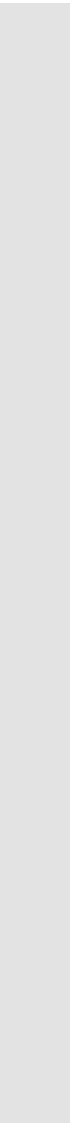
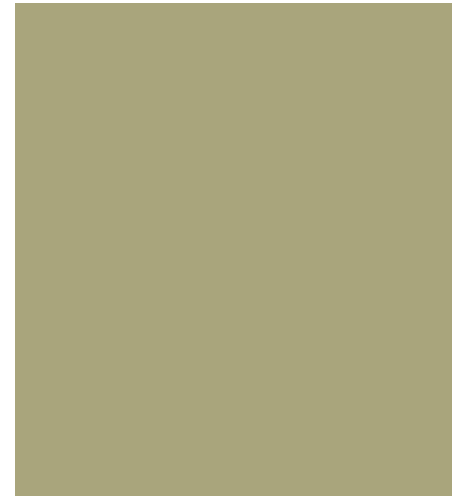
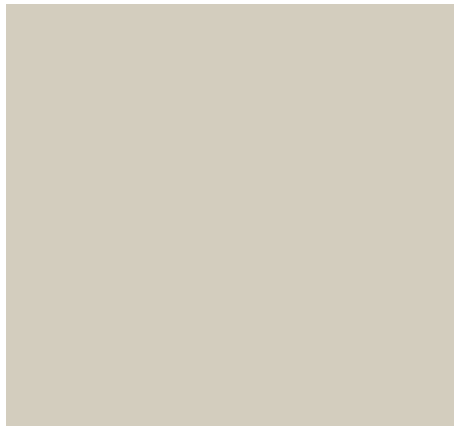
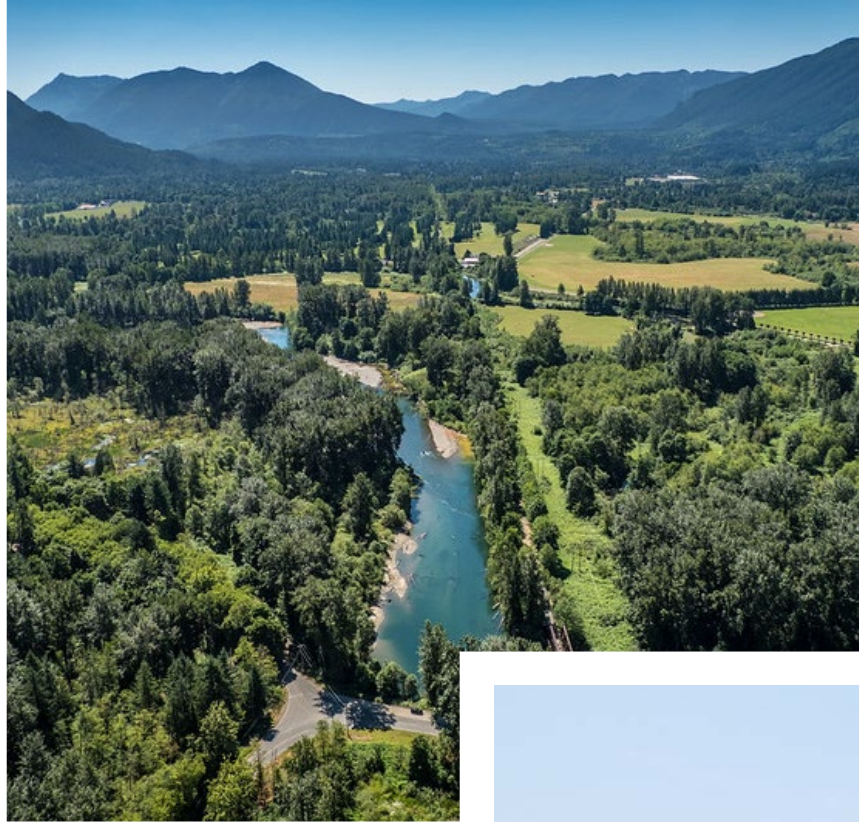


King County Agriculture Program and Farmland Preservation

King County Agriculture Commission
March 9, 2023



Richard Martin

AFI Unit Manager



Land Preservation

Ted Sullivan

Farmland Preservation Program
PBRs/CUT Strategic Planning



Bill Bernstein

PBRs/CUT Program Lead
PBRs Compliance Monitoring



Megan Kim

PBRs Program Management
PBRs Compliance Monitoring



Agriculture Development

Rick Reinlasoder

Livestock Ordinance
BMP Cost Share Program



Patrice Barrentine

Ag Commission Staff Liaison
Strategic Plan Task Force Lead
Economic Development



Eric Beach

Code/Permitting Support
Integrated Drainage Program



Farmland Access

Melissa Borsting

FFF Ag Caucus Liaison
Farmland Program Coordinator



Bee Cha

KC Farmland Manager
Farmer Outreach and Support



Josi West

Parks Forest Stewardship
Private Forest Stewardship



Forestry

Wendy Sammarco

Rural Forest Comm. Liaison
Private Forest Stewardship
Wildfire Risk Reduction



Kathleen Farley Wolf

30-Year Forest Plan
Forest Carbon Project



Paul Fischer

Parks Forest Stewardship
Private Forest Stewardship



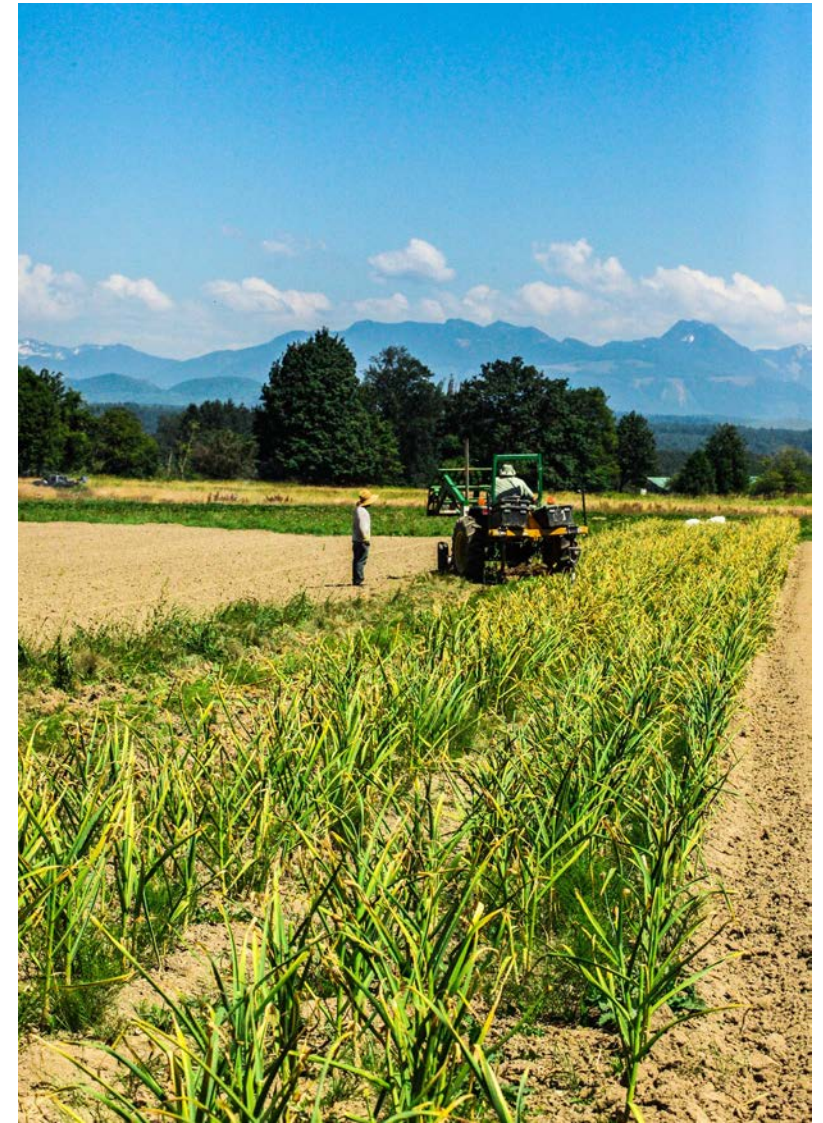
AFI Agriculture Program: Guiding County Initiatives

- Comprehensive Plan
- Local Food Initiative
- Land Conservation Initiative
- Clean Water Healthy Habitat Initiative
- Strategic Climate Action Plan
- Equity and Social Justice Strategic Plan



AFI Agriculture Program

- Economic Development and Land Use
- Land Access
- Balancing Resource Needs
- Farmland Preservation



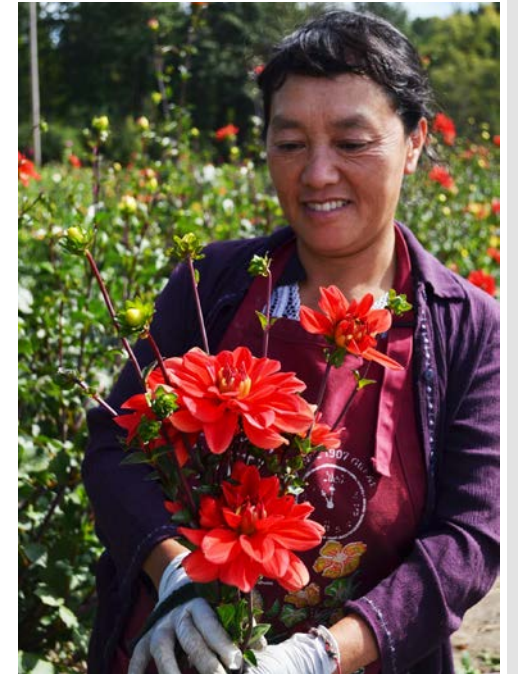
AFI Agriculture Programs: Economic Development and Land Use

- Regulatory/Permitting Assistance
- Farm Management Plans
- Farmers Markets
- Livestock Ordinance and Meat Processing
- BMP Cost-Share
- Integrated Drainage Program
- FFF Agriculture Land Resource Strategic Plan
- FarmKingCounty



AFI Agriculture Programs: Land Access

- Farmland Leasing Program
- Working Farmland Partnership (Farm-to-Farmer)



AFI Agriculture Programs: Balancing Resource Needs

- Agriculture Procedures Committee
- Pre-acquisition consultation
- Decision Memo
- FFF



AFI Programs: Farmland Preservation

- Land Conservation Initiative
- Farmland Preservation Program
 - Transfer of Development Rights
 - Conservation Futures Tax
- Voluntary farmland preservation
 - Current Use Taxation
 - Public Benefit Rating System

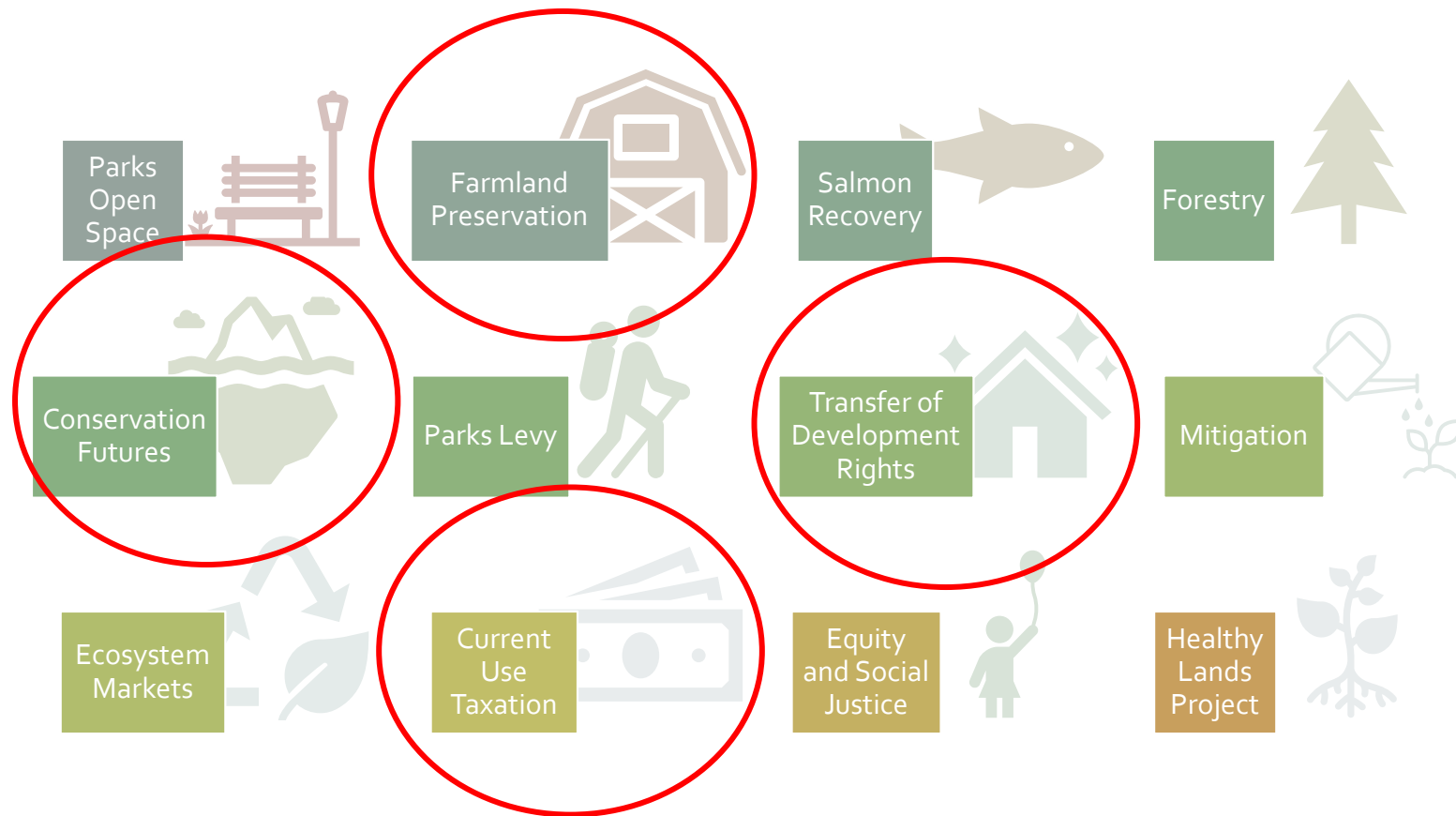


**KING COUNTY
LAND CONSERVATION
INITIATIVE**



Vision: Within the next generation, protect the remaining high conservation value open spaces while ensuring equitable access for all.

LCI: Coordinated strategy to accelerate our work



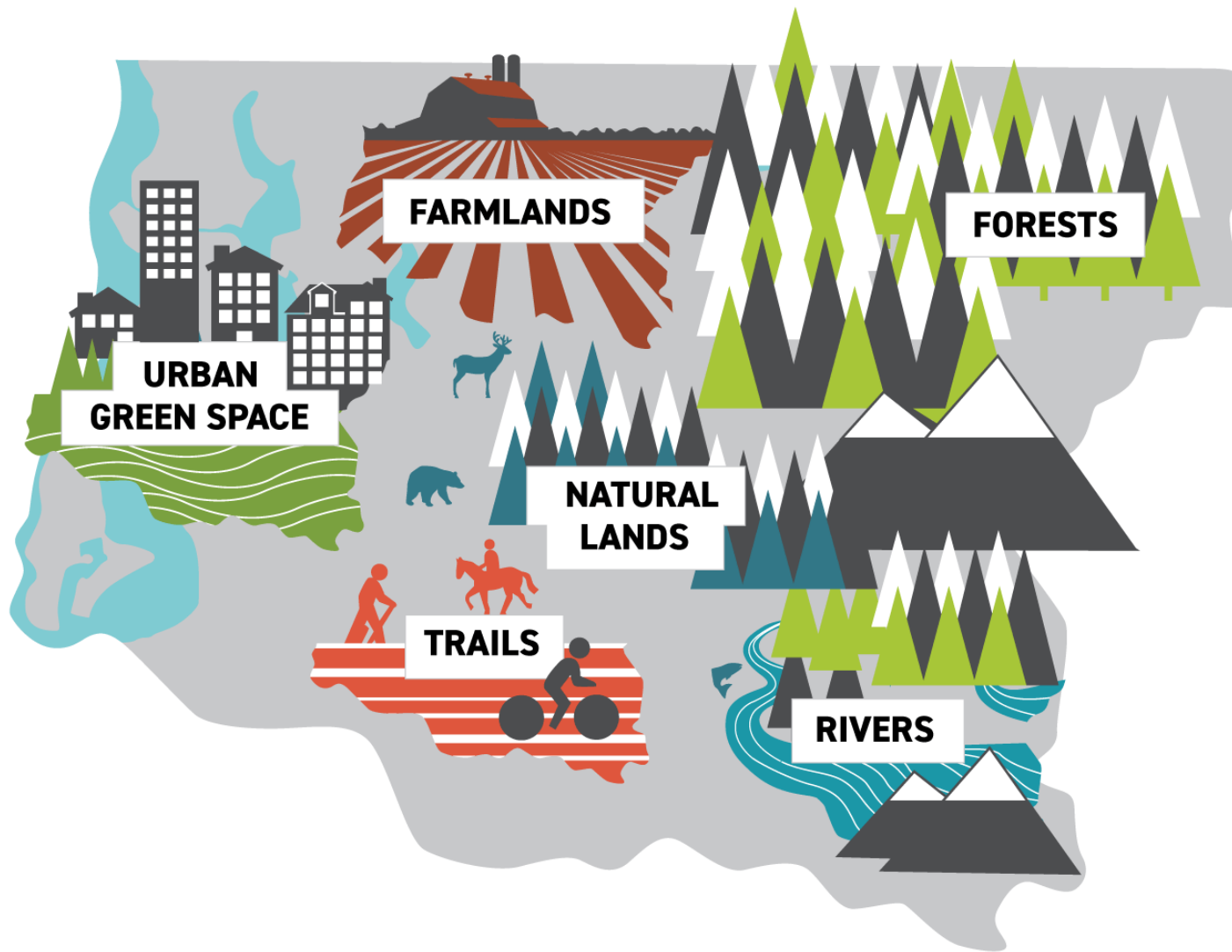
65,000
acres

Tax
incentives
for private
landowners

New
acquisitions by
King County
and/or
partners

20,000
acres

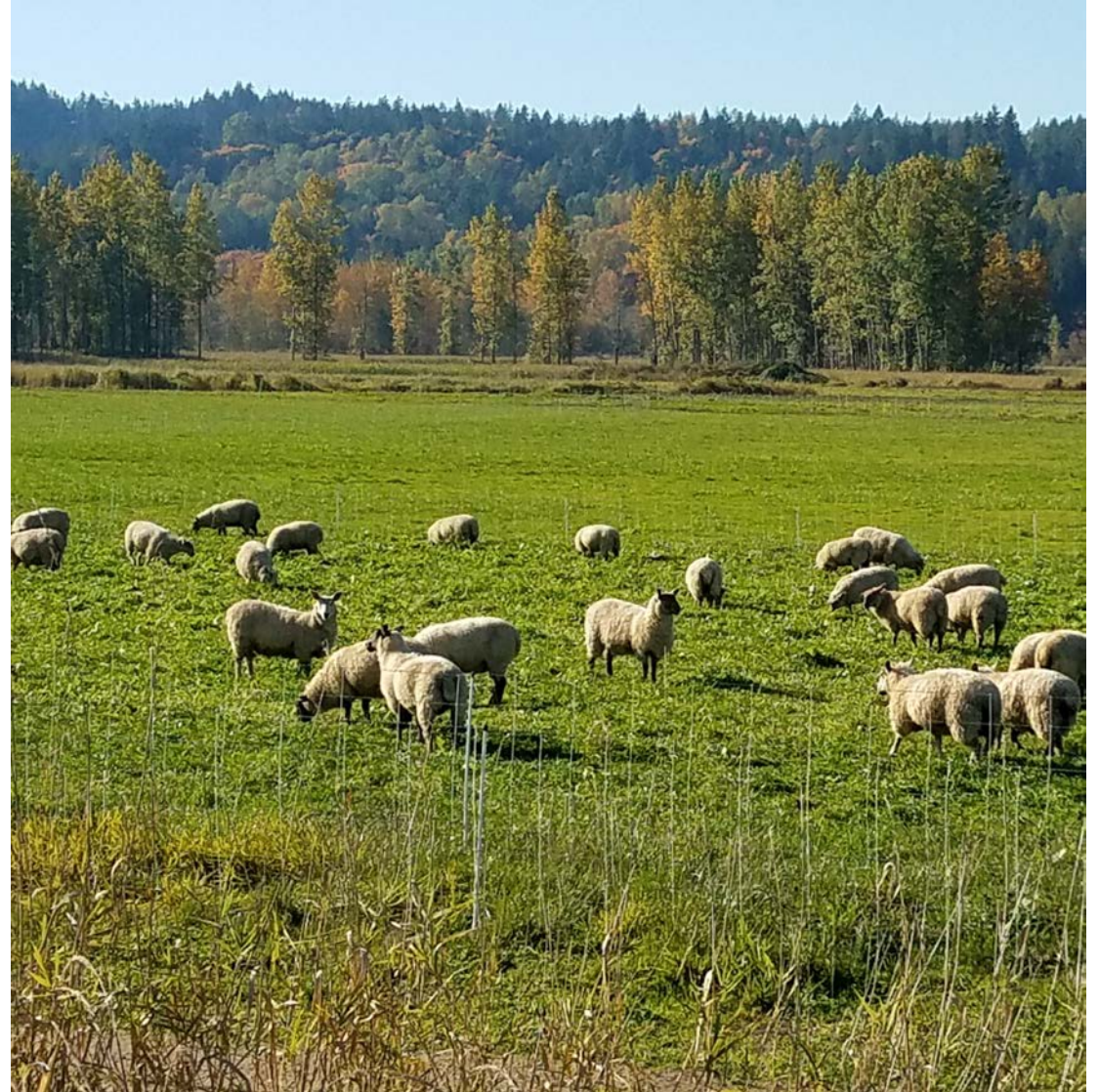
45,000 acres
40%
fee 60%
 easement



Farmland Preservation Program (FPP)

Program Goals

- Preserve farmland and open space
- Meet LCI acquisition targets
- Reduce future resale value
- Achieve multi-benefit objectives
- Ensure easement compliance
- Encourage land farmed for food
- Program benefits distributed equitably



Transfer of Development Rights Program (TDR)



TDR Program Goals

- Permanently protect open space
- Direct new residential and commercial development into Urban Areas, and away from Rural and Resource lands
- Program is voluntary, incentive-based and market-driven



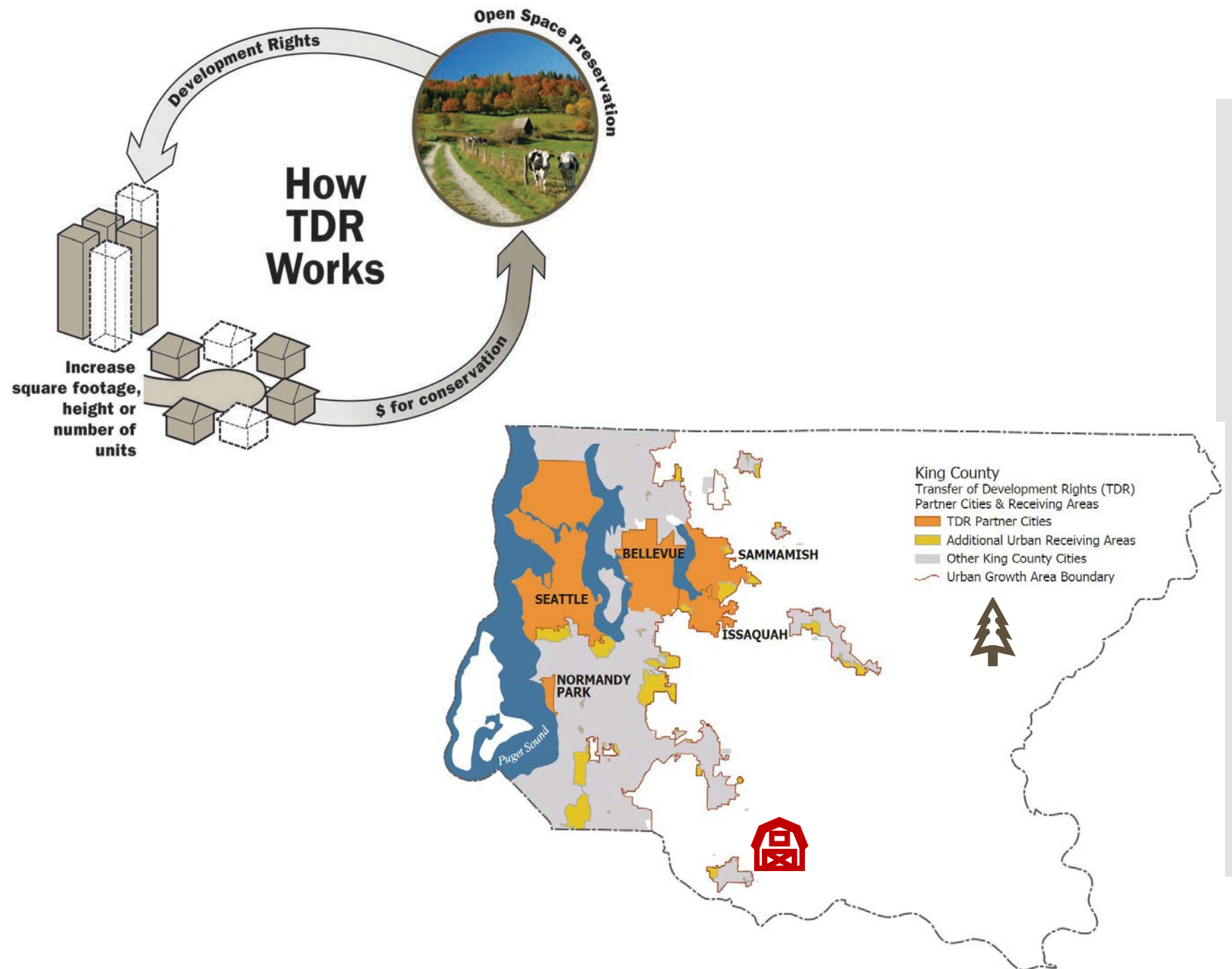
TDR Framework

Sending Sites:

Rural and Resource Zones

Receiving Sites:

Urban Zones



TDR Options

KING COUNTY TDR BANK

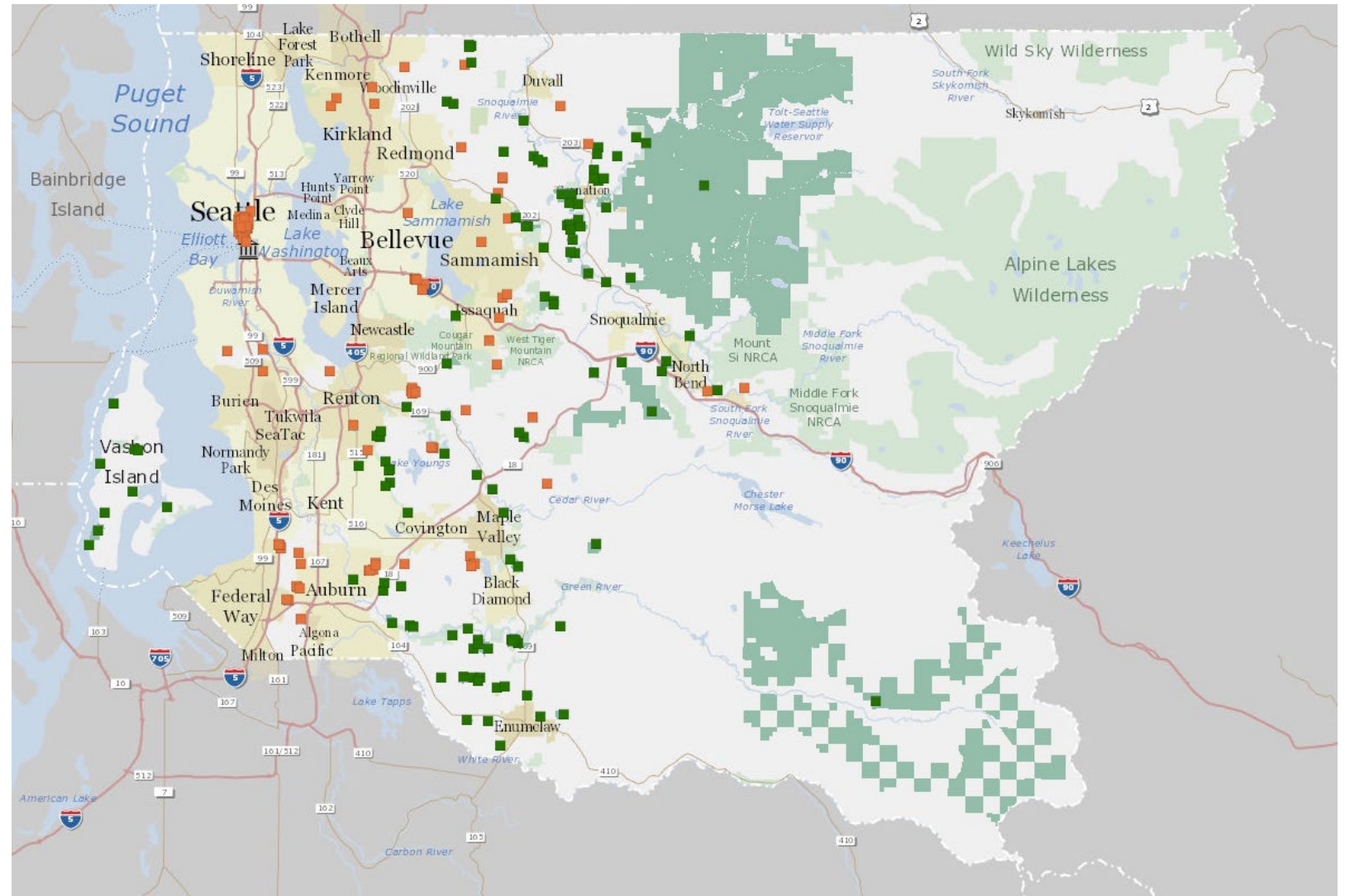
- Purchase development rights based on easement value
- Facilitate markets in cities (KC and Cities adopt ILAs)
- Sell development rights to developers in cities
- Use proceeds to buy more development rights

PRIVATE TDR PROGRAM

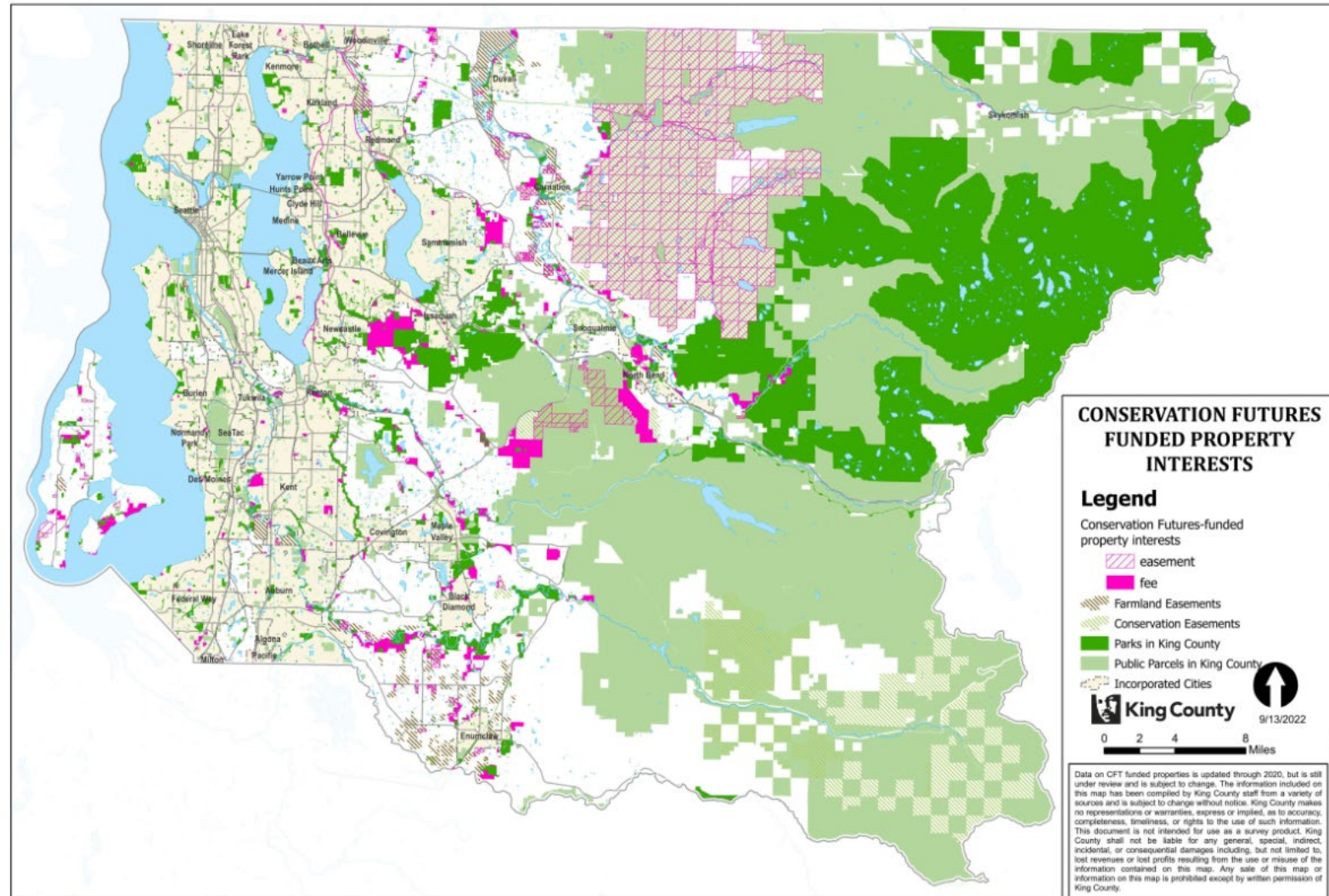
- Landowner voluntarily grants a conservation easement to King County (No \$ is paid for the easement)
- King County “certifies” resulting TDRs in landowner’s name
- King County facilitates transactions and helps match private buyers and sellers.
- Private enrollments typically involve smaller single-family lots

TDR Sites

- 147 Sending Sites
- 126 Receiving Sites
- 146,000 acres preserved



Conservation Futures Tax (CFT)



Current Use Taxation

- Farm and Agriculture
- Public Benefit Rating System



Farm and Agricultural Land



Public Benefit Rating System (PBRS)



Public Benefit Rating System (PBRS)

Categories

- Surface water quality buffer
- Significant wildlife habitat
- **Farm and agriculture land**
- Forest stewardship land
- Urban open space
- Rural open space
- Historic landmark
- Aquifer protection area
- Public access/trail
- Watershed protection area



Questions?

