



JEFFERSON COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT

621 Sheridan Street • Port Townsend • Washington 98368
360/379-4450 • 360/379-4451 Fax
<http://www.co.jefferson.wa.us/commdevelopment>

Memorandum

To: Jefferson County Planning Commission
From: DCD Staff
Date: April 2, 2004
Re: MLA04-26: Staff recommendation for proposed UDC section 4.3
Agricultural Activities and Accessory Uses

RE-WORKED SECTION 4.3

Based on discussion before the Planning Commission at the last meeting and on continued research, staff has developed a recommendation for UDC section 4.3, Agricultural Activities and Accessory Uses. The principal changes, as compared to section 4.3 in the preliminary proposal dated February 4, are the following:

1. Section 4.3 is re-organized into this format (not a complete outline):

1. **Definitions**
2. **Agricultural Activities**
 - a. Where Allowed
 - b. When Exempt from Permit Process
 - (1) Other applicable laws and rules
 - (2) Environmentally sensitive areas
 - (3) Agricultural Best Management Practices
 - (4) Stormwater management
 - (5) Farm ponds and irrigation infrastructure
 - (6) Livestock management
 - (7) Structures
 - (8) Compliance with Shoreline Master Program
3. **Accessory Uses**
 - a. General Provisions
 - b. Where Allowed
 - c. Where Prohibited
 - d. When Exempt from Permit Process
 - (1) General
 - (2) Composting and recycling

- (3) Processing and packing
 - (4) Retail and wholesale sales
 - (5) Farm equipment
 - (6) Agritourism
 - (7) Classes
 - (8) Lumber mills and associated forestry processing activities and uses
- e. When Permit Process is Required
- (1) Proposal exceeds terms or limitations
 - (2) Other accessory uses
 - (i) Permanent and/or seasonal farm worker housing
 - (ii) Agricultural schools
 - (iii) Veterinary clinics or hospitals
 - (iv) Farm restaurant
 - (v) Farm campground
 - (vi) Guide services
 - (vii) Rural recreational tourist lodging
 - (viii) Commercial display gardens
2. Definitions of key terms are added to the section.
 3. Provisions are added for agricultural activities in all land use designations, not just Agricultural Lands.
 4. Provisions are added or embellished for environmentally sensitive areas, agricultural Best Management Practices, stormwater management, farm ponds and irrigation infrastructure, livestock management, and structures.
 5. Reference is made to the basin-by-basin planning process in the environmentally sensitive areas and how this process relates to the “buffer exemption” for existing and ongoing agriculture. Ideas from the draft Chimacum Creek Watershed Agriculture, Fish & Wildlife Habitat Protection Plan are incorporated.
 6. New amendatory language for the GMA is inserted verbatim as “General Provisions” under the Accessory Uses section.
 7. Other general changes that distinguish between practices on Agricultural Lands and elsewhere and refine terms and limitations of accessory uses.

COMPLETING THE PROCESS

Other portions of the preliminary proposal may need to be amended to reflect this updated version of section 4.3 (e.g., Definitions). Staff will present the full staff recommendation to the Planning Commission at the April 7 meeting, where it is hoped that a discussion of both the broader questions (simplicity v. complexity) and the details (“Should it be x or y in this subsection?”) will result in an improved proposal. Please study this proposal and bring your ideas to the next meeting.