



Community Agriculture

Long-Term Agriculture Designation & Zoning Review

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

Work Session # 2 – May 17, 2023

Overview of Today's Briefing

- ▶ **Follow-Up from Last Meeting**
- ▶ **Stakeholder Group Members**

Prime if irrigated/if drained

DRAFT For Discussion Purposes Only DRAFT

THURSTON COUNTY LONG-TERM AGRICULTURE

Prime Farmland Soils by Type

Soil Type

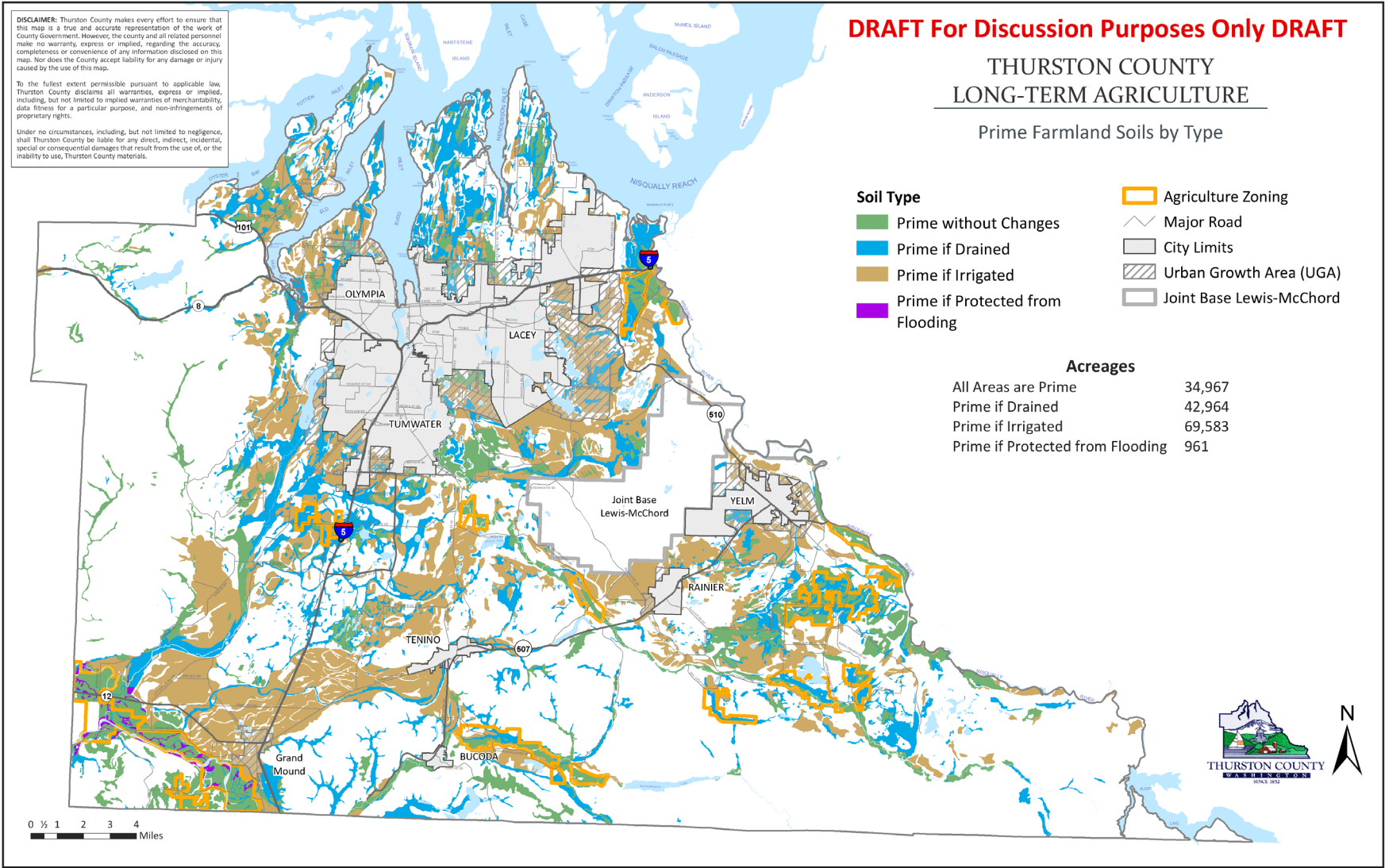
- Prime without Changes
- Prime if Drained
- Prime if Irrigated
- Prime if Protected from Flooding

Agriculture Zoning

- Major Road
- City Limits
- Urban Growth Area (UGA)
- Joint Base Lewis-McChord

Acreages

All Areas are Prime	34,967
Prime if Drained	42,964
Prime if Irrigated	69,583
Prime if Protected from Flooding	961



Prime if irrigated/if drained

- ▶ Stakeholder group discussed, landed on approach similar to Lewis county
 - ▶ Assume lands are capable of being used as prime farmland, unless evidence to prove otherwise
- ▶ Other counties designate prime if irrigated and prime if drained
- ▶ Thurston County's current designation includes prime if drained and prime if irrigated
- ▶ Future technologies and policies may provide solutions to drainage/irrigation

Farm Nuisance Claim Type – 2003-2023

- ▶ Average 17 claims per year
- ▶ # of claims per year is trending downward
 - ▶ 2003-2013 – 24 claims per year
 - ▶ 2014-2023 – 10 per year
- ▶ Data does not fully capture Env. Health or State Agency complaints

Complaint Type	# of Complaints	% of Total
Manure	111	32%
<i>Manure/Horse</i>	37	33%
<i>Manure/Water</i>	36	32%
<i>Manure/Chicken</i>	19	17%
Horse	62	18%
Chicken	60	17%
Barn	59	17%
Water (river, creek, water, well)	47	14%
Total	343	

Farm Nuisance Claim Location – 2003-2023

Location	# of Parcels	# of Acres	Avg Parcel Size
Parcels in LTA or NA Zones	15	872	58
<i>Adj. to only include parcels greater than 20 acres</i>	10	776	78
Parcels in Ag Tourism Overlay District (Outside LTA/NA)	132	2625	20
<i>Adj. to only include parcels less than 100 acres</i>	128	1479	12
Parcels in UGA	69	813	12
<i>Adj. to only include parcels less than 100 acres</i>	67	406	6

Density Bonuses

- ▶ County previously allowed density bonuses from 1993 to 2004
- ▶ In Aug. 2004, reduced density bonuses with interim regulations (challenged, GMHB Case No. 04-2-0018)
- ▶ In Nov. 2004, removed density bonuses (resulted in GMHB Case No. 04-2-0018 being dismissed)
- ▶ GMHB Case No. 05-2-0002 in part touches on impact of density to rural character; recurring point is rural densities should generally be no more intense than one unit per five acres.
- ▶ Clusters are allowed under state law, but must result in a rural density, must not create a pattern of development that relies on urban governmental services, and should have a total project size limitation.

Food Security & Amount of Resource Lands

- ▶ No magic number
- ▶ Must result in amount that is sufficient to maintain and enhance economic viability over the long-term
 - ▶ Other tools beyond zoning also impact this, like development regulations
- ▶ Food security addressed through policies in the Comprehensive Plan (Chapter 11)
 - ▶ Goals and policies aimed at improving access, allowing for land uses that support agriculture, providing incentives for grocery stores in areas where they are lacking, and more.

Equity and Outreach

- ▶ Stakeholder Workgroup included traditionally underrepresented groups in ag community
 - ▶ Small/direct farm operations
 - ▶ Women-owned businesses
 - ▶ Veteran organizations

Stakeholder Group Speakers

Loretta Seppanen
Greg Schoenbachler



Next Steps

Project Timeline

May–July

Planning Commission Review and
Public Hearing, Open House

Nov.–Dec.

Final Action on LTA Designation

Aug.–Nov.

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, (possible recommendation)
- ▶ **July 19** – work session 5, recommendation (if needed)

Today's Request

- ▶ Questions or comments?
- ▶ Draft Motion
 - ▶ Move to set a public hearing on June 21, 2023 at 7 PM or soon thereafter on the Long-Term Agriculture Zoning Update, which is part of Docket Item CPA-16, Community Driven Review of Agriculture.



Thank you!

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