



Thurston County Government

Shoreline Master Program

Land-use & Zoning Regulations for County Shorelines

Review of Agriculture Provisions in the SMP

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Overview

- PC and public have asked questions/made comments about how agriculture is regulated in the SMP
- Issues to explore
 - What constitutes abandonment
 - Development standards for new agriculture in the draft SMP
 - Discussion of summaries of SDP-exempt activity





State Guidance & County SMP: Existing Agriculture

RCW 90.58	WAC 173-26-241	Thurston County SMP Draft
<p>90.58.065(1) The guidelines adopted by the department and master programs developed or amended by local governments according to RCW 90.58.080 shall not require modification of or limit agricultural activities occurring on agricultural lands.</p>	<p>173-26-241(3)(a)(ii) Master programs shall not require modification of or limit agricultural activities occurring on agricultural lands.</p>	<p>19.600.110(A): Agricultural uses and lands that exist at the time of the adoption of this Program do not need to apply for a permit.</p> <p>19.600.110(B): 1. Existing Agriculture. a. This section does not require modification of or limit agricultural activities occurring on agricultural lands as of the effective date of this Program.</p>



State Guidance & County SMP: New Agriculture



- WAC 173-26-241(3)(a)(ii) continues: In jurisdictions where agricultural activities occur, master programs shall include provisions addressing new agricultural activities on land not meeting the definition of agricultural land, conversion of agricultural lands to other uses, and other development on agricultural land that does not meet the definition of agricultural activities. (Also addressed in 90.58.065(1))
- WAC 173-26-241(3)(a)(iii)-(vi) include additional guidance.
- Agricultural development standards in draft SMP include—or are based on—WAC language, and are located in Section 19.600.110 in the draft SMP.





How does draft SMP regulate fallowing and abandonment?

- **19.150.100 Abandonment:** cessation or vacation of a permitted use or structure through non-action for a period of two years.
- Allows agricultural land to lie fallow without being considered abandoned:
 - *19.600.110(B)(4): The purposeful suspension of agricultural activities in order to allow land to lay fallow shall not constitute an abandonment of agricultural activities.*





How does draft SMP regulate fallowing and abandonment?

- State definition also includes fallowing/dormancy in definition of agriculture (WAC 173-26-020). County's draft SMP adopts this definition by reference.
- WAC 173-26-020: "Agricultural activities" means agricultural uses and practices including, but not limited to: Producing, breeding, or increasing agricultural products; rotating and changing agricultural crops; **allowing land used for agricultural activities to lie fallow in which it is plowed and tilled but left unseeded; allowing land used for agricultural activities to lie dormant as a result of adverse agricultural market conditions; allowing land used for agricultural activities to lie dormant because the land is enrolled in a local, state, or federal conservation program, or the land is subject to a conservation easement; conducting agricultural operations.....**





Questions/Discussion

- Abandonment of agricultural activities
- Development standards for new agricultural activities
- Discussion of Substantial Development Permit exemptions in draft SMP

