

MLA04-26 Exhibit B: proposed UDC amendments with environmental and planning analysis

Row #	UDC Section #	Existing UDC Wording	Proposed UDC Wording (underlined)	SEPA Analysis See last page for non-project checklist supplement Questions # 1-7	Agricultural Lands Committee Staff Comments
1	1.4.2 Table 1-1	Establishment of Land Use Districts and Official Maps 2. Official Maps Table 1-1 Resource Lands Agriculture Resource Lands AG-20 Commercial Agriculture AG-5 Local Agriculture	Establishment of Land Use Districts and Official Maps 2. Official Maps Table 1-1 Resource Lands Agriculture Resource Lands <u>AP-20 Prime Agricultural Land</u> <u>AL-20 Agricultural Land of Local Importance</u>	Questions 1-7 No effect—name change only	Name change to be consistent with amendments made to the Comprehensive Plan.
2	2.3	Definitions Agricultural Resource Lands Lands that are primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animals products or of berries, grain, hay, straw, turf, seed livestock or Christmas trees not subject to the excise tax imposed by RCW 84.33.100-140 and have long-term commercial significance for agricultural production (RCW 36.70A.030(2)). Agricultural Resource Lands is also a land-use designation (AG) in the <i>Comprehensive Plan</i>	Definitions Agricultural Resource Lands Lands that are primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animals products or of berries, grain, hay, straw, turf, seed or Christmas trees not subject to the excise tax imposed by RCW 84.33.100-140, <u>finfish in upland hatcheries</u> , or livestock and have long-term commercial significance for agricultural production (RCW 36.70A.030(2)). Agricultural Resource Lands is also a land-use designation in the <i>Comprehensive Plan</i>	Questions 1-7 No effect, brings into compliance with state law.	This wording change reflects a change in state law regarding the definition of Agriculture Resource Lands.

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3	2.3	Definitions Agricultural Land of Local Significance Lane in addition to designated Class I or Class II farmlands that is of local importance for the production of food, fiber, forage or oilseed crops. Generally, additional farmlands of local importance include those that are nearly prime farmland and that economically produce high yields of crops when treated or managed according to acceptable farming methods. Such farmlands may include areas of commercial aquaculture	Definitions Agricultural Land of Local Importance Land in addition to <u>Prime Agricultural Land</u> that is of local importance for the production of food, fiber, forage or oilseed crops. Generally, additional farmlands of local importance include those that are nearly prime farmland and that economically produce high yields of crops when treated or managed according to acceptable farming methods. Such farmlands may include areas of commercial aquaculture	Questions 1-7 No effect, name change only	Name change to be consistent with Comprehensive Plan amendments
4	3.1.3.a (1)	Land Use Districts 3. Resource Lands a. Agricultural Resource Lands (1) Commercial Agriculture (AG-20) The Commercial Agricultural District is to protect and preserve areas of prime agricultural soils for the continued production of commercial crops, livestock, or other agricultural products requiring large tracts of agricultural land. It is intended to preserve the open space character of the area and thereby protect the business and life-style associated with commercial agriculture and upland-associated aquaculture.	Land Use Districts 3. Resource Lands a. Agricultural Resource Lands (1) <u>Prime Agricultural Lands (AP-20)</u> The purpose of the <u>Prime Agricultural Lands</u> District is to protect and preserve areas of prime agricultural soils for the continued production of commercial crops, livestock, or other agricultural products requiring <u>relatively</u> large tracts of agricultural land. <u>It is intended to preserve and protect the land, environment, economy and lifestyle of agriculture in Jefferson County. These lands must be protected as "Agricultural Lands of Long-Term Commercial Significance."</u>	Questions 1-7 No significant adverse effect, brings into closer compliance with GMA	Name change to be consistent with Comprehensive Plan amendments plus addition of word, "relatively" to reflect size of land in relation to Jefferson County's agricultural land area. The remaining wording is to emphasize preservation of agricultural land for its <u>economic</u> function rather than just as an open space amenity.
5	3.1.3.a (2)	Land Use Districts 3. Resource Lands a. Agricultural Resource Lands (AG) (2) Local Agriculture (AG-5). The Local Agriculture District is to protect and preserve areas of locally important	Land Use Districts 3. Resource Lands a. Agricultural Resource Lands (2) <u>Agriculture of Local Importance (AL - 20)</u> . The purpose of the <u>Agricultural Lands of Local Importance</u> District is to protect and	Same as above	Name change and change of wording to more closely apply to land in Jefferson County.

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		agricultural lands for the production of crops or other agricultural products requiring smaller tracts of agricultural land. It is intended to preserve areas meeting the requirements of “agricultural lands of local significance” criteria as defined in the Comprehensive Plan, including upland-associated aquaculture.	<u>preserve parcels of land which, while not necessarily consisting of prime agriculture soil or relatively large acreage, are still considered important to the local agricultural economy, lifestyle and environment. As such they deserve protection as “Agricultural Lands of Long -Term Commercial Significance.”</u>		
6	3.3.3	Development Permits and Resource Lands Development permit approvals for the use of lands adjacent to lands designated as AG for Resource Lands or lands with a Mineral Resource Land (MRL) Overlay designation, may be conditioned to ensure that the use of such lands shall not interfere with the continued use in the accustomed manner and in accordance with best management practices of those lands designated for resource purposes.	Development Permits and Resource Lands Development permit approvals for the use of lands adjacent to lands designated as <u>Prime Agricultural Land or Agricultural Land of Local Importance</u> , for Resource Lands or lands with a Mineral Resource Land (MRL) Overlay designation, <u>shall</u> be conditioned to ensure that the use of such lands shall not interfere with the continued use in the accustomed manner and in accordance with best management practices of those lands designated for resource purposes.	Same as above	Name change and change from word, “may” to word, “shall” to make conditioning to protect Ag resource lands mandatory.
7	3.5.2.a	Rural and Resource Districts – Special Provisions 2. Agricultural Resource Districts a. Residential Density. No land designated as Commercial Agriculture (AG-20) shall be subdivided or developed such that its residential density exceeds one unit per twenty (20) acres, when the property owner elects not to use the cluster subdivision option provided in Section 3.5.2(c), below. Lands designated as Local Agriculture (AG-5) shall have a	Rural and Resource Districts – Special Provisions 2. Agricultural Resource Districts a. Residential Density. No land designated as Agriculture shall be subdivided such that its residential density exceeds one unit per twenty (20) acres, when the property owner elects not to use the cluster subdivision option provided in Section 3.5.2(c), below	Same as above	Name change and simplification of wording to reflect that the allowable density in both agricultural districts is one dwelling unit per 20 acres.

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		maximum residential density of one dwelling unit per parcel or one dwelling unit per twenty (20) acres, whichever is greater.			
8	3.5.2.b	<p>Rural and Resource Districts – Special Provisions</p> <p>b. Setback Requirements for Adjacent Development. The standard setback for a dwelling unit constructed on a parcel that lies immediately adjacent to a parcel designated as Commercial Agriculture (AG-20) shall be seventy -five (75) feet from the legal property line. The standard setback for a dwelling unit constructed on a parcel that lies immediately adjacent to a parcel designated as Local Agriculture (AG-5) land shall be thirty-five (35) feet from the legal property line. These setback requirements shall be strictly adhered to with the following exception: Where a parcel lying immediately adjacent to designated agricultural land has been created prior to adoption of this Code, the residential setback may be reduced when a written waiver is obtained from the owner of the designated agricultural land. If a waiver is granted, the final residential setback shall not be less than that provided by the underlying zoning setback.</p>	(Section deleted)	Questions 1-7 No significant change	This removes the additional setback requirements for land adjacent to Agricultural districts. The Committee felt the 35 and 75-foot setbacks were an unnecessary burden on adjacent landowners in light of the types of agriculture generally practiced in Jefferson County.
9	3.6.9c(1) v	<p>Wetlands</p> <p>c. Exempt Activities (1) Wetlands v. Existing and ongoing agricultural</p>	<p>Wetlands</p> <p>c. Exempt Activities (1) Wetlands v. Existing and ongoing agricultural activities</p>	Question 1-7—The exemptions for agricultural practices have already been addressed in a previous SEPA determination. The details of the proposed changes to section 4.3 will be discussed	This change refers the reader to section 4.3 and to an official memo that will list all the parcels by number that fall under this exemption. The Committee felt this was necessary so that years in the future after other

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		activities on lands enrolled in the Open Space Tax Program as Agricultural Land or on lands designated as Agricultural Lands of Long-Term Commercial Significance on the Comprehensive Plan Land Use Map. For the purpose of this section, existing and ongoing means that agricultural activities have been conducted within the five-year period leading up to the adoption of Ordinance No. 05-0428-03 on April 28 th , 2003.	on lands enrolled in the Open Space Tax Program as Agricultural Land or on lands designated as Agricultural Lands of Long-Term Commercial Significance on the Comprehensive Plan Land Use Map <u>subject to the standards set forth in Section 4.3</u> . For the purpose of this section, existing and ongoing means that agricultural activities have been conducted within the five-year period leading up to the adoption of Ordinance No. 05-0428-03 on April 28 th , 2003. <u>These parcels are listed in Administrative Memo Number (?????)</u>	under that section below.	properties may have been included in the Open Space Tax Program or rezoned to agriculture it will be clear to the public and staff which properties have the exemption and why. A property owner can file this exemption memo with his title to make it clear to future buyers of his land. This memo will be prepared after all the ag rezones are completed.
10	3.6.1.2. a	Planned Rural Residential Developments (PRRDs) 2. Applicability a. This section 3.6.13 shall apply to all permitted uses within all rural residential and agricultural districts (i.e., RR 1:5, RR 1:10, RR 1:20, AG-5, and AG-20) and constitutes an overlay district (i.e., floating zone) over these districts. This Section 3.6.13 may be applied to existing subdivisions and lots of record on which no development has yet occurred, or where adequate vacant land exists within an existing development to meet the criteria contained within this Section 3.6.13.	Planned Rural Residential Developments (PRRDs) 2. Applicability a. This section 3.6.13 shall apply to all permitted uses within all rural residential and agricultural districts (i.e., RR 1:5, RR 1:10, RR 1:20, <u>AP-20 and AL-20</u> , and constitutes an overlay district (i.e., floating zone) over these districts. This Section 3.6.13 may be applied to existing subdivisions and lots of record on which no development has yet occurred, or where adequate vacant land exists within an existing development to meet the criteria contained within this Section 3.6.13.	Questions 1-7 No significant adverse effect, name change only	Name change only
11	3.6.13.3. a	Planned Rural Residential Developments (PRRDs) 3. Minimum and Maximum Land Area – Dwelling Unit Cap and Cluster Cap. a. The minimum land area required for	Planned Rural Residential Developments (PRRDs) 3. Minimum and Maximum Land Area – Dwelling Unit Cap and Cluster Cap. a. The minimum land area required for	Questions 1-7 No significant adverse effect, name change only	This change establishes a gross area for a PRRD that contains some Ag land. It creates a <u>minimum</u> area of 40 acres for land designated Agriculture.

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		PRRD proposals shall be as follows: (1) RR 1:5 and Ag-5 districts – ten (10) gross acres; (2) RR 1:10 district – twenty (20) gross acres; and (3) RR 1:20 and AG-20 districts – forty (40) gross acres	PRRD proposals shall be as follows: (1) RR 1:5 – ten (10) gross acres; (2) RR 1:10 district – twenty (20) gross acres; and (3) RR 1:20 and <u>Agriculture districts (AP-20 and AL-20)</u> – forty (40) gross acres		
12	3.6.13.3.b	Planned Rural Residential Developments (PRRDs) 3. Minimum and Maximum Land Area – Dwelling Unit Cap and Cluster Cap. b. The maximum land area that may be included in a PRRD proposal shall be as follows: (1) RR 1:5 and AG-5 districts – 225 gross acres; (2) RR1: 10 district – 450 gross acres; and (3) RR 1:20 and Ag-20 districts – 900 gross acres	Planned Rural Residential Developments (PRRDs) 3. Minimum and Maximum Land Area – Dwelling Unit Cap and Cluster Cap. b. The maximum land area that may be included in a PRRD proposal shall be as follows: (1) RR 1:5 – 225 gross acres; (2) RR1: 10 district – 450 gross acres; and (3) RR 1:20 and <u>Agriculture districts (AP-20 and AL-20)</u> – 900 gross acres	Same as above	This section is the same as the one above except it establishes a maximum area for a PRRD that contains land designated for Agriculture.
13	3.6.13.5.a	Planned Rural Residential Developments (PRRDs) 5. Agricultural Districts – Reserve Tract Requirements. a. Each PRRD within the Ag-5 and AG-20 districts shall contain a reserve tract(s) comprising at a minimum the following percentage of the proposed PRRD: (1) AG-5 district – seventy-five (75) percent; and (2) Ag-20 district – eighty-five (85) percent	Planned Rural Residential Developments (PRRDs) 5. Agricultural Districts – Reserve Tract Requirements. a. Each PRRD <u>which contains land designated Agricultural</u> shall contain a reserve tract(s) comprising at a minimum the following percentage of the proposed PRRD: <u>(1) Eighty-five (85) percent, with emphasis on preserving Prime Agriculture Land for the practice of agriculture.</u>	Questions 1-3 no significant adverse effect Question 4. Increase protection of prime agricultural soils Questions 5-7 No significant adverse effect	This section insures that the 85% reserve tract feature of a PRRD that includes Agricultural Land will focus on preserving Prime Agricultural Land for the practice of agriculture.

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14	3.6.13.6.a	Planned Rural Residential Developments (PRRDs) 6. Agricultural Districts – Development Setbacks from Reserve Tract(s) a. Dwelling units constructed on PRRD parcels located within the AG-5 district shall be setback a minimum of thirty-five (35) feet from the nearest line of any reserve tract.	(Section deleted)	Questions 1-7 No significant adverse effect	The Committee felt that setbacks from the Agriculture land on the adjoining lots within a PRRD were not necessary in light of the types of agriculture generally practices in Jefferson County.
15	3.6.13.6.b	Planned Rural Residential Developments (PRRDs) 6. Agricultural Districts – Development Setbacks from Reserve Tract(s) b. Dwelling units constructed on PRRD parcels located within the AG-20 district shall be setback a minimum of seventy-five (75) feet from the nearest line of any reserve tract.	(Section deleted)	Questions 1-7 No significant adverse effect	Same as above
16	Table 3-1 Notes 5	Allowable and Prohibited Uses 5. Land Use Districts: AG Agricultural Resource Lands AG-20 Commercial Agriculture AG-5 Local Agriculture	Allowable and Prohibited Uses 5. Land Use Districts: AG Agricultural Resource Lands <u>AP-20 Prime Agricultural Land</u> <u>AL-20 Agricultural Land of Local Importance</u>	Questions 1-7 No significant adverse effect, name change only	Name change only
17	Table 3-1:	Allowable and Prohibited Uses (Column heading - Resource Lands) Agriculture – Commercial and Local	Allowable and Prohibited Uses (Column heading - Resource Lands) Agriculture – <u>Prime</u> and Local	Questions 1-7 No significant adverse effect, name change only	Name change only
18	Table 3-1	(Row under Specific Land Use—Residential Uses—Single Family Housing)	(Row under Specific Land Use—Residential Uses—Single Family Housing) <u>Housing for agricultural labor</u> AG column- <u>See Sec. 4.3</u> (all other columns – <u>No</u>	Questions 1-7 will be addressed under section 4.3	The changes in this section are intended to reflect the changes proposed for section 4.3.

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		<p>Animal Shelters and Kennels, Commercial—Ca</p> <p>Clinics (Medical, Dental, and Vision) & Veterinary Clinics and Hospitals—No</p> <p>Small Equipment Repair, Sales and Rental Services—No</p> <p>Lumber Yards/Building Supply & Materials-No</p> <p>Retail Sales and Service-No</p> <p>Unnamed Commercial Uses-No</p> <p>Feedlots and Stockyards-No</p> <p>Heavy Industrial, Resource-Based-No</p> <p>Light Industrial, Resource Based-No</p> <p>Light Industrial/Manufacturing-No</p> <p>Food or Beverage Bottling and/or Packaging—No</p> <p>Outdoor Storage Yards-No</p> <p>Recycling Center-No</p>	<p>Animal Shelters and Kennels, Commercial—Ca <u>see 4.3</u></p> <p>Clinics (Medical, Dental, and Vision) --No <u>Veterinary Clinics and Hospitals-see 4.3</u></p> <p>Small Equipment Repair, Sales and Rental Services—<u>See 4.3</u></p> <p>Lumber Yards/Building Supply & Materials-<u>See 4.3</u></p> <p>Retail Sales and Service-See 4.3</p> <p>Unnamed Commercial Uses-C Feedlots and Stockyards-See 4.3</p> <p>Heavy Industrial Resource-Based—<u>See 4.3</u></p> <p>Light Industrial Resource Based- <u>See 4.3</u></p> <p>Light Industrial/Manufacturing- <u>see 4.3</u></p> <p>Food or Beverage Bottling and/or Packaging-<u>See 4.3</u></p> <p>Outdoor Storage Yards- <u>See 4.3</u></p> <p>Recycling Center- <u>See 4.3</u></p>		

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		Warehouse/Wholesale Distributing Center-No Unnamed Industrial Use-No Unnamed Essential Public Facilities-No Assembly Facilities-No College or Technical School/Adult Education Facility (not State owned)-No Recycling Collection Facilities-No School, Primary & Secondary-No Animal Preserves and Game Farms-No Campgrounds and Camping Facilities, New-No Campgrounds and Camping Facilities and Small-Scale Resorts; Expansion of Existing Facilities—No Outdoor Commercial Amusement Facilities-No	Warehouse/Wholesale Distributing Center— <u>see 4.3</u> Unnamed Industrial Use— <u>C</u> Unnamed Essential Public Facilities— <u>C</u> Assembly Facilities— <u>see 4.3</u> College or Technical School/ <u>Child or Adult</u> Education Facility (not State owned)— <u>see 4.3</u> Recycling Collection Facilities— <u>see 4.3</u> School, Primary & Secondary— <u>see 4.3</u> <u>Agritourism Activities—see 4.3</u> <u>Dangerous, wild</u> animal Preserves and Game Farms--No <u>Domestic animal and non-dangerous wild animal tourist farms—see 4.3</u> <u>Campgrounds and Camping Facilities, New—see 4.3</u> Campgrounds and Camping Facilities and Small-Scale Resorts; Expansion of Existing Facilities— <u>see 4.3</u> Outdoor Commercial Amusement Facilities— <u>see 4.3</u>		

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		Recreational, Cultural or Religious Conference Center/Retreat Facilities-No Outdoor Recreational Equipment Rental and/or Guide Services—No Rural Restaurant, only when associated with a primary recreational or tourist use—No Rural Recreational Lodging or Cabins for Transient Rental—No Unnamed Small Scale Recreation and Tourist Uses—No Agricultural Processing-Heavy—No Agricultural Uses & Activities-Yes Aquatic Plant and Animal Process and Storage—No Lumber Mills and Associated Forestry Processing Activities and Uses-No	Recreational, Cultural or Religious Conference Center/Retreat Facilities- <u>see 4.3</u> Outdoor Recreational Equipment Rental –No <u>Guide Services-see 4.3</u> Rural Restaurant, only when associated with a primary recreational or tourist use— <u>see 4.3</u> Rural Recreational Lodging or Cabins for Transient Rental— <u>see 4.3</u> Unnamed Small Scale Recreation and Tourist Uses- <u>C</u> Agricultural Processing-Heavy— <u>See 4.3</u> <u>Agricultural Processing-Light—see 4.3</u> Agricultural Uses & Activities-see 4.3 Aquatic Plant and Animal Process and Storage- <u>see 4.3</u> Lumber Mills and Associated Forestry Processing Activities and Uses— <u>see 4.3</u>		
19	Section 4	Section 4 Performance and Use-Specific Standards 4.3 Agricultural Activities, Best Management Practices for Water Quality. [Reserved]	Section 4 Performance and Use-Specific Standards 4.3 Agricultural Activities	Questions 1-7 No significant adverse effect. This section of the Unified Development Code will not be used to address Aquaculture, Best Management Practices or Water Quality.	

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	4.3		<p><u>1. In the interest of clearly supporting the full range of activities that sustain agricultural activities, the following agricultural practices are permitted as a matter of right and are exempt from a Jefferson County Department of Community Development approval process on all parcels designated as Agricultural Lands provided they conform to all applicable provisions of this section and other county, state and federal regulations and provided all necessary parking shall be contained on-site in a location which does not encroach on environmentally sensitive areas and their buffer zones:</u></p> <p><u>a. Land preparation for agricultural purposes, such as clearing, grading, contouring, ditching, fencing, plowing, tilling, planting, cultivating, fertilizing, weed, pest and disease control, spraying, pruning, trimming, harvesting, composting and non-hazardous, biodegradable recycling; except that clearing forested land must comply with section 4.16 and section 6.7;</u></p> <p><u>b. Processing and packing agricultural products including but not limited to prepared foods, cheese, wine, decorative materials, compost, etc., including cooperative processing and packing involving</u></p>	<p>Questions 1-7 No significant adverse effect. This section merely makes it clear that the normal practices defined as agricultural activities do not need a permit from the Jefferson County Department of Community development except for certain types of forest clearing.</p> <p>Same as above</p>	<p>This makes it clear that a permit is not required for the activities of this section but the provisions of the UDC such as critical areas, setbacks, etc., must be observed and that all parking generated by activities on Ag land must be contained on the Ag property. If these requirements were not met and a complaint was lodged with the DCD, the requirements could be imposed with the enforcement provisions of Section 10 of the UDC.</p> <p>The words added to his section of the definition of Ag activities to make it more explicit are “composting and non-hazardous, biodegradable recycling.” This was added to make it clear that composting and biodegradable recycling including selling the compost is permitted as “a matter of right” because it is a normal function of farming.</p> <p>This section makes it clear that clearing for farming must fall under forestry rules when the amount of clearing falls under the requirements of 4.16 “Conversion of Land to Non-Forestry Use, other Class IV General Forest Practices, and Conversion Option Harvest Plans.”</p> <p>This section expands on the simple words, “processing and packing” in the definition of agricultural activities by making certain activities more explicitly included</p>

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			<p><u>more than one local farmer;</u> <u>c. Retail and wholesale sales of agricultural products from existing or new farm stands and farm buildings including cooperative sales involving more than one local farmers subject to the provision that at least 50% of the square footage of the under-cover, retail display area is comprised of products from the farm on which the stand is located or from land owned by the owner of the stand. Products that primarily supply local agricultural activities may be sold as an accessory function of the farm on which it is located regardless of the source of the product or the display area used. Examples that are illustrative are sale of hay from Western Washington or sale of specialized feed or products for livestock.</u> <u>d. Construction of farm and stock ponds, irrigation ditches and systems subject to the following provisions:</u> <u>(1) Construction or expansion of ponds or irrigation ditches in wetlands and their buffer zones is subject to the provisions of section 3.6.9.</u> <u>(2) Construction or expansion of farm ponds, and irrigation ditches on commercial farmland</u></p>	<p>Same as above</p> <p>Questions 1-7 No significant effect. This merely reflects the rules currently in place in the Jefferson County UDC.</p>	<p>This section is an expansion of the term, “sales” in the definition of agricultural activities. It addresses the conditions under which <u>retail</u> sales may be conducted on land designated Ag. It is important to allow retail selling while at the same time differentiating sales of a farmer’s own products on his land from the seasonal roadside sales of products on other land. It is also important to establish the limits within which farm retail sales must operate to differentiate it from general commercial sales such as a grocery or feed store.</p> <p>There is no change or addition to the language in the definition of Ag activities regarding ponds and ditches. We added section (1) and (2) to give clear reference to the sections of the UDC that must be addressed by a farmer to construct a pond in a wetland or outside of a wetland. Ponds and irrigation ditches are very important to farming and the rules governing them are not easy to locate.</p>

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			<p><u>outside of environmentally sensitive areas is not subject to UDC Section 6.7 Stormwater Management Standards, pursuant to the commercial agriculture exemption at 6.7.2.</u></p> <p><u>e. Livestock management including breeding, birthing, feeding, care, processing and sales of animals and animal products, birds, honey bees, fish and shellfish subject to the following limitations:</u></p> <p><u>(1) Feedlots for cattle, sheep, goats or swine may not exceed 150 animals confined at one time</u></p> <p><u>(2) Feedlots must lie outside of all environmentally sensitive areas and their buffers and must comply with best management practices as set forth by county, state and federal laws.</u></p> <p><u>(3) Facilities for breeding and raising dogs must be incidental and accessory to the principal farm activities.</u></p> <p><u>e. Repair, maintenance and incidental construction of equipment, structures, or machinery used to perform agricultural or husbandry operations subject to the following provisions</u></p> <p><u>(1) Repair, maintenance and incidental construction done for</u></p>	<p>Questions 1-7 No significant effect. This section merely makes it clear that the normal practices defined as agricultural activities do not need a permit from the Jefferson County Department of Community Development.</p> <p>Same as above</p>	<p>The only word added to the Ag definition to make it more explicit is “processing.” Processing livestock is highly regulated by local health, and by state and federal regulations. Once met, Ag land is the best place for it.</p> <p>Section (1) allows small-scale feedlots. It seemed to the Ag Committee that it is hard to raise livestock without some form of feedlot being permitted. The exact number and type of animals to be included is open to discussion. This idea is to prohibit overly large feedlots and to avoid environmental damage.</p> <p>Section (3) is to permit the common practice of breeding a small number of herding and other types of working dogs for sale without triggering the Commercial Kennel section of the UDC.</p> <p>This section did not change or add to the terms used in the definition of Ag activities. It adds subsections (1) to explicitly allow the common farming practice of repairing and constructing farm machinery and parts for other farmers without needing a cottage industry permit and</p>

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			<p><u>commercial purposes i.e., for profit, must be limited to agricultural equipment and</u> <u>(2) Storage of vehicles, equipment, materials or products that is not related to agriculture must meet the requirements of section 4.28.</u> <u>g. Agritourism activities, which are those agricultural activities designed to bring the public to the farm on a temporary or continuous basis, such as U-Pick farm sales, retail sales of farm products, farm mazes, pumpkin patch sales, farm animal viewing and petting, wagon rides, farm tours, horticultural nurseries and associated display gardens, cider pressing, wine or cheese tasting, etc., subject to the following provisions:</u> <u>(1) All activities must be closely related to normal agricultural activities. Activities which simply adopt an agricultural theme or setting but which are not otherwise a normal extension of agricultural activities are not permitted as a matter of right however they may be considered under section 4.35 Small Scale Recreation and Tourist Uses.</u></p>	<p>Same as above</p>	<p>(2) makes it clear that storage of non-farm equipment for commercial purposes is subject to the usual UDC requirements.</p> <p>This section adds the concept of “Agritourism” to the definition of Ag. activities. Farmers have practiced Agritourism for many years but in modern times the term has been invented and the practice has grown and become more economically important, especially to small farms. This section makes it clear that this is a normal activity of farming to be permitted as a “matter of right” within the limit set forth in section (1).</p>

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			<p><u>The following list of uses not permitted as a matter of right is illustrative but not exhaustive: mechanical rides such as Ferris wheels and carousels, arcade type games and activities, dance halls, stage performances, drinking establishments that serve liquor which is not wine produced on site, fireworks, sporting events, caged, wild animals exhibits, etc.</u></p> <p><u>(2) Temporary events that are not related to agriculture are regulated by section 4.3.8.</u></p> <p><u>h. Classes and schools for six or more students with curriculum directly related to agriculture subject to the following provisions:</u></p> <p><u>(1) The classes must not exceed four weeks in length for any single course of instruction. Classes and schools which exceed two weeks must meet the provisions of section 4.3.8</u></p> <p><u>(2) If students are regularly housed on site for the class or school, the provisions of section 4.21 for hospitality establishments shall apply.</u></p> <p><u>(3) The classes or school is clearly accessory to the primary function of the farm</u></p> <p><u>(4) Classes and schools which</u></p>	Same as above	<p>Section (2) makes it clear that temporary events not related to agriculture but held on Ag land such as weddings, garage sales, etc., are regulated under another section.</p> <p>Section h is added to the definition of Agricultural Activities so that the common practice of holding short, small-scale teaching workshops in things such as organic gardening practices, animal husbandry, driving school for draft horses, etc., are allowed “as a matter of right” as long as they stay within the scope and scale set forth in sections 1-4 below. Larger or longer teaching activities would need to be regulated by permits.</p>

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			<p><u>exceed two weeks must meet the provisions of section 6.3</u></p> <p><u>j. Industrial activity normally part of agriculture and directly associated with the agricultural activity conducted on the parcel on which it is located, subject to the provisions:</u></p> <p><u>(1) If hazardous materials are involved or stored or if emissions or effluent which may be hazardous to the environment is involved the Administrator shall determine the type of permit review that will be required</u></p> <p><u>(2) Harvesting, sawing, processing, assembling and selling lumber is limited to timber from the agriculturally designated property on which the activity is located</u></p> <p><u>2. Agricultural activities that exceed or lie outside of the terms and limitations set forth in section 4.3 are subject to a determination by the Administrator as to the permit procedure that will be required in accordance with section 8.</u></p> <p><u>3. All farming uses and practices must adhere to the standards for protection of streams, wetlands, and their buffers as set forth in sections 3.6.8 and 3.6.9 except those parcels identified in the Department of Community Development</u></p>	<p>Same as above</p> <p>Questions 1-7 will be addressed under the specific sections below</p> <p>Questions 1-7 No significant adverse effect. The exemptions were addressed in a previous SEPA determination</p>	<p>Section j is added to the definition of Agricultural Activities to make it clear that some practices that are common to normal farming practices such as assembling products from resource materials from the farm are permitted “as a matter of right” subject to the limitations of safety and environmental protection and subject to the limitation that processing of trees be limited to trees from the Ag Land.</p> <p>Section 2 puts the Administrator in charge of making a determination about what permit procedures will be required for activities that fall outside of the limitations set in the section above.</p> <p>Section 3 makes it clear that critical areas regulations apply in all cases subject to the exemptions regarding buffer zones</p> <p>It also makes it clear that the Ag exemptions in the buffer zones only applies to existing and ongoing ag</p>

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			<p><u>Administrative Memo dated (date to be added later) which are exempted from standard stream and wetland buffer requirements. Only existing and ongoing agricultural practices are exempted. The exemption does not cover new buildings, or parking areas or other similar new activities. Only activities such as grazing livestock or cultivating crops are considered ongoing agricultural activities.</u></p> <p><u>4. Agricultural activity which lies within the jurisdiction of the Jefferson County Shoreline Master Program must comply with the provisions of that program.</u></p> <p><u>5. In the interest of supporting and sustaining agricultural activities the following accessory, non agricultural uses are considered discretionary uses by the Administrator which may be permitted in an agricultural district provided they are located, designed and operated so as not to interfere with natural resource land uses and are accessory to the growing of crops or raising of animals subject to the following provisions:</u></p> <p><u>a. Permanent and/or seasonal farm worker housing in addition to an accessory dwelling unit provided that:</u></p> <p><u>(1) The housing is used exclusively for agricultural workers on the farm and their</u></p>	<p>Questions 1-7 No significant effect. This merely references an existing Jefferson County regulatory document.</p> <p>Questions 1, 2 & 3 There will be an increase of discharges and noise for every unit of temporary agricultural worker housing created. The overall increase is insignificant since there is very little agriculture in Jefferson County that is of a size and scale likely to utilize farm worker housing.</p> <p>Question 4. The housing will be in support of</p>	<p>practices such as cultivating crops or grazing animals.</p> <p>Section 4 makes it clear that the Shoreline Master Program rules apply to Ag land within the Shoreline jurisdiction.</p> <p>Section 5 deals with those practices which lie outside of the definition of Agricultural activities but which are a necessary and desirable accessory use to farming. These activities fit the “D” (Discretionary) category on the “Allowable and Permitted Uses” table. This means that they are subject to a determination by the Administrator as to the type of permit that will be required based on the type and scale of the activity proposed, i.e., Conditional Use with or without public notice and public hearing.</p> <p>Section a. deals with temporary housing for agricultural workers. To be successful, certain types of agriculture must be able to bring in an adequately sized labor force for periods of intense work. These workers must be housed on the farm. This section allows a farmer to develop this specialized type of housing (in addition to the accessory building he is already permitted) under strict conditions. The Committee felt</p>

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			<p><u>families or members of the family of the farm owner with at least one member of each household actively working on the farm; and</u> <u>(2) The housing for farm labor is not sold, leased or rented to the general public unless the owner applies for and receives a permit for an agriculture related recreational use as specified in section 4.35; and</u> <u>(3) The farm worker housing units are constructed in such a manner that they meet all applicable regulations for dwelling units for agricultural worker housing; and</u> <u>(4) A covenant is recorded with the title of the parcel on which the housing is located in a form satisfactory to the County that specifies that the units are exclusively for use by farm laborers and their families employed on the property by the owner. The use of the farm labor dwelling units may be converted to non- agricultural uses and the covenant removed subject to approval by the Administrator; and</u> <u>(5) The accommodations shall not require the extension of</u></p>	<p>sustaining the economy of Agricultural Resource Lands. Question 5,6 & 7. There will be a slight increase for each dwelling unit created, however, it is considered insignificant because of the small scale of agricultural activities in Jefferson County.</p>	<p>this was an important accessory activity, however, they also felt it must be closely controlled to prevent it from just becoming general purpose rental units which would be contrary to the intent of the GMA.</p> <p>Section (2) allows the owner of the farm labor housing units to seek permission to convert them to another use in the event the nature of the farm changes.</p> <p>Section (3) flags the fact that special regulations apply to this type of housing.</p> <p>Section (4) is intended to protect a future buyer of a farm that may no longer in production. The buyer should know at the time he received his title report (prior to closing the sale) that there are restrictions on the use of the cabins on the property which may affect his decision on buying.</p> <p>Section (5) makes it clear that this type of housing construction should not run contrary to the intent of the GMA with regard to extension of sewer lines.</p>

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			<p><u>public sewer services.</u></p> <p><u>b. Agricultural Schools which offer a program that lasts for more than 30 days per year per student and which may be the primary function of the land subject to the following provisions:</u></p> <p><u>(1) The predominant focus of the curriculum and activities of the school is closely tied to and dependent upon agricultural activities and facilities on the farm. If the school has a conventional curriculum and is merely utilizing an agrarian setting it does not qualify for location on land designated agricultural.</u></p> <p><u>(2) Agricultural schools under this section which also house students and/or faculty for the duration of the course of study must meet the requirements of section 8.8 for a Conditional Use Permit.</u></p> <p><u>(3) Buildings and parking facilities used for the school are not located on prime agricultural soils.</u></p> <p><u>c. Veterinary Clinics or hospitals which have at least a portion of their business serving large domestic animals necessitating holding pens, paddocks etc. Veterinary clinics and hospitals that do not include an on-site, large animal practice are not permitted in an agriculture district.</u></p>	<p>Question 1-7 No significant effect,</p> <p>Questions 1-7 No Significant Adverse effect. The school buildings will create increased adverse impacts however, agricultural schools are a very small niche market and very few are anticipated to be developed in Jefferson County on land designated Agricultural, making the overall adverse impact negligible.</p> <p>Questions 1-7 No significant effect. This activity would not have an impact on the environment that is any different or more intense than normal</p>	<p>Section b addresses the rare but desirable practice of establishing a formal school which is built around farming activities as either: (1) a vehicle for assisting learning such as farm schools for handicapped persons or (2) as a means of teaching farming practices such as organic farming apprentice schools or (3) a means of structuring general learning experiences around the principles of nature and disciplines of farm work.</p> <p>The principles of the GMA are preserved by requiring that the school's curriculum be tied to and dependent upon farming and that all buildings and parking be located away from prime agricultural soils.</p> <p>Section c. makes provision for veterinarian practices that serve livestock and which therefore need to be located where pastures and paddocks are convenient.</p>

Row #	UDC Section #	Existing UDC Wording	Proposed UDC Wording (underlined)	SEPA Analysis See last page for non-project checklist supplement Questions # 1-7	Agricultural Lands Committee Staff Comments
			<p><u>d. Farm restaurant when it is a component of the agritourism activities of a farm subject to the restrictions set forth in section 4.35 (10);</u> <u>e. Farm campground for fishing or hunting on or near farm property</u> <u>f. Guide services associated with livestock used for trail riding, packing etc.</u> <u>g. Rural Recreational Tourist lodging subject to the provisions of section 4.35</u></p> <p><u>h. Commercial display gardens</u></p>	<p>agricultural activities.</p> <p>Questions 1-7 No significant effect. Agritourism is simply a form of small-scale tourist activity that is already permitted in rural areas.</p> <p>Questions 1-7 No significant effect. This activity has the same effect as normal agricultural activities</p> <p>Questions 1-7 No significant effect. Agritourism is simply a form of small-scale tourist activity that is already permitted in rural areas.</p> <p>Questions 1-7 No significant effect. This activity has the same effect as normal agricultural activities</p>	<p>Section d. acknowledges that agritourism is a form of small-scale tourist and recreation uses and that rural restaurants should be permitted in a manner comparable to what is permitted for the other tourist and recreation locations</p> <p>Section e. Same reasons</p> <p>Section f. acknowledges that many guide services involve pack animals maintained by the guide on a farm.</p> <p>Section g—Same reasons as section d and e above.</p> <p>Section h. Rural display gardens set up primarily to attract paying visitors is a useful accessory to general agriculture.</p>
20	4.8	Assembly Facilities	<p>Assembly Facilities <u>6. Assembly facilities in agricultural districts must be for uses related to the practice of agriculture such as classes and programs regarding raising crops, animals husbandry, etc.</u></p>	<p>Questions 1-7 No significant effect. This activity has the same effect as normal agricultural activities</p>	<p>This clarifies that assembly facilities in Ag districts when used for agricultural purposes are part of the definition of agriculture and therefore “a matter of right.”</p>
21	4.12.1	<p>College or Technical Schools 1. Colleges or technical schools must comply with the Site Standards for Industrial Uses, Section 4.22</p>	<p>College or Technical Schools 1. Colleges or technical schools must comply with the Site Standards for Industrial Uses, Section 4.22 <u>a. Schools in agricultural districts must also meet the requirements set forth in section 4.3.</u></p>	<p>Questions 1-7 No significant adverse impact. This is a very rare type of usage and it is not anticipated that enough agricultural schools will be developed for the relatively minor impacts of their buildings and usage to have a significant negative impact.</p>	<p>This clarifies the special requirements that apply to a college or technical school in an Ag district</p>

Row #	UDC Section #	Existing UDC Wording	Proposed UDC Wording (underlined)	SEPA Analysis See last page for non-project checklist supplement Questions # 1-7	Agricultural Lands Committee Staff Comments
22	4.33	Seasonal Roadside Stands The following standards apply to all seasonal roadside stands	Seasonal Roadside Stands The following standards apply to all seasonal roadside stands <u>which are not located on agriculturally designated property:</u>	Question 1-7 No significant effect. This simply clarifies what this section does <u>not</u> apply to.	This differentiates between a farmer selling his product on his Ag District land from a businessperson setting up a stand to resell product beside the road.
23	4.33.7	Seasonal Roadside Stands	Seasonal Roadside Stand <u>7. Retail sales in an agriculture district are subject to the provisions of section 4.3</u>	Questions 1-7 this is addressed under section 4.3	Same as above
24	4.35.1	Small-Scale Recreation and Tourist Uses 1. Small-scale Recreation and Tourist Uses. Small-scale Recreational and Tourist Uses rely on a rural location and setting and provide opportunities to diversify the economy of rural Jefferson County by utilizing the County's abundant recreational opportunities and scenic and natural amenities in an environmentally sensitive manner consistent with the rural character of the County. Upon approval pursuant tot his Code, these types of uses may be conducted I n the land use districts specified I n Table 3-1 and as provided for in Small-Scale Recreation and Tourist (SRT) overlay districts under UDC 3.6.14. The following list of uses in not intended to be exhaustive, but rather is intended to be illustrative of the types of Small-Scale Recreation or Tourist Uses:	Small-Scale Recreation and Tourist Uses 1. Small-scale Recreation and Tourist Uses. Small-scale Recreational and Tourist Uses rely on a rural location and setting and provide opportunities to diversify the economy of rural Jefferson County by utilizing the County's abundant recreational opportunities and scenic and natural amenities in an environmentally sensitive manner consistent with the rural character of the County. Upon approval pursuant tot his Code, these types of uses may be conducted I n the land use districts specified I n Table 3-1 and as provided for in Small-Scale Recreation and Tourist (SRT) overlay districts under UDC 3.6.14. <u>Agritourism in agriculture districts is regulated in Section 4.3.</u> The following list of uses in not intended to be exhaustive, but rather is intended to be illustrative of the types of Small-Scale Recreation or Tourist Uses:	Questions 1-7 this is addressed under section 4.3	This section clarifies that agritourism practiced on land designated as Ag are regulated under section 4.3 rather than the provisions of this section.

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25	4.35.3.j	Small Scale Recreation and Tourist Uses.	Small Scale Recreation and Tourist Uses (6) <u>would not limit agricultural use of the land or otherwise render prime agricultural soils unsuitable for agricultural uses.</u>	Questions 1-3 No significant effect Question 4. This protects prime agricultural soils from uses which would render them unusable for agricultural uses Question 5-7 No significant effect	This restricts small-scale recreation and tourist uses from limiting agricultural activities on the land or negatively impacting prime agricultural soils.
26	Table 6-1	Density, Dimension and Open Space Standards First Column heading-- Agriculture – Commercial Second Column heading— Agriculture – Local Development Standard—AG 20, AG 5 Maximum Density (DU/Acre)—1/20 and 1/5	Density, Dimension and Open Space Standards First Column heading-- <u>Prime Agriculture</u> Second Column heading— <u>Agricultural Land of Local Importance</u> Development Standard— <u>AP- 20, AL-20</u> Maximum Density (DU:Acre)—1:20	Questions 1-7 No impact. Name change only	Name change only
27	Table 6-2	Minimum Number of Parking Spaces Required for Different Land Uses Agricultural Uses Agricultural uses and activities—None Agricultural process—1 per employee and 1 per 300 square feet of any associated retail sales area Seasonal agricultural produce stands— [Determined by the Administrator]	Minimum Number of Parking Spaces Required for Different Land Uses Agricultural Uses Agricultural uses and activities—None	Question 1-7 No impact.	Removes parking requirements from agricultural processing and farm stands. The general rule of all parking being contained on the farmer's property replaces the requirements.
28	6.13.1	Landscaping/Screening 1. Application. Landscaping or screening shall be provided for all multifamily residential, commercial and industrial land uses, small-scale recreational and tourist uses, and as required in other sections of this Code, except that landscaping will not be required of industrial uses within the Resource-Based Industrial district when the development is sufficiently screened from public view	Landscaping/Screening 1. Application. Landscaping or screening shall be provided for all multifamily residential, commercial and industrial land uses, small-scale recreational and tourist uses, and as required in other sections of this Code, except that landscaping will not be required of industrial uses within the Resource-Based Industrial or <u>Agricultural</u> district when the development is sufficiently screened from public view	Questions 1-7 No impact. This change clarifies that Agricultural districts are included with other Resource Based districts	This amendment adds Agriculture to the resource based industrial land that has special landscaping requirements.

Questions Set Forth in SEPA Rules Section D. Supplemental Sheet for Nonproject Actions

- Question # 1.** How would the proposal be likely to increase discharge to water; emissions to air, production, storage, or release of toxic or hazardous substances; or production of noise?
- Question #2.** How would the proposal be likely to affect plants, animals, fish or marine life?
- Question #3** How would the proposal be likely to deplete energy or natural resources?
- Question #4.** How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains or prime farmlands?
- Question #5.** How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
- Question #6.** How would the proposal be likely to increase demands on transportation or public services and utilities?
- Question #7.** Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.