

# KING COUNTY AGRICULTURE COMMISSION

## MEETING NOTICE

THURSDAY, MARCH 14, 2019

3:00-6:00 P.M.

SAMMAMISH VALLEY GRANGE

14654 148TH AVE. NE, WOODINVILLE, WA 98072

### PROPOSED MEETING AGENDA

(AGENDA ITEM TIMES ARE TENTATIVE)

|      |   |  |
|------|---|--|
| 3:00 | <b>Call to Order</b> <ul style="list-style-type: none"><li>Welcome and Introductions</li><li>Approval of Agenda</li><li>Approval of Minutes (January) p.2-7</li></ul>   | Meredith Molli, Chair  |
| 3:05 | <b>Old Business - Updates</b> (approx. 2 min each) <ul style="list-style-type: none"><li>Commission Details – forms needed</li><li>KC Ag Program</li><li>Land Conservation Initiative</li><li>King Conservation District</li><li>Farm Bureau</li><li>Farm, Fish Flood</li></ul> | <ul style="list-style-type: none"><li>Patrice Barrentine</li><li>Richard Martin</li><li>Leann Krainick</li><li>Josh Monaghan</li><li>Bruce Elliott, Rosella Mosby</li><li>Meredith Molli, Richard Martin</li></ul> |
| 3:20 | <b>Public Comment</b> related to a specific agenda item<br><i>3 minutes/person</i>  | Meredith Molli   |
| 3:50 | <b>Winery Code Amendment Action</b> <ul style="list-style-type: none"><li>Review draft letter from committee p.8-10</li><li>Discussion</li><li>Motion/Vote</li></ul>  | Meredith Molli, Winery Code Committee  |
| 4:30 | <b>Break</b>  |  |
| 4:45 | <b>Ag Code Changes</b> <ul style="list-style-type: none"><li>Quick Review p.11-18</li><li>How to share the information?</li></ul>   | Patrice Barrentine, KC AFI Ag Policy and Economic Development  |
| 5:00 | <b>Policies and Procedures</b> <ul style="list-style-type: none"><li>Proposal to be handed out at meeting</li><li>Discussion</li><li>Motion/Vote</li></ul>  | Meredith Molli, Leigh Newman-Bell  |
| 5:20 | <b>Commission Planning for the Year</b> <ul style="list-style-type: none"><li>Topics</li><li>Committees</li><li>Meeting Dates</li></ul>   | Meredith Molli, Commissioners  |
| 5:45 | <b>General Public Comment</b> <i>3 minutes/person</i>   | Meredith Molli   |
| 5:55 | <b>Concerns of Commissioners</b>  | Meredith Molli   |
| 6:00 | <b>Adjourn</b>  | Meredith Molli   |

Next Meeting : April 11, 3-6pm, Preston Community Center, Preston



**King County**  
**Water and Land Resources Division**  
 Department of Natural Resources and Parks  
 King Street Center  
 201 South Jackson Street, Suite 600  
 Seattle, WA 98104-3855  
**206-477-4800** Fax 206-296-0192  
 TTY Relay: 711

**King County Agriculture Commission**  
**DRAFT Meeting Minutes**  
**Thursday, January 10<sup>th</sup>, 2019 – 4:00 pm to 7:00 pm**  
**Issaquah City Hall (Eagle Room), Issaquah**

| <b>Commissioners</b>          | <b>P</b> | <b>A</b> | <b>Commissioners</b>    | <b>P</b> | <b>A</b> | <b>Ex Officio</b>        | <b>P</b> | <b>A</b> |
|-------------------------------|----------|----------|-------------------------|----------|----------|--------------------------|----------|----------|
| Meredith Molli, Chair         |          | X        | Nayab Khan              | X        |          | Fereshteh Dehkordi, DPER | X        |          |
| Leigh Newman-Bell, Vice-Chair | X        |          | Leann Krainick          | X        |          | Becky Elias, SKCPH       |          | X        |
| Roger Calhoon                 | X        |          | Lora Liegel             |          | X        | Josh Monaghan, KCD       | X        |          |
| Sarah Collier                 | X        |          | Darron Marzolf          |          | X        | Kevin Wright, WSU        | X        |          |
| Bruce Elliott                 | X        |          | Rosella Mosby           | X        |          |                          |          |          |
| Year Eng                      | X        |          | Paul Pink               | X        |          |                          |          |          |
| Lily Gottlieb-McHale          | X        |          | Kevin Scott-Vanderberge | X        |          |                          |          |          |
| Amy Holmes                    | X        |          |                         |          |          |                          |          |          |

*P=Present; A=Absent*

| <b>County Staff/Representatives Present</b> |                            |                        |
|---|----------------------------|------------------------|
| Patrice Barrentine, DNRP                    | Dylan Brown, KCC (Lambert) | Megan Moore, DNRP      |
| Lou Beck, DNRP                              | Beth leDoux, DNRP          | Karen Wolf, PSB Office |
| Melissa Borsting, DNRP                      | Richard Martin, DNRP       |                        |

| <b>Guests Present</b>   |                  |  |
|-------------------------|------------------|--|
| Deloa Dalby, consultant | Gwen Vernon, KCD |  |

**Meeting Action Summary**

- **Approval of November 8<sup>th</sup>, 2018 Meeting Minutes - Action**
- **Introduction of New Commissioners**
- **Commission, County, and Organizational Updates**
- **2019 Commission Meeting Location and Time Change – Action**
- **KC Winery Ordinance/Amendment Update and Committee/Letter – Action**
- **Agriculture Drainage Assistance Program (ADAP) Review and Update**
- **Farm Fish Flood (FFF) 2.0 Buffer Task Force White Papers Update**

**Meeting called to order at 4:04 pm**

**Welcome and Introductions**

Patrice Barrentine welcomed new Commissioners Lily Gottlieb-McHale and Kevin Scott-Vanderberge. She noted the Commission is now at full strength, and a new Commissioner orientation has been rescheduled to March 6<sup>th</sup>, 2019.

**Approval of Meeting Agenda (ACTION)**

Leann Krainick motioned to approve tonight’s agenda as written. Sarah Collier (?) seconded the motion, which carried with unanimous approval.

**Approval of Prior Meeting Minutes (November 8<sup>th</sup>, 2018) (ACTION)**

Sarah Collier motioned to approve the November 2018 meeting minutes as written. Roger Calhoon seconded the motion, which carried with one abstention and otherwise unanimous approval.

## Public Comment (Related to Specific Agenda Item)

There was no public comment during this period.

## Old Business – Updates

- **Commission Details (Patrice Barrentine) - ACTION:**
  - Ms. Barrentine directed Commissioners' attention to two annual forms requiring their signature: code of conduct and statement of financial interest. These may be signed manually or electronically and should be turned in to Ms. Barrentine by next meeting at the latest, preferably tonight.
  - Ms. Barrentine reported she could secure the Preston Community Center as a primary location for this year's Commission meetings; however, the 4:00 – 7:00 pm timeslot is unavailable there. After a short discussion, it was agreed to move the meetings to 3:00 – 6:00 pm. Ms. Barrentine agreed to book the Preston facility at that time slot for the 2019 meeting dates.
  - Bruce Elliott motioned to move the remaining 2019 Commission meetings to Preston Community Center at 3:00 – 6:00 pm on meeting days. Paul Pink seconded, and the motion carried unanimously.
- **King County Agriculture Program (Richard Martin, Patrice Barrentine):**
  - Immigrant Farmer Outreach: This was the main body of work for County agriculture staff this month. Over 100 people attended focus meetings with Congolese, Hmong, Burmese, and other immigrant farmer communities. Detailed survey feedback was received from 30-40 people. There is a serious interest in these communities to develop commercially viable farms. Many of these individuals lack experience farming in this region, so technical education will be a major component of this outreach. There will be a long-term investment with Pike Place Market, WSU, KCD, and others to provide this support. It is expected this will be at least a decade-long investment, and there is a real demand for this. Mr. Martin will send the survey to Commissioners, but the results summary is not complete yet. Bee Cha's draft report on this work is expected next month, then implementation will begin.
  - Legislative Session: The session begins January 14. Mr. Martin asked Commissioners to let him know if they wish the County to closely track potentially problematic bills and keep them informed.
  - Staff Work Plans: The intent is to ensure the County agriculture team is aligned with the work of the Local Food Initiative. Mr. Martin asked Commissioners to contact him or Ms. Barrentine if they wish that information to be shared with them.
  - Carnation Farms Expansion: A recreational remote control-gliding group, the Seattle Soaring Society, is occupying land that Carnation Farms wishes to expand operations to. The County is working to find a solution; the Society desires at least 10 acres with electricity and clear line of sight for about ¼ mile to relocate. If the County cannot find an alternate location, they will not move. The Society would like a lease of 10-15 years, but will look at shorter terms if need be. They are willing to pay landowners \$100-200 per acre per year. The site should be outside an APD and not in FPP. Mr. Martin asked anyone with leads on potential sites to contact him or Ted Sullivan.
  - Beefing Up Infrastructure: Leann Krainick is now on the project team, and a contractor with Carnation Farms, Hannah Cavendish-Palmer, has been hired. The team is working with two mobile processing units interested in collaborating on this; the target date to confirm which unit will be used is the end of February. By then they should also have a business plan and a contracted butcher, Darron Marzolf. The unit should be up and running by fall.
- **Local Food Initiative (Mike Lufkin):**
  - This item was not addressed due to the absence of Mr. Lufkin.
- **Land Conservation Initiative (Leann Krainick):**
  - Ms. Krainick was unable to attend the most recent LCI meeting, but wishes to keep this as a standing agenda item.
- **King Conservation District (Josh Monaghan):**
  - KCD is putting together its five-year rate funding strategic plan, to begin in 2020. A workshop is this Saturday from 9:00 am – 3:00 pm. The next 3 months will involve talking to stakeholders, hopefully going to KCC and the Executive for approval in April or May. Mr. Monaghan offered to have KCD present to the Commission on this if there is any interest.
- **Farm Bureau (Rosella Mosby):**
  - This weekend is Farm Bureau's 100-year conference in New Orleans; the Washington State Advocacy Conference in Washington, DC is the first week in February. Ms. Mosby will attend both events.
- **Farm Fish Flood 2.0 (Richard Martin):**
  - The next Implementation Oversight Committee meeting is the morning of January 24<sup>th</sup> in Duvall.

- **Pearson Eddy (Richard Martin):**
  - The County continues work with NRCS and landowners to accelerate projects to improve drainage in King County. A local water control structure was replaced, with water now entering/leaving the area in a more dependable manner. One culvert is controlled by a tidally-influenced gauge that allows salmon to come in, closing when water reaches a certain level to not flood fields; this is operating as a standard flap-gate culvert until an approved operational plan for it is in place, likely this summer.
  - King County provided the Van Esses with drainage improvement options for their property, which are still being worked on. Mr. Martin met with a Snohomish County wetland mitigation bank manager, Victor Woodward, who agreed to implement a couple of King County-recommended drainage improvement projects on the adjacent Snohomish County property, hopefully by next summer.
- **WSU Extension (Kevin Wright):**
  - Mr. Wright will send out information to Commissioners about the Puget Sound Agricultural Drainage Conference, scheduled for February 8<sup>th</sup> from 8:30 am - 4:30 pm at WSU Puyallup.

### **Winery Ordinance/Amendment Update – Karen Wolf, King County PSB Office**

Ms. Wolf reported on a County ordinance/amendment regulating wineries on rural and agricultural lands. She reviewed its history, adopted over 15 years ago to create economic opportunity for farmers seeking to add value to their land. At that time wineries were a small industry, which has since ballooned, and the regulations over it need modernizing to better reflect its current state and to protect agricultural lands.

A task force was formed with Roger Calhoon and other stakeholders, including city and industry representatives. It produced a report, and County regulatory staff crafted language based on feedback from the task force, public, and Commission. In April 2018, the Executive transmitted this report plus new regulations to the King County Council (KCC), and they remain at KCC. KCC is looking at changes to the Executive’s proposal based on feedback. Its next step is to go through KCC’s new Local Services and Ordinances Committee, chaired by Kathy Lambert. It is up to KCC to propose amendments; further feedback should be directed to them.

Patrice Barrentine reminded Commissioners their role is to advise the Executive and KCC, which they have been active in on this issue. She said it is time to review their thinking on the Executive’s proposal and compare it with the new amendment, and decide what recommendations to make to KCC. Ms. Wolf directed attention to a summary of the proposal transmitted by the Executive to KCC, and a matrix summarizing what KCC’s committee was considering in November 2018 for amendments to the ordinance. She stressed this was not a new amendment, just what was discussed at the most recent November/December KCC meetings, and it may not reflect what is seen next time they meet.

Ms. Wolf reviewed the Executive’s proposal. It would establish 3 winery categories in rural areas, and 2 in agricultural zones, with a few “special overlay districts.” The Executive felt wineries as home occupations were problematic, as home occupations were not envisioned as commercial retail operations. A “Winery I” category is proposed for home-based wineries, which could not hold tastings or events unless at separate locations. In agricultural zones, no “Winery I” establishments would be allowed, to prohibit using agricultural land for incubator wineries. “Winery II” or “Winery III” establishments could be allowed, if a majority of the main wine (or other liquor) ingredient used came from on-site. Ms. Wolf said this was a big change, in that this requirement is only for agricultural-zoned wineries, not rural-zoned.

She reviewed the “special overlay districts.” The first is an area east of Woodinville chosen for a 3-year test project allowing small tasting rooms with no events; a similar request was made for an area in Vashon town center. The other pilot project area is near Redmond in the Sammamish APD, and would test allowing these wineries to have their allowed number of special events folded into a conditional use permit instead of getting a temporary use permit.

Ms. Wolf said there are ongoing discussions specifically on changes to regulations for APDs. The November 2018 KCC meeting had a lot of testimony from farmers. Farm voices have helped shape the Executive’s proposal, and she believes those voices are welcome at KCC as well.

She clarified under the Executive’s proposal, tasting rooms are only allowed in APDs as accessory to a Winery II/III establishment; events would be limited to 2 per month. The Executive feels strongly that APDs are for producing food and value-added products, and care should be taken with these lands. Ms. Barrentine said the November KCC meeting was very receptive, with testimony from Leann Krainick encouraging KCC to have the Commission weigh in before making a decision. Dylan Brown, staff for Councilmember Lambert, added he was available to answer questions on the thinking behind decisions by Councilmember Lambert and KCC.

Roger Calhoon asked for a timeline, when things are likely to happen. Mr. Brown said many dates are in flux due to a reorganizing of the new committee. The earliest the committee could act would be February, and allowing for 30 days’

notice to the full KCC, the earliest full KCC action would be March. He said most Councilmembers will not look at the proposal until it comes before full KCC; most work until then will be in the committee.

Mr. Calhoun observed more people are ignoring code enforcement on this issue in the Sammamish Valley. Mr. Brown replied the Committee agrees with the Executive that this ordinance needs “teeth” to enforce. Ms. Wolf said if/when the proposal is approved, funding will be allotted to work with DPER and wineries to bring them into compliance and/or bring in code enforcement. Amy Holmes asked if Mr. Brown could speak to Councilmember Lambert’s motivation to present a “striker.” Mr. Brown answered that one of the Council’s set principles is code enforcement. As it pertains to agricultural areas, there is desire to protect agricultural land while providing an avenue to get it into production. He said the hardest thing to determine in enforcement is what qualifies as an “event,” so public and enforcement can make a clear determination, but this document would be fluid. He asked to review a letter Ms. Holmes sent to Councilmember McDermott, as some concerns she outlined for Vashon in the letter exist elsewhere in the County.

Leigh Newman-Bell advised, if Commissioners want to talk more in-depth about this, the regulatory subcommittee could convene before next Commission meeting. Ms. Krainick said an issue the Commission should weigh on is a stance voiced by city wineries, who find it unfair the APD wineries are competing with them but not subject to the same regulations. She voiced concern about the proposed number of allowed special events per winery changing from “2 per month” to “24 per year” leading to more events during busy summer farm equipment times. She said KCC has not heard from the Commission on this ordinance, and encouraged them to contact KCC as soon as possible. She said the Commission should have its voice heard as well as their voices as individuals.

There was discussion on if Commissioners agreed on certain points, mainly the requirement for 60% of a crop used to make wine being produced on-site for an agricultural-zoned winery, and finding balance between keeping agricultural lands in production vs. allowing farms to diversify. Richard Martin added that even with an on-site production mandate there is risk of distorting property values by allowing wineries/distilleries on APD land, that APD-zoned properties are already selling for over \$100K per acre, precluding many from affording farms.

Ms. Krainick motioned to form a committee to review/write a letter to KCC on the winery/brewery/distillery ordinance before February’s Commission meeting. Ms. Holmes seconded; the motion carried unanimously except one abstention. The committee will be: Ms. Krainick, Ms. Holmes, Mr. Calhoun, and Rosella Mosby. Ms. Barrentine will follow up.

--BREAK--

### **Agricultural Drainage Assistance Program (ADAP) – Lou Beck, KC DNRP**

Mr. Beck, engineer with King County DNRP’s Stormwater Services, gave a presentation outlining the County’s ADAP program, along with its current and planned efforts.

ADAP provides technical assistance to landowners to legally dredge artificial agricultural waterways/channels to get farmland back into production sooner. Benefits of dredging include improvements to: drainage, production, fish capture, water quality, temperature reduction, reduced sediments, and the ecological food web. ADAP does not apply to natural waterways or channels. Some assistance is also given for replacing culverts, determining tile system issues, and removing beaver dams. New construction is not done, just maintenance of existing infrastructure. All projects must occur on farmland, the landowner needs an approved farm plan through the King Conservation District (KCD), and must also obtain a Hydraulic Project Approval (HPA) permit through WDFW.

ADAP began as the “Fish and Ditch” program in 1996, implemented case-by-case until it was realized the same types of projects were being done repeatedly. The result is “streamlined” ADAP, codified in 2011 and including agreements between King County and other agencies, including WDFW. He noted a third, to-be-determined, version of ADAP is to be implemented as a result of the Farm Fish Flood (FFF) process.

ADAP follows a standardized Best Management Practices (BMPs) manual for dredging, invasive vegetation, beaver management, culverts, and standardized mitigation. Landowners work with the County to first assess if drainage maintenance is needed. Construction BMPs must be followed, such as: removing fish from a stream; isolating a site before dredging and dewatering it; installing sediment controls; and planting to mitigate impacts to aquatic areas. County DOT crews do fish removal; this is no cost to the landowner, but limited by program budget. Another caveat is that no larger than a 4-inch pump may be used to drain water. Planting is generally minimal, with 1-3 rows on each bank. For channels that already have plantings, vegetation removal is allowed for maintenance, but it must be replaced. When there are trees on either side of a waterway, a “best site” for entry is determined, and some vegetation may still need to be removed in places. Mr. Beck noted that it’s preferred when planting to choose a plant that will regrow after being cut. He also noted an artificial ditch with no chance of fish, dry in the summer, may not require planting.

A question was asked about specifics of technical assistance. Mr. Beck replied ADAP is voluntary and initiated by the landowner. County staff survey the site, work up a planning profile of what is believed to be the problem, and present it to the landowner. The landowner may then contact KCD for cost-share funding assistance for construction; KCD also provides a project manager for the dredging. The landowner must agree to any required mitigation like plantings; this does require WDFW's HPA permit. If the landowner wishes to do something not strictly maintenance or ADAP, the County can advise, but it is the landowner's duty to obtain any permit.

Mr. Beck reviewed statistics for the program. Over 17,000 linear feet were dredged last year. 10.7 miles were dredged from 2015 – 2018. This included over 8 miles planted, 19 crossings replaced, 8 culverts cleared, 12,000 fish relocated, 7 beaver dams removed, and nearly 1,300 acres of improved drainage. Richard Martin noted 1/3 of acreage returned to farm production in the last few years is through ADAP. About 3-8 projects are completed per year, though the number of landowners working with the program is higher; it was 19 last year. If all had gone through with their projects, it would have been about 11 total projects, more than budget would allow. Planned work for 2019 on includes almost 10 potential miles to dredge and up to 750 acres of potential improved drainage.

There were several follow-up questions/comments. Josh Monaghan noted the Snoqualmie APD has a good sense of total drainage needs, through an analysis which will hopefully be done in other APDs. Bruce Elliott asked if there is recourse if a waterway drains into a natural stream. Mr. Beck said his workgroup's current interpretation is that code won't allow dredging a natural stream, but they'd like that to change. Nayab Khan asked about beaver dam removals and any required maintenance. Mr. Beck said dams can be removed as part of dredging, but they always return and it is up to landowners to deal with them. Mr. Khan and Leann Krainick, who both took part in ADAP, praised the program.

### **FFF 2.0 Buffer Task Force White Papers – Beth leDoux, Melissa Borsting, KC DNRP**

Ms. leDoux, buffer task force coordinator, thanked Bruce Elliott and Josh Monaghan for serving on the task force, and introduced two draft task force white papers to serve as informational baseline for their work in 2019. The papers focus on a review of "best available science" for buffers, and positive/negative impacts of buffer plantings on agriculture. The task force focus is to find agreement on voluntary buffer plantings to improve conditions for Chinook salmon while minimizing agriculture impacts in the Snoqualmie APD. Patrice Barrentine noted this presentation is to provide Commissioners baseline knowledge to support Mr. Elliott, Mr. Monaghan, and Meredith Molli as FFF task force/caucus/committee representatives for the Commission.

- **“Best Available Science”:** Ms. leDoux said the goal of this paper is to synthesize best available riparian buffer science, summarized by functions. This involved sifting through field reports dating to the 1960s, scientific journals, government reports, etc., relevant to low-gradient floodplain conditions in the Snoqualmie Valley, to distill meaning and define benefits. The task force seeks agreement for voluntary implementation, to distill data to aid in decision-making. One point learned is there is no “one size fits all” to achieve all desires for salmon and agriculture. Mr. Monaghan noted fish recovery needs to be strategically implemented: it's not possible to eliminate buffer impacts to agriculture, only minimize. The task force defined 6 habitat functions that buffers influence for fish:
  - 1) Water Quality: Nutrients, sediment, pesticides. Roots can clean water by holding on to sediment. A low-gradient or flat landscape can have a narrow buffer; a long, continuous buffer is actually better than a wide one. If a channel is maintained, a wider/longer buffer can provide more for fish.
  - 2) Water Quality: Temperature. Trees can stabilize water temperature. Small waterways are more susceptible to temperature fluctuations. Large waterways need tall trees for shading. Small waterways need short, dense overhanging buffers. Ms. leDoux noted data from state Department of Ecology shows temperature of the Snoqualmie River is higher than recommended, which can be lethal to fish.
  - 3) Water Quality: Microclimate. Riparian vegetation creates a microclimate. Buffer length is key, maybe more than width. Microclimate is related to width/composition of a buffer, and will generally require a much longer buffer to create. This can be difficult in the Snoqualmie Valley where such lengths may require multiple properties which may not be available. Roger Calhoon asked if someone's neighbor not cooperating would mean the first person would need to plant a wider buffer to compensate; Ms. leDoux said this is something the task force has to determine.
  - 4) Large Woody Debris. This provides spawning/juvenile habitat and food for fish and requires larger, taller trees such as evergreens. Larger watercourses have different expectations for large wood than smaller ones. Armored watercourses also represent a separate category; thoughtfulness is needed due to erosion possibly not being an issue in these cases.
  - 5) Erosion/Bank Stability. Sediment comes into waterways at a higher rate due to factors such as urbanization. Riparian vegetation can help keep dirt in place if desired.

- 6) Food Web. Vegetation creates habitats with cool water, food, and hiding places for fish to thrive.

Ms. leDoux said the paper is in review, with final draft due in January. There were no follow-up questions.

- **“Buffer Impacts to Agriculture”**: Melissa Borsting said this paper serves to bring the farming community’s voice to the work of the task force. The approach centered on input from the task force, Commission, County staff, interviews with Snoqualmie Valley farmers and professionals, a KCD customer survey, and a literature review. She said that, similar to Ms. leDoux’s findings, the nature of the impacts is largely dependent on individual circumstances of a particular location. Buffer impacts were consolidated into 4 broad topics:
  - 1) Land. This mostly involves land being taken out of production. The crux of the task force is to agree on size/placement of plantings along Snoqualmie Valley waterways. A benefit of this is an estimated maximum amount of agricultural acreage taken from production by voluntary plantings.
  - 2) Water/Flooding. This includes impacts to water flow across land in flood events; bank stabilization; ability to dredge/clean waterways; and shading out reed canary grass to keep waterways open longer.
  - 3) Animals. This includes creating habitat for insects such as pollinators, or crop pests; and for mammals such as beavers, deer, and elk.
  - 4) Physical. Shade can be good for livestock but bad for certain crops. Wind mitigation can be useful but is not a major issue in the Valley. Buffers also help pesticide and nutrient movement and can reduce wind drift and water runoff. There is also a visual impact in “breaking up” the landscape.

Woven throughout these is another key issue: impacts and considerations to farmers’ time and business.

There were several follow-up comments:

- Sarah Collier observed a need for flexibility and landowner incentives in a voluntary program. She asked if there has been talk of flexibility in whittling down a large existing buffer planting if someone wishes. Ms. leDoux said this would be difficult, mainly due to restrictions with many farms working within Critical Areas buffers in the Valley. Ms. Borsting noted the view of the task force is to preserve farmland as a long-term resource, not just meet current landowner demands. Ms. leDoux noted another task force duty is to document where farmland is in the Valley and factor it into their analysis. A more refined breakdown of this will be presented at February’s Commission meeting.
- Nayab Khan asked about the status of earlier modeling that was done on this topic. Ms. leDoux said this was the “EMDS” modeling a couple of years ago, to look at river mainstems and current land uses to see how much lift could be provided if restoration occurred on a buffer. Ms. Barrentine said for agriculture, there was not specific enough soil data to agree how to “rate” land productivity. Richard Martin said a way needs to be found to do this on a parcel-by-parcel basis, as what one landowner considers “bad” may be the best another person has. Ms. Barrentine advised this may be picked up by the agriculture strategic plan task force, specifically determining the amount of land necessary for a viable agricultural center in the Valley.
- Roger Calhoun reminded all that infrastructure is also important.

Leigh Newman-Bell suggested tabling formation of a committee to review these papers until February’s meeting so Meredith Molli, the Commission’s FFF Implementation Oversight Committee representative, can weigh in. There was a consensus of agreement.

### Public Comment (General)

There was no public comment during this period.

### Concerns of Commissioners

- **Leann Krainick** thanked Kevin Scott-Vanderberge and Lily Gottlieb-McHale for sticking around, and thanked Leigh Newman-Bell for running the meeting.
- **Patrice Barrentine** asked Commissioners to think about items to address this year: what committees need to be formed, what topics to delve more into, what structure might be needed, etc. She also asked them to think about if they want the occasional field trip/site visit to deviate from the regular meeting format/venue.
- **Leigh Newman-Bell** asked Commissioners to notify her or Meredith Molli if conference calls or other formats are an easier format for subcommittee meetings/communication.

***Meeting Adjourned at 7:01 pm***

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### Next Meeting

February 14th, 2019, 3:00 – 6:00 pm, Preston Community Center (Preston)



**King County**  
**Agriculture Commission**  
**Water and Land Resources Division**  
**Department of Natural Resources and Parks**

**King Street Center**  
201 South Jackson Street, Suite 600  
Seattle, WA 98104-3855  
206.477-4800 Fax 206.296.0192

March 14, 2019

The Honorable Rod Dembowski  
Chair, King County Council  
516 Third Ave, Room 1200  
Seattle, WA 98104

Dear Councilmember Dembowski:

I am writing on behalf of the King County Agriculture Commission in regard to Proposed Ordinance 2018-0241, Winery/Brewery/Distillery (WBD) Regulations and the Chair's Conceptual Striking Amendment, Updated 11-30-18. Since 2016, the commission has worked closely with the Executive's staff in crafting protections for agricultural soils and the Commission's input is reflected extensively in the ordinance. We strongly endorse the ordinance for supporting agriculture and the zoning that protects the industry from other competing uses that negatively impact agriculture.

In light of the County Executive's Local Food Initiative (LFI) with goals of increasing food production by 400 acres/year for the next 10 years, agricultural and rural designated lands are needed for food production. WBDs are permitted in many different zones just as food processing facilities are. However, the Agricultural Production Districts (APDs) have been protected for food production and for food processing only when the processing supports that farm, King County farms, and Puget Sound Farms. These limits were put in place to protect King County agriculture soils from development for uses that do not directly benefit and incorporate King County agricultural products. Therefore, the Commission supports additional requirements for WBDs in the APDs to minimize negative impacts to commercial agriculture production.

However, the commission realizes that Council may differ in opinion and choose to add the Chair's striking amendments to the Executive's proposal. If that is the case, the commission encourages the Council to take special note of the following:

- **Product Content:** The Commission is deeply concerned about conversion of farmland in the APDs to wineries with tasting rooms that do not grow 60% of their bottled ingredients on site because of the need to protect valuable agricultural soils for local food production.
- **Parking:** The Commission is extremely concerned about stormwater run-off from impervious surfaces as well as traffic impacts to farm and delivery vehicles that parking

could impact. The Commission recognizes that the ordinance may offer too little parking, while the Chair's direction offers too much.

- Events: The Commission appreciates that Western Washington rain makes events preferable in the summer months. However, the summer months are also time for harvest and field work. Without setting a reasonable limit on when events can occur, it gives an open door for a majority of events to be held during the summer. Thus, roads and traffic will be impeding weather sensitive farming activities. Please maintain the requirement of 2 events per month.
- Water: There is a distinct lack of water for farming activities in APDs or rural areas. We do not support new uses that would use an existing water right for non-agricultural uses.
- **Enforcement: The Commission supports increased enforcement of the policies that are adopted and we request long-term budget support for zoning enforcement to protect agricultural lands.**

Farmland in King County has been protected as a natural resource since the early 1980's through the publicly funded 1979 bond for Farmland Preservation. That program has been supported through adoption of farmland protection sections in the Comprehensive Plan (e.g., R-101, R-204, R-205, R-209, and R-210) as well as the Growth Management Act designation of five Agricultural Production Districts. Public support for farmland protection has been documented through a number of targeted surveys and initiative development efforts, including the 2009 F.A.R.M.S report and the 2014 Local Food Initiative. The King County Farmer Regulatory Survey and Report (2015) documented that the price of farmland is far above the state and national average, which greatly restricts opportunities for local farmers to establish or expand their farming businesses. Expansion of the winery industry into existing and adjacent agricultural areas will only increase land access barriers.

While farms in place before non-agricultural neighbors move in, are protected by the Right to Farm law, RCW 7.48.305, we believe there will be challenges between wineries and existing farms' activities. Therefore, the Commission encourages Council to limit changes from the proposed ordinance as much as possible.

The Agriculture Commission continues to support farmland preservation as a natural resource for public generations to come. In that vein, the commission supports more food production, not less in King County policies.

Sincerely,

Meredith Molli, Chair  
King County Agriculture Commission

The Honorable Joe McDermott

September 22, 2016

Page 3

cc: King County Councilmembers  
Dow Constantine, County Executive  
Christie True, Director, King County Department of Natural Resources and Parks  
(DNRP)  
Josh Baldi, Division Director, Water and Land Resources Division (WLRD),  
DNRP  
Mike Murphy, Interim Assistant Division Director, WLRD, DNRP

DRAFT



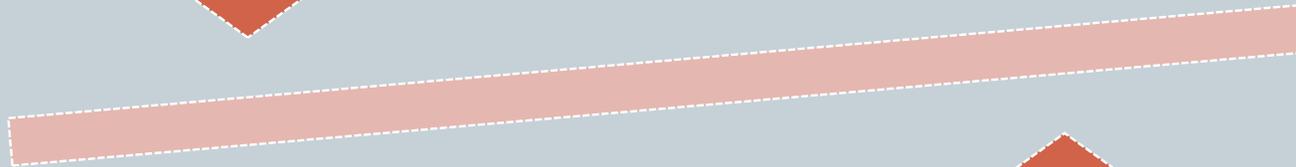
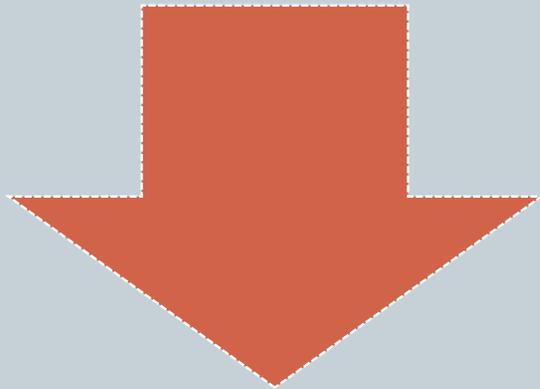
# Agriculture Code Amendments

**NEW DEFINITIONS OF AGRICULTURAL USE AND  
ACTIVITIES**

# Updating for a changing and innovative industry

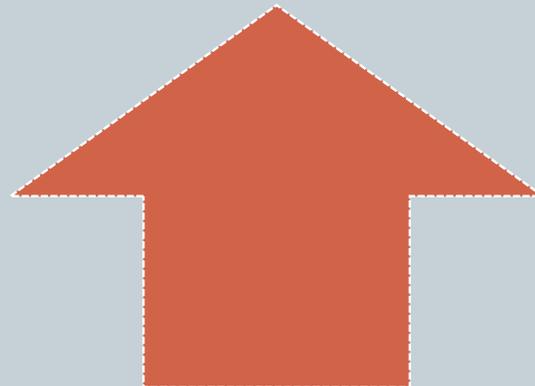


**Last update was in the early 90's  
(25 years ago)**



## **Industry changes**

- **Farms are getting smaller**
- **Farms are marketing and processing on-farm**
- **Farms are sharing infrastructure**
- **Farms rely more on agritourism for profitability**



# New Definition for Ag



- **Agriculture**

**the use of land for commercial purposes for either the raising of crops or livestock or the production of agricultural products, or both.**



# Definition for Ag Products

## ● **Agricultural products**

**products that include, but are not limited to:**

- A. Horticultural, viticultural, floricultural and apiary products;**
- B. Livestock and livestock products;**
- C. Animal products including, but not limited to, upland finfish, dairy products, meat, poultry and eggs;**
- D. Feed or forage for livestock;**
- E. Christmas trees, hybrid cottonwood and similar hardwood trees grown as crops and harvested within fifteen years of planting; and**
- F. Turf, sod, seed and related products.**



# New Definition for Ag Activities

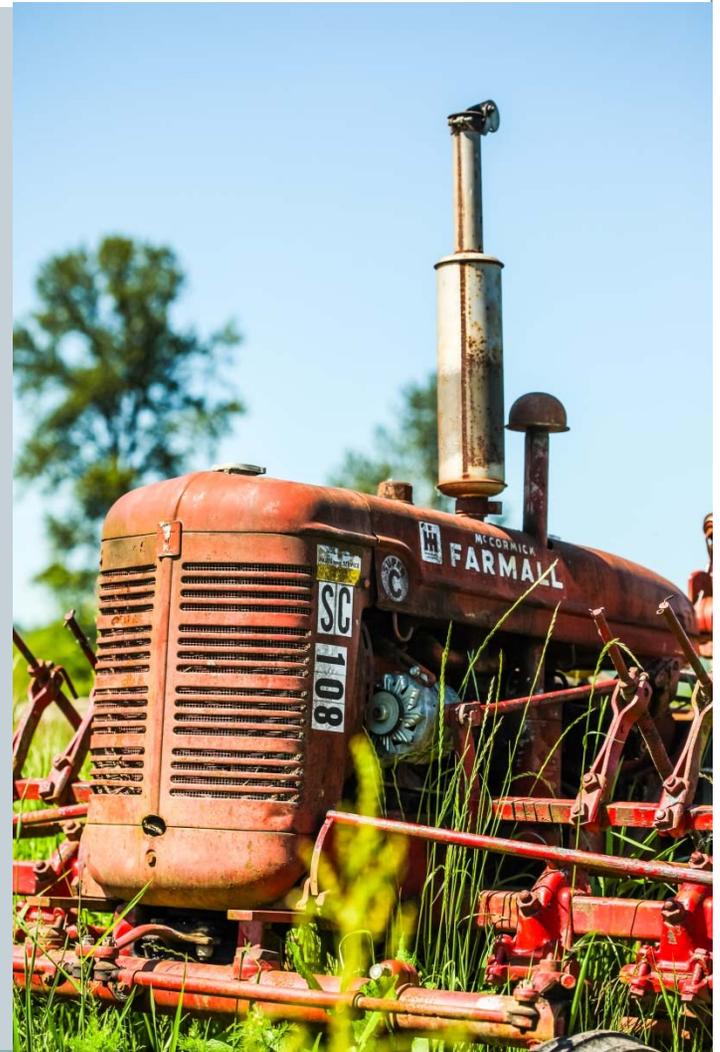
## ● **Agricultural activities**

**those agricultural uses and practices that pertain directly to the commercial production of agricultural products, including, but not limited to:**

- A. Tilling, discing, planting, seeding, fertilization, composting and other soil amendments and harvesting;**
- B. Grazing, animal mortality management and on-site animal waste storage, disposal and processing;**
- C. Soil conservation practices including dust control, rotating and changing agricultural crops and allowing agricultural lands to lie fallow under local, state or federal conservation programs;**
- D. Maintenance of farm and stock ponds, agricultural drainage, irrigation systems canals and flood control facilities;**
- E. Normal maintenance, operation and repair of existing serviceable equipment, structures, facilities or improved areas, including, but not limited to, fencing, farm access roads and parking; and**
- F. Processing, promotion, sale, storage, packaging and distribution.**

# New Definition for Ag Support Services

- **Agricultural support services**  
any agricultural activity that is directly related to agriculture and directly dependent upon agriculture for its existence but is undertaken on lands that are not predominately in agricultural use.



# New Review Process



- **agricultural technical review committee**

**authorized to review proposals to expand or modify agricultural activities and to site agricultural support services**

A large, light pink arrow pointing to the right, starting from the bottom left and curving upwards. Three red dots are placed along its path, corresponding to the text labels below.

**Streamlined Review Process**

**Quicker**

**Cost Savings**

# New Permit Table



- Ag activities used to be under several different tables in code
- Allowed Uses are now clarified in one table in KCC that contains all agriculture-related activities

