

Agricultural Land Development

A Regulatory Primer

- Agricultural (Ag) development and activities in Jefferson County are regulated under JCC 18.20.030.
- JCC 18.20.030 is divided into three (3) main Sections: Definitions, Agricultural Activities and Accessory Uses.
- There are up to four (4) subsections in the following format example:

Main Section	1 st Subsection	2 nd Subsection	3 rd Subsection	4 th Subsection
(1)	(a)	(i)	(B)	(II)

- Agricultural activities are allowed in all land use designations, while Accessory Uses are restricted to Agricultural zoned land – JCC 18.20.030(2)(a).
- There are two types of Ag zoned land – Prime and Local Importance (Comp Plan pages 4-9 & 10). There is no distinction between these two under JCC 18.20.030.
- No Ag zoned land may be subdivided below one (1) dwelling unit (including Accessory Dwelling Unit) per 20 acres per JCC 18.15.145, except for the cluster subdivision options allowed under Planned Rural Residential Developments - JCC 18.15.475.
- There is an important distinction between “existing and ongoing” agriculture and “new” agriculture. Agricultural activities that are existing and on-going may be exempt from the permitting process, while new Ag must meet current code such as Critical Area standards and buffers. New development activities related to agriculture are regulated as new agriculture – JCC 18.20.030(2)(b).
- Subsections exempt from permitting under Ag Activities are:
 - Critical Areas
 - Best Management Practices (not exempt, but expected in exchange for exemption)
 - Stormwater Management
 - Farm Ponds and Irrigation Infrastructure
 - Livestock Management (except feeding slaughtering operations, e.g.)
 - Structures
- In exchange for this exemption, existing and on-going Ag must implement Best Management Practices (BMPs) to protect critical areas – JCC 18.20.030(2)(b)(iii).
- Commercial Ag is allowed and exempt from grading, excavation and stormwater management standards - JCC 18.20.030(2)(b)(iv). This exemption does not apply to the clearing of forest land - JCC 18.20.030(2)(b)(iv)(E).
- Commercial Ag Accessory Uses that may be exempt from permitting are:
 - Compatible commercial or retail Ag products such as storage and refrigeration, value-added Ag products and locally made arts and crafts
 - Composting and recycling when non-hazardous
 - Processing and packaging of Ag products
 - Retail and wholesale

- Farm equipment repair and maintenance
- Agritourism - 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.
- Educational classes
- Lumber mills and associated forestry processing
- Other Accessory Uses allowed and requiring permits are:
 - Permanent and/or seasonal farm worker housing
 - Agricultural schools
 - Veterinary clinics or hospitals
 - Restaurants
 - Campgrounds
 - Guide services
 - Tourist lodging
 - Commercial display gardens
- Recent County approvals:
 - Coast Seafood (aquaculture) - used the Ag building exemption for a new greenhouse to grow algae (Quilcene).
 - Collins Winery – growing grapes is allowed as a matter of right in residential zones – applied for a Cottage Industry permit (equivalent to a Conditional Administrative “C(a)” Use permit) to process the grapes into wine – on-site tasting room offers product for sale (Marrowstone Island).
 - Various temporary roadside stands and Farmer’s Markets (Chimacum, Brinnon)
- Conceptual projects pending:
 - PT Creamery – renovate dairy on existing and on-going agricultural land and construct new cheese making facility, restaurant or bed and breakfast (Chimacum)
 - Vogelzang Abattior (slaughter house) - To develop a small scale, private, non-commercial educational and research-oriented abattoir in which local citizens and guests can learn the old world trade of butchering. This facility would function as a working laboratory, developing and perfecting methods that will re-introduce us to the artisan traditions of our grandparents in a safe, clean and modern facility. The only animals processed would be privately owned. All meat produced would remain under private ownership for their private consumption only. No meat would be sold or bartered. Any fees charged would be for consultative, educational or production services rendered (Chimacum).
 - Taylor Shellfish Hatchery - The shellfish will be grown in structures, either buildings or greenhouses. Some of the shellfish will be imported from Canada and will be cultured under strict quarantine conditions. The hatchery will be located on land. There will be a salt water intake pipeline that will be installed to approximately minus 25 feet MLLW. Educational materials vary by specific site conditions, but will likely be near areas that the public can view different phases of the operation and at the facility entrance (Marrowstone Island).