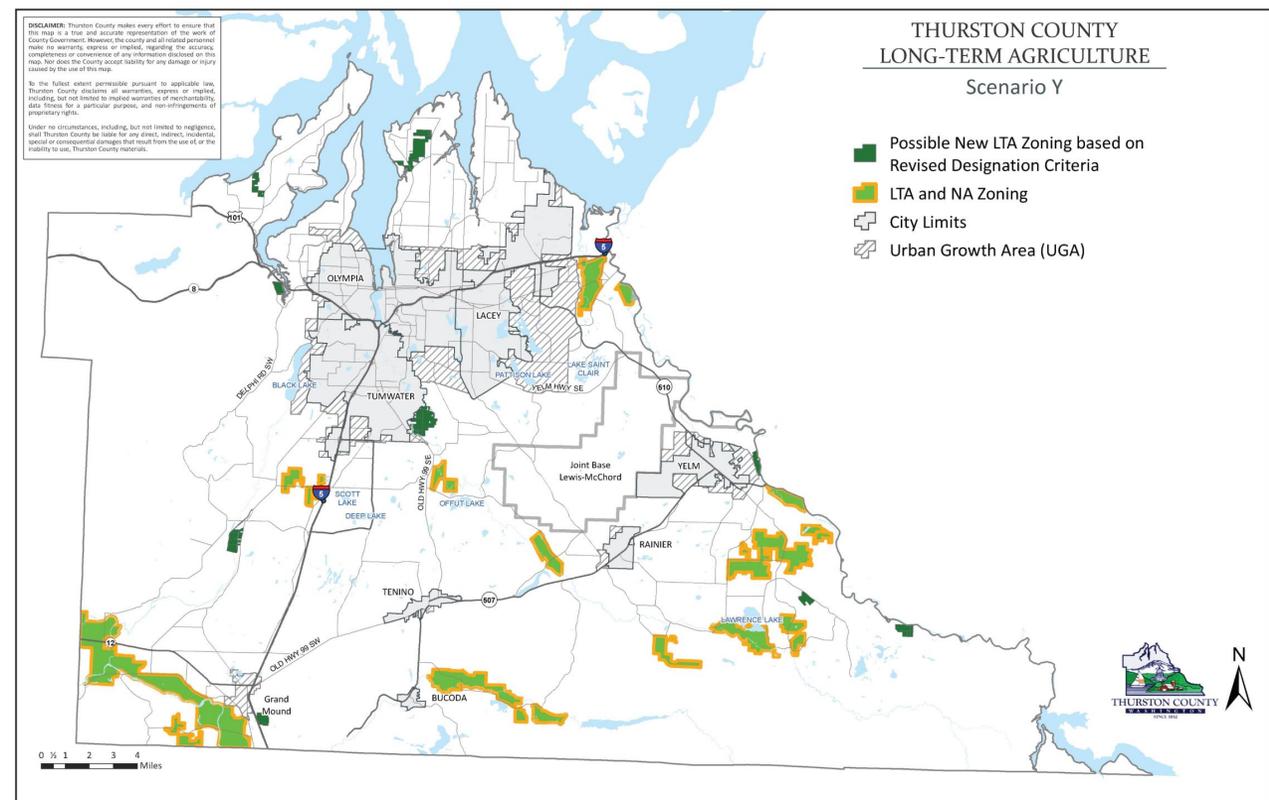


Side by Side: Scenario 1 vs Scenario Y



▶ 12,000 acres

- ▶ Soil threshold: >75%
- ▶ Block Size: 100+ acres
- ▶ Parcel size: 20 acres



▶ 2,300 acres

THURSTON COUNTY LONG-TERM AGRICULTURE

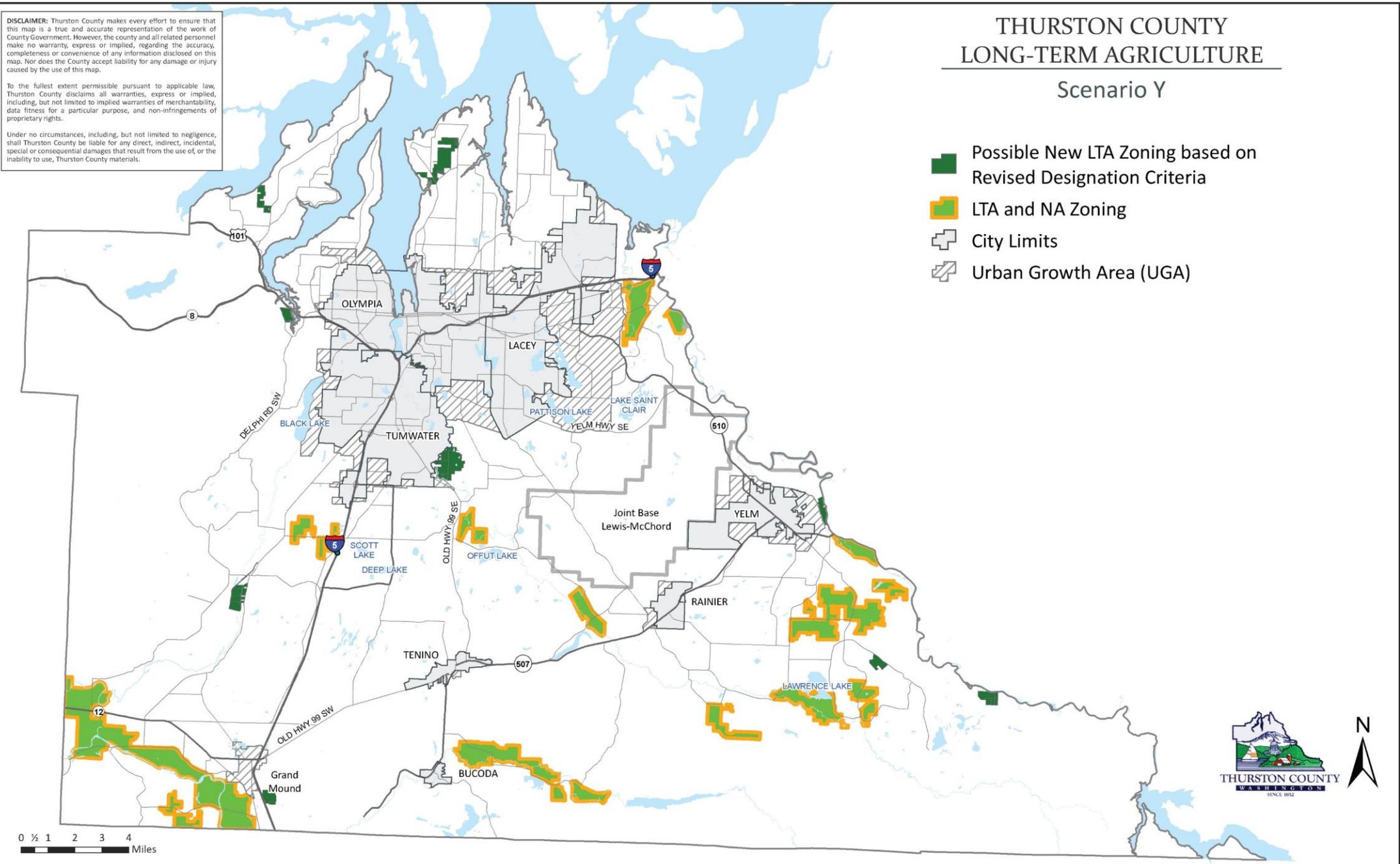
Scenario Y

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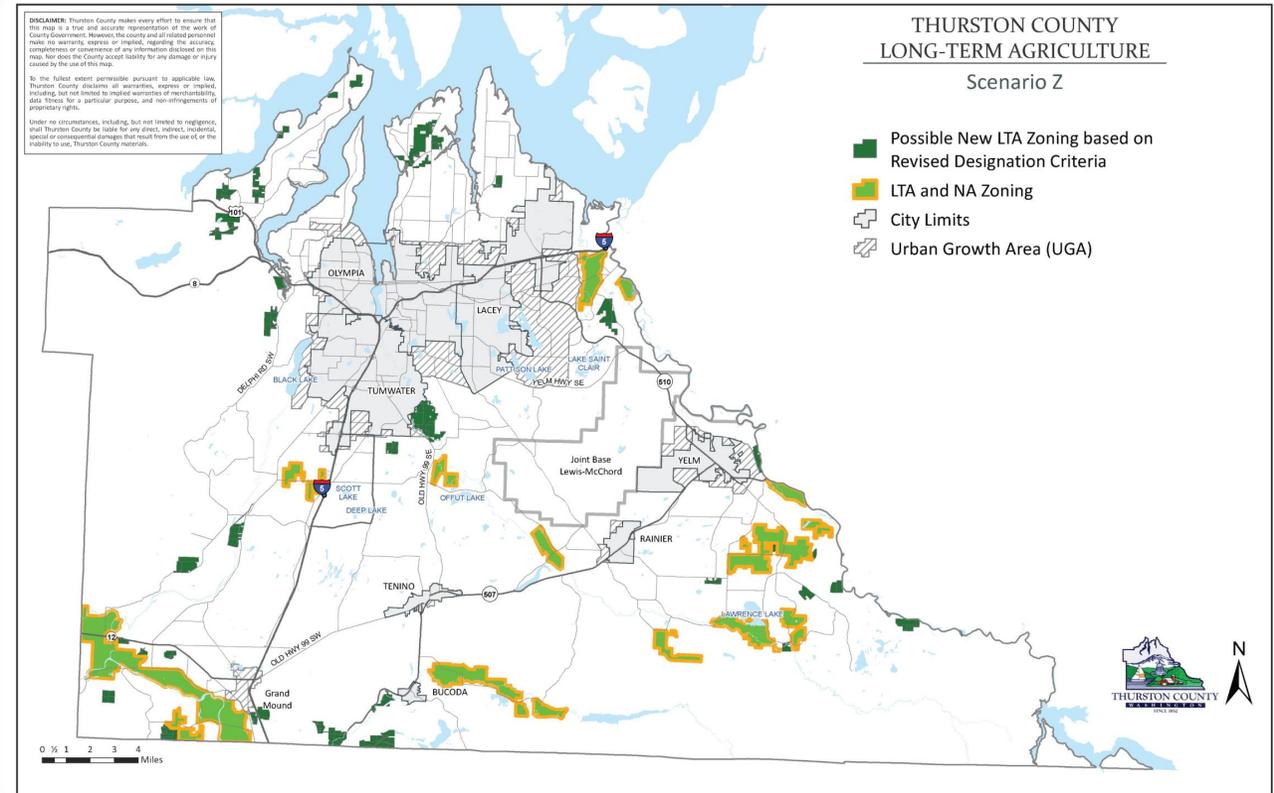
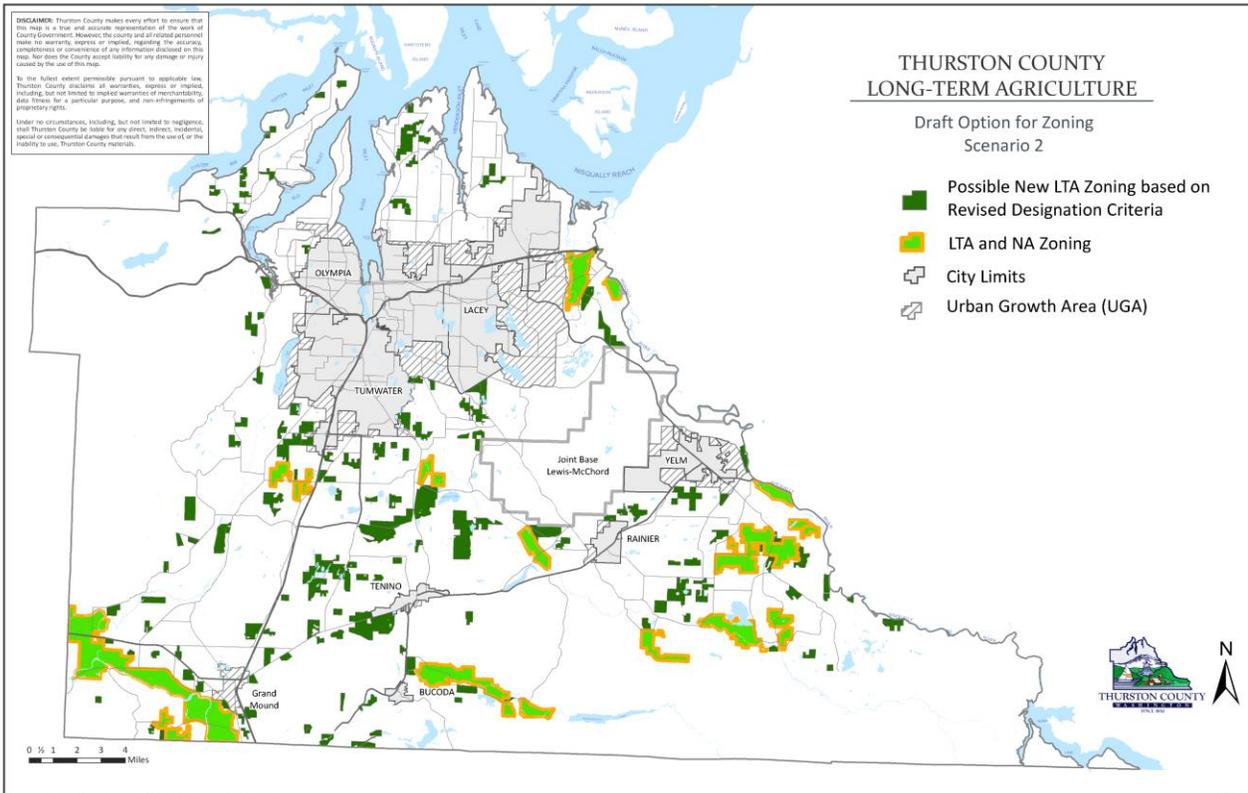
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-  Possible New LTA Zoning based on Revised Designation Criteria
-  LTA and NA Zoning
-  City Limits
-  Urban Growth Area (UGA)



Side by Side: Scenario 2 vs Scenario Z



▶ 19,000 acres

▶ 7,200 acres

- ▶ Soil threshold: >75%
- ▶ Block Size: 40+ acres
- ▶ Parcel size: 15 acres

THURSTON COUNTY LONG-TERM AGRICULTURE

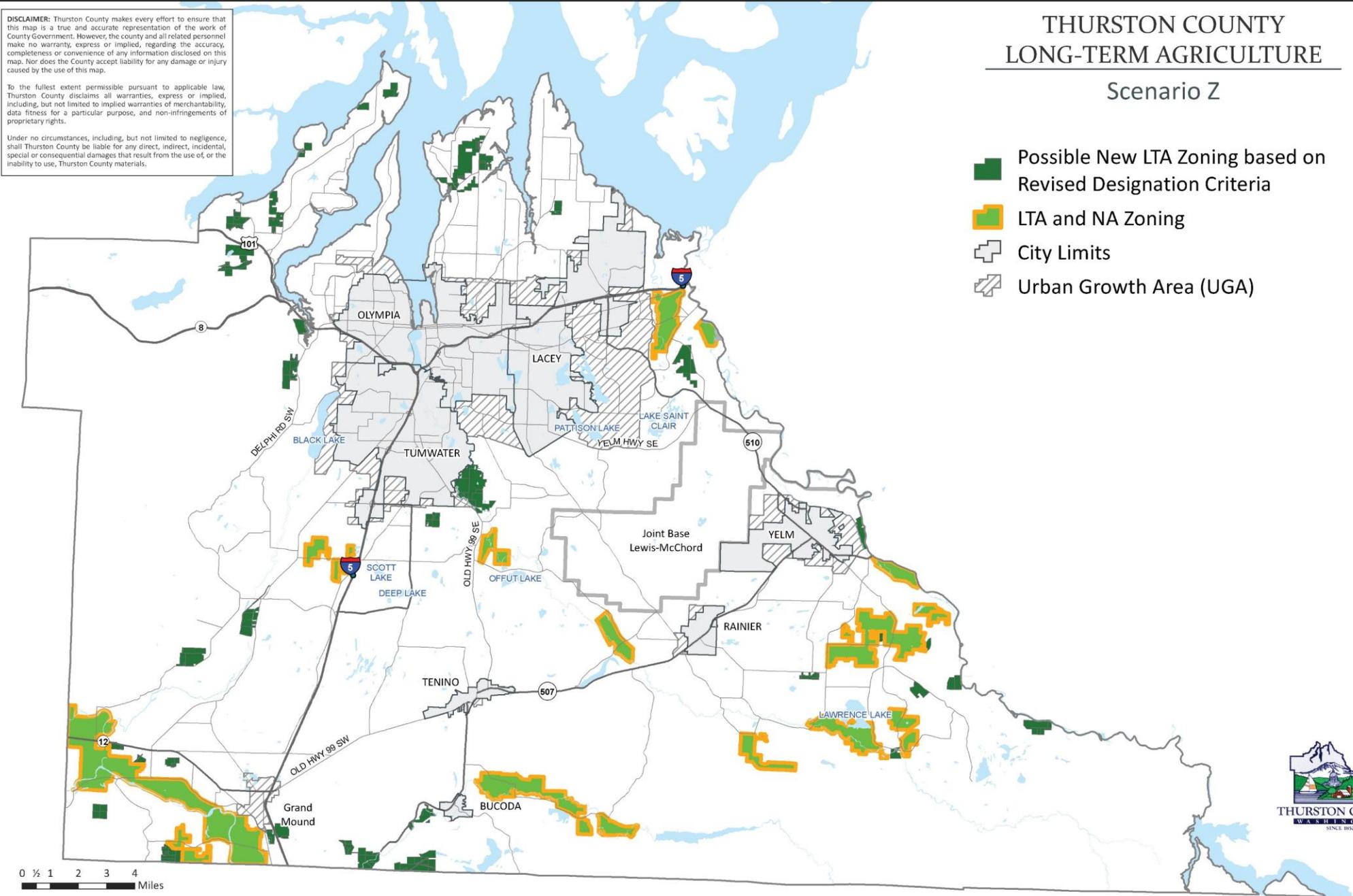
Scenario Z

-  Possible New LTA Zoning based on Revised Designation Criteria
-  LTA and NA Zoning
-  City Limits
-  Urban Growth Area (UGA)

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Agricultural Designation Criteria

- ▶ Agricultural designation criteria decision points:
 - ▶ What percent of a parcel must be prime soils: 75%, 50%, or other?
 - ▶ What should the predominant parcel size be: 20 acres, 15 acres or other?
 - ▶ What should the block size requirement be: 200-320 acres, 100+ acres, 40+ acres?
- ▶ Several comments: compensate for lost development rights – only protect the best farmland
- ▶ Minimal comments on other criteria:
 - ▶ Parcel size – maintain at 20 acres
 - ▶ Soils – 75% or greater
 - ▶ Block size – reduce to 40 acres; nuisance claims still relevant so block size may not be outdated

The background features a stylized sun with thick, light orange rays in the upper half and a green plant with three leaves and a stem in the center. Below the plant are several thick, light green curved lines representing grass or hills. The right side of the slide is decorated with overlapping, semi-transparent green geometric shapes.

Next Steps

Recap of Decision Points for Planning Commission

- ▶ Limiting accessory mining uses to non-prime soils
- ▶ Recommendation on code changes to increase flexibility and clarify standards for agricultural operators?
- ▶ Agricultural designation criteria decision points:
 - ▶ Cut off for refined soils list?
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Draft Motion

- ▶ Previous decision points of Planning Commission will all be recapped in the recommendation letter.

“Move to recommend approval of the agriculture zoning update and amendment to designation criteria as presented in (Map X/ Map Y/ Map Z /as discussed by previous PC decision points)”

Project Timeline

May–July

Planning Commission Review and Public Hearing, Open House

Nov.–Dec.

Final Action on LTA Designation

Aug.–Nov.

Open House & Board of County Commissioner Review

Planning Commission Review Schedule

- ▶ **May 3** – work session
- ▶ **May 17** – work session 2, request public hearing
- ▶ **June 21** – public hearing, work session 3
- ▶ **July 5** – work session 4
- ▶ **July 19** – work session 5, recommendation

Next Steps

- ▶ Open House
- ▶ Board of Commissioners Briefings



Thank you!

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