

KING COUNTY AGRICULTURE COMMISSION

MEETING NOTICE

THURSDAY APRIL 8, 2021

6:00-8:00 P.M.

ZOOM VIDEO CALL

CALL IN:

One tap mobile: +12532158782,,98711203185#,,,,*334742#

Land line: +1 253 215 8782, Meeting ID: 987 1120 3185, Passcode: 334742

OR

LOG IN FROM A COMPUTER OR SMARTPHONE:

<https://zoom.us/j/98711203185?pwd=ZjQwZ2NHUzIDc3kwWC9Cd2N2UkdDQT09>

MEETING AGENDA

6:00	Call to Order <ul style="list-style-type: none">Roll call of commissionersAnnouncement of staff and public for the record (please sign in to chat feature)Approval of AgendaApproval of February minutes	Nayab Khan, Chair
6:05	Public Comment related to a specific agenda item <i>3 minutes/person</i>	Nayab Khan
6:10	Old Business - Updates (approx. 3 min each) <ul style="list-style-type: none">Commission Details - selection committee, SCAP at Council, food waste<ul style="list-style-type: none">Upcoming eventsKC Ag ProgramLand Conservation InitiativeFarm BureauKing Conservation DistrictLocal Food InitiativeFarm, Fish, Flood	<ul style="list-style-type: none">Patrice BarrentineRichard MartinLeann KrainickLeann KrainickCarrie KingMike LufkinBeth LeDoux
6:25	Strategic Climate Action Plan (SCAP) update <ul style="list-style-type: none">Commission's letter sent to committee, Farmer testimonyFood Processing Waste to Feed update	Leann Krainick, Patrice Barrentine
6:30	New Business County Assessor's Current Use Tax Incentive Program for Farms <ul style="list-style-type: none">PresentationQ&A/Discussion	Debra Clark, Current Use Specialist, KC Dept of Assessments
6:50	Farmworker Housing Fact Sheet from <i>Farm Practices Illustrated</i> <ul style="list-style-type: none">PresentationQ&A	Eric Beach, KC Ag Regulatory and Permitting Specialist
7:05	Ecology's Watershed Restoration Enhancement Committee (WREC) planning process results for WRIAs 7, 8 and 9: Protecting Irrigation Water <ul style="list-style-type: none">PresentationQ&ADiscussion	WRIA 8 & 9: Rick Reinlasoder, KC Livestock Program Mgr; WRIA 7 farmer rep: Bobbi Lindemulder, Snohomish Conservation District, Program Director, Agriculture; large irrigation district rep: Cynthia Krass/Erin Ericson, Executive Director SVWID
7:50	General Public Comment <i>3 minutes/person</i>	Nayab Khan
7:55	Concerns of Commissioners	Nayab Khan
8:00	Adjourn	Nayab Khan

Next Meeting: May 13



King County
Water and Land Resources Division
 Department of Natural Resources and Parks
 King Street Center
 201 South Jackson Street, Suite 5600
 Seattle, WA 98104-3855
206-477-4800 Fax 206-296-0192
 TTY Relay: 711

King County Agriculture Commission
DRAFT Meeting Minutes
Thursday, March 11, 2021 – 6:00 pm to 8:00 pm
Zoom Video Conference Call

Commissioners Present					
Nayab Khan, Chair	N	Lily Gottlieb-McHale	Y	Paul Pink	N
Kevin Scott-Vanderberge, Vice-Chair	Y	Leann Krainick	Y		
Roger Calhoon	N	Darron Marzolf	Y		
Ex Officio Members Present					
Fereshteh Dehkordi, DLS	N	Kevin Wright, WSU	Y	Carrie King, KCD	Y
County Staff/Representatives Present					
Patrice Barrentine, DNRP	Richard Martin, DNRP		Ted Sullivan, DNRP		
Beth leDoux, DNRP	Megan Moore, DNRP		Jackie White, KCC (Lambert)		
Guests Present					
Dave Glenn, Sno-Valley Tilth	Marie Shimada, SVPA				

Action Summary

- **Actions: Approvals of Agenda, February 2021 Meeting Minutes**
- **Old Business: Commission, County, and Organization Updates**
- **New Business: Farm Real Estate and COVID; Farmland Preservation Program Update**

Meeting called to order by Vice-Chair Kevin Scott-Vanderberge at 6:06 pm

Roll Call/Announcement of Staff & Public (Kevin Scott-Vanderberge)

Roll call of Commissioners and announcement of staff and public guests was done via the Zoom chat function.

ACTION: Approval of Meeting Agenda (Kevin Scott-Vanderberge)

Patrice Barrentine reported that Debra Clark’s presentation on the County Assessor’s Current Use Program would not occur tonight due to technical issues. Leann Krainick motioned to approve the agenda with this amendment. Darron Marzolf seconded the motion, which carried unanimously.

ACTION: Approval of February 2021 Meeting Minutes (Kevin Scott-Vanderberge)

Leann Krainick motioned to approve the January 2021 meeting minutes as written. Darron Marzolf seconded the motion, which carried unanimously.

Old Business – Updates

- **Commission Details (Patrice Barrentine):**
 - **Selection Committee:** The committee interviewed five applicants last week via video. Ms. Barrentine said the group has a broad, diverse range of experience that will complement the Commission and round out the charter legislation to represent various sectors of County agriculture. The committee will make its decisions next week and submit to DNRP Director Christie True by end of this month. There are eight seats to fill. If the applicants are approved by Director True, they are recommended to the Executive. If they pass his review, they are recommended to King County Council (KCC). The applicants would be fully onboarded by August at latest.
 - **SCAP Letter:** The Commission’s letter to KCC on the Strategic Climate Action Plan (SCAP) was copied to Christie True, who directed DNRP’s Solid Waste Division (SWD) to look into it. On March 1, a small group including three Commissioners met with SWD staff and DNRP livestock manager Rick Reinlasoder. Leann

Krainick presented to this group on benefits and challenges involving food waste and livestock feed. There was a meeting with County staff today to make key recommendations on information gathered so far, including but not limited to: education, zero resource waste, local task forces, and prep for next year’s legislative session while being inclusive of farms in discussion. The group is to follow up with SWD in eight weeks; meanwhile, Commissioners should advise of anything to add. Ms. Barrentine will keep the Commission informed on this topic. The group will have follow-up meetings and report back to the Commission.

○ Current/Upcoming Events:

- KCC holds regular meetings every Tuesday at 1:00 pm.
- The Conservation Futures Tax (CFT) advisory committee motion to allocate CFT levy proceeds passed KCC unanimously on February 9. The motion relating to the 2020 SCAP has been deferred to the Mobility and Environment Committee twice, on January 27 and February 24.
- There are no conferences currently scheduled.
- WSU and Tilth Alliance’s “FarmWalks” program has a new podcast. The latest program featured Ryan Lichtenegger of Steel Wheel Farm, discussing food safety construction and do-it-yourself wash stations.
- A list of coming legislative cutoff dates was reviewed.
- Senate Bill 5045 has been changed to propose an education and training grant program for meat and poultry. It is scheduled to go before the House Committee on Rural Development, Agriculture, and Natural Resources at 8:00 am on March 19.
- Essential workers, including for agriculture, are now eligible in Washington for COVID-19 vaccines.

● **King County Agriculture Program (Richard Martin):**

- Mr. Martin reminded the Commission that at last meeting, they were encouraged to provide the County input on revising the Farmland Leasing Program. One key point was that infrastructure, not just land, is needed for a farmer to be successful. This includes access to potable and irrigation water, and the County has focused on trying to provide water to many farms. There is a pilot project underway for the County to better understand what farmers face when undergoing the permitting process.
- The County is still looking into why there were so few applicants for the COVID-19 expense reimbursement funding for agriculture under the CARES Act, despite County outreach via many channels including postcards and partner emails/announcements. Only 27 applicants, of which 22 qualified, were received instead of the expected hundreds. Applicant feedback was overall positive, but many agreed there was a need for the County to improve communication on objectives and eligible expenses. Feedback also suggested possible explanations for the low applicant numbers: too much paperwork, not knowing of the program, lack of understanding on allowable expenses, or some expenses already covered by other programs. Mr. Martin asked the Commission how the County can more effectively reach farmers, and to send ideas to him or Patrice Barrentine.

● **Land Conservation Initiative (Leann Krainick):** There was no update on this item.

● **Farm Bureau (Leann Krainick):**

- Farm Bureau is following many legislative bills, including Senate Bill 5172, which addresses overtime for agriculture workers. The bill has been voted out of the Senate and is now in the House, but the House has a number of issues to consider and many changes remain to be made to the bill. The proposal for three years of retroactive overtime pay will not be a factor, but implementation of overtime for farm workers remains very likely. Ms. Krainick advised farmers to consider now how this will impact their operations.
- King-Pierce Farm Bureau (KPFB) is putting up billboards. The first, on southbound Interstate 5 in Fife, states a concern that bipartisan politics are “killing” Washington agriculture. Another board is planned further north, possibly in the Mill Creek area.
- KPFB is accepting applications for multiple 2021 scholarship awards. Students, while not required to study agriculture, should demonstrate how their study serves agriculture. The application deadline is April 30.

● **King Conservation District (Carrie King):**

- The KCD plant sale moved over 90,000 plants, making this one of the more successful years for the sale.
- All were encouraged to vote in KCD’s current board election. Eight candidates are on the ballot, with voting open until March 23.
- Cynthia Setel is KCD’s new interim director for at least the next four months, possibly longer.

● **Local Food Initiative:** There was no update on this item.

● **Fish Farm Flood (Beth leDoux):**

- The buffers task force successfully finalized its recommendations at the end of 2019. This group came to a stakeholder agreement submitted to the Executive, who responded in support. A “buffer implementation task force” is soon being launched.

- The regulatory task force, helmed by Eric Beach, accomplished several items: clarifying codes, determining what FFF can clarify regulatory-wise to benefit all of King County, and a new concurrence memo to be posted on their website soon. More work will continue to be done on this front.
- The Agriculture Strategic Plan is now in motion, led by Patrice Barrentine. Work on this item was delayed due to various COVID-19-related issues.
- There is a new FFF newsletter, to be released quarterly. Ms. Barrentine can share the link with Commissioners.
- **Working Farmland Partnership (Lily Gottlieb-McHale):** It was agreed to defer this update until Ms. Gottlieb-McHale returns from leave. A full update from her is scheduled for this fall.

Public Comment – Related to Specific Agenda Item

There was no public comment given during this period.

New Business: Farm Real Estate and COVID-19 (Kevin Scott-Vanderberge)

Mr. Scott-Vanderberge, who recently obtained his real estate license, discussed impacts of the COVID-19 pandemic on the farmland real estate situation in Washington, the early stages of which are still being compiled and reviewed. He noted a study from American Farmland Trust, which looked at farmland being turned over to developers from 2001 to 2016. This trend has apparently been thrown into “hyperdrive” by the pandemic.

He described the current real estate market as a “hyper-sellers’ market.” Homes in Seattle can typically go for 10%, sometimes more than 20%, over the asking price. Sellers can be more conditional in the terms of which they will accept offers. Any given home could see 100 showings with 25 offers in a weekend. In the Enumclaw area, which saw a slight drop in the market at the start of the pandemic, the market has now rebounded and even improved by an additional 5-10%. Mr. Scott-Vanderberge noted Enumclaw is popular with those looking for a “hobby farm.” He said nothing yet indicates King County farmland is being developed or broken down for developers, but many questions remain. The situation in areas outside King County, such as the Methow Valley, was also noted: small communities seeing so much interest in properties that it’s impossible to get an offer in. This may be in significant part due to a wealth disparity, specifically, educated white-collar tech industry workers able to work from home and afford a second property. Many of these properties will be bought long before they are turned back into farmland.

Many small towns in King County have already experienced an intense real estate bubble situation due to Seattle’s tech industry. A recurring question asks what standards or codes realtors will work with when representing clients: the best interests of the client, or taking on the interest of the land as well. Washington Farm Trust (WFT) is looking at how to educate realtors in this market: to focus more on keeping land in farming instead of just turning the biggest profit on a farm. Mr. Scott-Vanderberge hopes to use his tools to monitor this situation, and report quarterly to the Commission. He added many farmers lack proper education in running a business and work towards the idea they’ll increase their land in order to retire; that farmers should look at it as being stewards of property to ensure land stays in farming.

Lily Gottlieb-McHale noted she works with WFT to establish relationships with realtors working with farmland, and asked to connect further with Mr. Scott-Vanderberge on this issue.

New Business: County Assessor’s Current Use Program

This update did not occur due to technical difficulties for the presenter.

New Business: King County Farmland Preservation Program Update (Ted Sullivan, DNRP)

Mr. Sullivan presented his annual update to the Commission on FPP, briefly recapping its origins and funding. In the 1970s, the local farming community recognized a need to stop rapid loss of farms to development, especially in the south county. A \$50 million bond was passed to acquire these properties, with \$10-15 million more coming from another grant process. Currently CFT and Transfer of Development Rights (TDR) funds are used for deed acquisitions, and occasionally land is even donated through a deed.

The main responsibility of FPP is to work with landowners to help the County purchase easements to protect land forever. The process involves many people and steps. Lands are located, then landowners contacted. An acquisition team handles the work of acquiring a property, while Mr. Sullivan develops relationships with landowners. Deeds need to be acquired, the intent of which is to protect soil for use now and in the future. A property can contain only up to five percent of non-tillable land, which most people seem able to work with. House occupancy, in theory, keeps prices down. Any building construction must be agriculture-related. Some semi-voluntary provisions have also been added:

- Limit separate parcel sales – i.e., keep farms whole;
- Cap home sizes to 2,955 square feet; and
- Farm only for food production – no turf, nursery, or Christmas trees.

Mr. Sullivan said he sees about one-third of the program's properties annually. Much of this is by aerial photos and conversations with landowners; he hopes to contact 50 landowners this year. Compliance is not usually a major concern, with a few minor issues usually rectified easily through talking with the landowner or through legal means.

Potential FPP farms must meet several criteria: be farmed land; food-producing; in an APD or agricultural/rural area; Land Conservation Initiative targets; have ability to sell development unit; and have a willing landowner. Some pending transactions involve land outside an APD. Due to the current TDR funding source, FPP is now only looking at farms that can sell their development rights.

The program currently protects 15,755 acres, at a purchase total of \$80 million. \$72 million of this was through easements, and the remaining \$8 million by fee-simple purchases; those fee purchases are seven farms which the County leases to tenants. He reviewed acreage costs over the years, noting that per-acre price seems to have changed little since 1985; however, he expects this will change in the next few years.

Mr. Sullivan reviewed program properties by APD, highlighting recent additions in the Enumclaw, Upper Green, and Snoqualmie APDs. He said there were no successful acquisitions in the Sammamish or Lower Green APDs this year, but noted the Sammamish APD is almost completely protected as-is. For 2021, if most or all of the program's potential acquisitions are successful, another 450+ acres of land would be enrolled. The budget for the year is just shy of \$20 million, almost half of this TDR funds.

FPP staff also serve as a landowner resource to help farmers navigate difficulties. These include conservation opportunities, transition planning, and land use. Mr. Sullivan said he would like to see the Commission's Land Use committee restarted, to provide input on new fee and easement acquisitions, as well as recommendations on future FPP priorities and access to/affordability of farmland.

It was asked if there is a point-rating system to prioritize acquisition of properties in cases where there are more potential properties than FPP funds can acquire. Mr. Sullivan said while this was not currently a problem, the Land Use committee could help the program get ahead of it. He also noted he would look into how to make FPP participants aware of an administrative provision that allows for a landowner with multiple parcels to have property tax bills for those parcels consolidated into one fee/bill.

Ms. Barrentine suggested there be discussion on when it would make sense to get Commission feedback, as it is operating on limited resources now due to the pandemic. Mr. Sullivan agreed.

Public Comment – General (Kevin Scott-Vanderberge)

Kevin Wright announced he is retiring from WSU, and that Jordan Jobe of WSU-Puyallup will be taking over his seat on the Commission. He thanked the Commission for a wonderful experience serving.

Concerns of Commissioners (Kevin Scott-Vanderberge)

- **Leann Krainick** congratulated Kevin Wright on his retirement. She asked County staff to advise Department of Local Services to remind public to respect farm areas in the coming months when tractors will be on the roads.
- **Darron Marzolf** announced his butcher shop has moved to a new location in Snohomish, and he has signed a lease for a retail shop in North Bend. He hopes to be at full capacity by fall. Any farmers interested in contacting Mr. Marzolf can reach out by phone or email.
- **Lily Gottlieb-McHale** and **Roger Calhoon** will be unavailable in coming months for Commission meetings, which will make quorum difficult.

Meeting adjourned at 7:52 pm

Next Meeting

April 8, 2021, 6:00 pm to 8:00 pm (Zoom Video Conference Call)

2021 Meeting Schedule

Date	Time	Location
January 14	6-8 pm	Video Conference Call via Zoom
February 11	6-8 pm	Video Conference Call via Zoom
March 11	6-8 pm	Video Conference Call via Zoom
April 8	6-8 pm	Video Conference Call via Zoom
May 13	6-8 pm	Video Conference Call via Zoom
June	none	
July 8	6-8 pm	Video Conference Call via Zoom
August	none	
September 9	6-8 pm	Video Conference Call via Zoom
October 7	6-8 pm	Video Conference Call via Zoom
November 11	6-8 pm	Video Conference Call via Zoom
December	none	

Ag Commission Planning for 2021

Q1	Q2	Q3	Q4
<p>Recycled Water Project in Sammamish APD</p> <p>KC DNRP and Commission re: Social Media and Ag in KC</p>	<p>ECY's Watershed Restoration Enhancement Committee (WREC) planning process results for WRIAs 8 and 9: Protecting Irrigation Water</p> <p>County Assessor Current Use Program</p> <p>Farmworker Housing</p>	<p>Ag Commission Communications Plan</p> <p>Beavers</p> <p>Waterfowl</p> <p>KC Compost, Trial Results, Field Trip?</p>	<p>Working Farmland Partnership</p> <p>Things to know when selling a farm</p>
<p>Selection Committee, Wildlife and Livestock, WDFW, KC Farmland Leasing Program Review</p>	<p>Farm Fish Flood Update and Feedback</p> <p>Emergency Preparation for Farms</p> <p>Stormwater Manual Review</p>	<p>X</p>	
<p>Land: Farm Real Estate and Covid, FPP Program Update</p>	<p>X</p>		<p>X</p>



Coming Up



Food Events



Farm Events



Public Meetings

Meetings, Conferences, Events and Key Dates

King County Events and Public Meetings

- <https://www.kingcounty.gov/about/news/events.aspx>
- Next holiday Memorial Day – May 31
- Council Meetings every Tuesday, 1pm
- Mobility and Environment Committee meets monthly on the fourth Wednesday at 9:30am
 - [Proposed Motion No. 2020-0288](#) *2020 Strategic Climate Action Plan --- April 22*



After Identifying Gaps in Previous Aid, USDA Announces ‘Pandemic Assistance for Producers’ to Distribute Resources More Equitably

USDA Pandemic Assistance for Producers – 4 Parts Announced 3.24.21

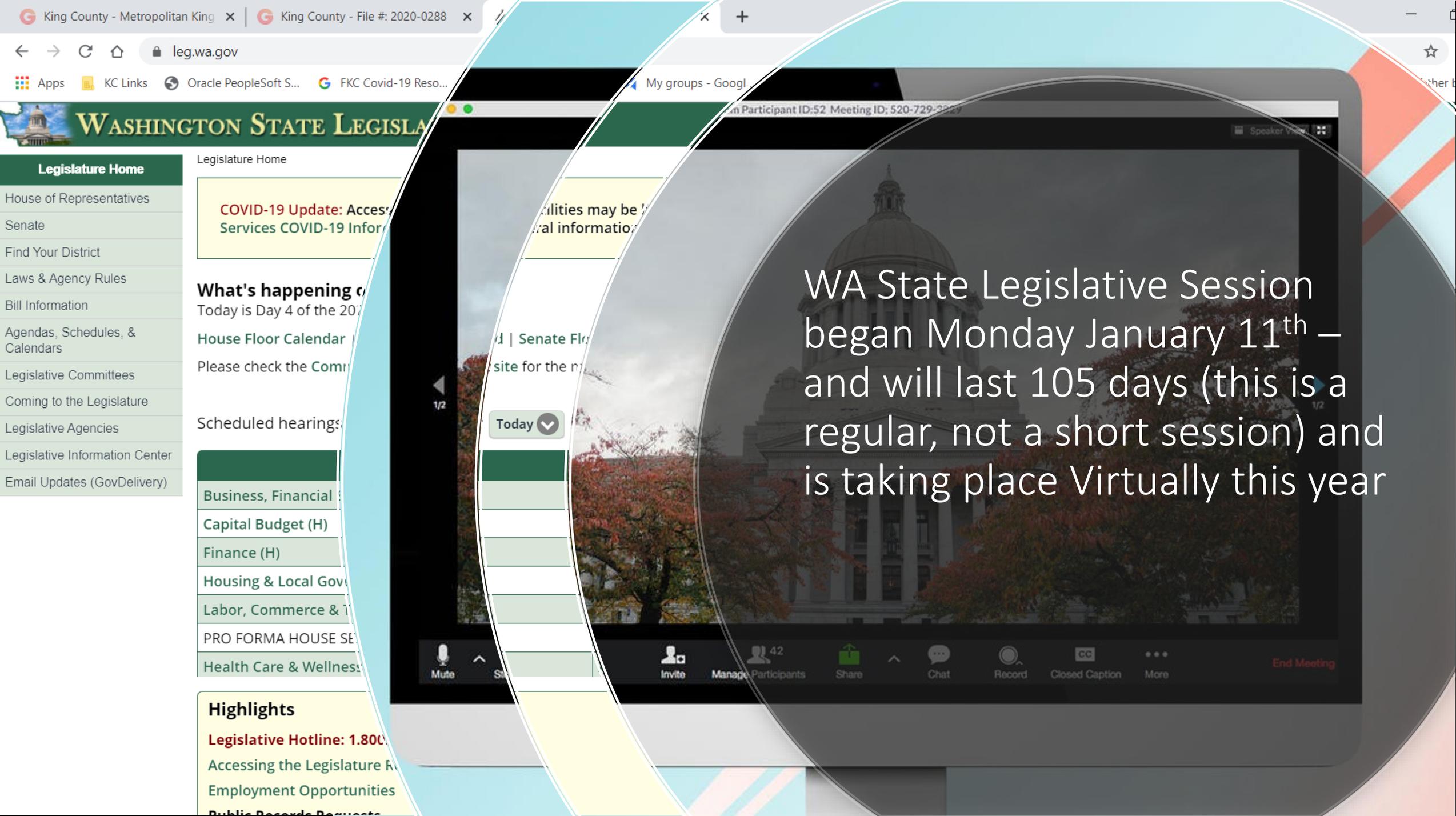
Part 1: Investing \$6 Billion to Expand Help & Assistance to More Producers

Where rulemaking is required, it will commence this spring. These efforts will include assistance for:

- Dairy farmers through the Dairy Donation Program or other means;
- Euthanized livestock and poultry;
- Biofuels;
- Specialty crops, beginning farmers, local, urban and organic farms;
- Costs for organic certification or to continue or add conservation activities
- Other possible expansion and corrections to CFAP that were not part of today’s announcement such as to support dairy or other livestock producers;
- Timber harvesting and hauling;
- Personal Protective Equipment (PPE) and other protective measures for food and farm workers and specialty crop and seafood producers, processors and distributors;
- Improving the resilience of the food supply chain, including assistance to meat and poultry operations to facilitate interstate shipment;
- Developing infrastructure to support donation and distribution of perishable commodities, including food donation and distribution through farm-to-school, restaurants or other community organizations; and
- Reducing food waste.

Part 2: Adding \$500 Million of New Funding to Existing Programs

- USDA expects to begin investing approximately \$500 million in expedited assistance through several existing programs this spring, with most by April 30. This new assistance includes:
- \$100 million in additional funding for the Specialty Crop Block Grant Program, administered by the Agricultural Marketing Service (AMS), which enhances the competitiveness of fruits, vegetables, tree nuts, dried fruits, horticulture, and nursery crops.
- \$75 million in additional funding for the Farmers Opportunities Training and Outreach program, administered by the National Institute of Food and Agriculture (NIFA) and the Office of Partnerships and Public Engagement, which encourages and assists socially disadvantaged, veteran, and beginning farmers and ranchers in the ownership and operation of farms and ranches.
- \$100 million in additional funding for the Local Agricultural Marketing Program, administered by the AMS and Rural Development, which supports the development, coordination and expansion of direct producer-to-consumer marketing, local and regional food markets and enterprises and value-added agricultural products.
- \$75 million in additional funding for the Gus Schumacher Nutrition Incentive Program, administered by the NIFA, which provides funding opportunities to conduct and evaluate projects providing incentives to increase the purchase of fruits and vegetables by low-income consumers
- \$20 million for the Animal and Plant Health Inspection Service to improve and maintain animal disease prevention and response capacity, including the National Animal Health Laboratory Network.
- \$20 million for the Agricultural Research Service to work collaboratively with Texas A&M on the critical intersection between responsive agriculture, food production, and human nutrition and health.
- \$28 million for NIFA to provide grants to state departments of agriculture to expand or sustain existing farm stress assistance programs.
- Approximately \$80 million in additional payments to domestic users of upland and extra-long staple cotton based on a formula set in the Consolidated Appropriations Act, 2021 that USDA plans to deliver through the Economic Adjustment Assistance for Textile Mills program.



WASHINGTON STATE LEGISLATURE

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Legislature Home

COVID-19 Update: Access Services COVID-19 Information

What's happening

Today is Day 4 of the 2020

House Floor Calendar

Please check the Comm

Scheduled hearings

- Business, Financial & Insurance
- Capital Budget (H)
- Finance (H)
- Housing & Local Government
- Labor, Commerce & Trade
- PRO FORMA HOUSE SESSION
- Health Care & Wellness

Highlights

- Legislative Hotline: 1.800.**
- Accessing the Legislature R
- Employment Opportunities
- Public Records Requests

Participant ID: 52 Meeting ID: 520-729-3829

Speaker View

1/2

Today

Mute Stop Invite Manage Participants 42 Share Chat Record Closed Caption More End Meeting

WA State Legislative Session began Monday January 11th – and will last 105 days (this is a regular, not a short session) and is taking place Virtually this year

Important legislative cut-off dates:



Feb 15 – Final day for bills in committee.



Feb 22 – Final day for budget bills in committee.



March 9 – Final day to consider bills in houses of origin.



March 26 – Final day for bills from opposite chamber in committee.



April 2 – Final day for fiscal bills from opposite chamber in committee.



April 11 – Final day to consider bill from opposite chamber.



April 25 – Last day of session.

How a Bill Becomes a Law: Following SB 5045



Started March 22 for ag and food essential workers

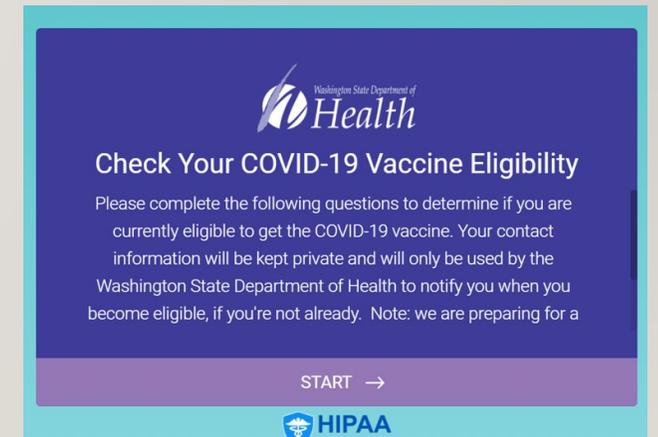
COVID VACCINATIONS FOR ESSENTIAL WORKERS

INCLUDING AGRICULTURE, FOOD PROCESSING, GROCERY RETAIL

Washington State DOH is using the [FindYourPhaseWA.org](https://www.findyourphasewa.org) tool, an online self-assessment to help people find out if they are eligible for vaccination under current or past phases.

Phase Finder also provides:

- confirmation of eligibility that can be shown at a vaccination site
- a link to a list of available sites for vaccination.



The screenshot shows a blue interface for the Washington State Department of Health. At the top is the logo for the Washington State Department of Health. Below the logo is the title "Check Your COVID-19 Vaccine Eligibility". The main text reads: "Please complete the following questions to determine if you are currently eligible to get the COVID-19 vaccine. Your contact information will be kept private and will only be used by the Washington State Department of Health to notify you when you become eligible, if you're not already. Note: we are preparing for a". At the bottom of the main text area is a "START →" button. Below the button is a purple bar with the "HIPAA" logo.

Mobility and Environment Committee

- [Proposed Motion No. 2020-0288](#) relating to the *2020 Strategic Climate Action Plan* heard at **March 24 and April 22** Meetings.
- *March 22: Re-sent the Ag Commission's letter on SCAP to Committee staff in order for it to be included in the committee's public record.*
- Leann testified as a private citizen on March 24
- SCAP Committee update

Farmworker Housing

What is farmworker housing?

Farmworker housing is housing provided to agricultural employees, either seasonal or year-round, who live and work on farmland. Any type of housing that complies with King County Code—yurt, farmhouse, or accessory dwelling unit, can be permitted as farmworker housing. With a Washington Department of Health license, trailers can also be used to house seasonal workers.

Permits for farmworker housing depends on farm location and the buildings and utilities that are already on the farm, but most importantly, on whether employees are seasonal or year-round.

- 2 Seasonal Farm Worker Housing
- 3 Year-Round Farm Worker Housing
- 4 Farm Worker Housing Workflow, Funding/Cost Share, Regulatory Considerations
- 5 Frequently Asked Questions



Seasonal Farmworker Housing



Housing for seasonal farmworkers is referred to as Temporary Worker Housing (TWH) in Washington State Department of Health (DOH) regulations. Housing for temporary (< 10 month) workers is provided an exemption from county zoning code, except for setbacks from property lines and DOH requirements.

> Setbacks refer to the distance of a structure from the property line or curb

A license from DOH is required. License conditions include:

- > The site must be adequately drained and not subject to periodic flooding.
- > Housing must be located at least 500' away from where livestock are kept.
- > Housing must be located at least 200' away from all surface water.



STRUCTURES

Housing, if stick built* or mobile home, must comply with county building codes.

- Other structures (e.g., yurt, recreational vehicle, etc.) need to meet construction standards in Washington Administrative Code 246-359 and be inspected by DOH Construction Review Services.
- Temporary structures in the floodway need to be removed between Sept 30 – May 1 of each year.
- Existing nonresidential buildings can be used for temporary worker housing if a building permit is obtained for "change of use**."



WASTE DISPOSAL

Temporary Worker Housing must be hooked up to suitable sewage disposal system approved by Public Health – Seattle & King County.

- A 3,000-gallon concrete vault set at zero grade is acceptable.
- Composting toilets that comply with King County Code 13.52.020 are allowed.



WATER SUPPLY

The water supply for temporary worker housing must be approved by Public Health – Seattle & King County.

DOH requires testing within 90 days of occupancy and annually thereafter.

- Bacteriological and nitrate test results must be submitted with the TWH license application.

*Stick built refers to a wooden-framed structure that's been constructed piece by piece.

** Visit <https://mybuildingpermit.com> to apply for or check on the status of a building permit application.

Year Round Farmworker Housing



Year-round employees have a traditional landlord-tenant relationship with the farmer. King County Code allows on-farm Agricultural Employee Dwelling Units (AEDU). These are small (< 1,000 ft²) homes for agricultural employees working on the farm year-round.

- > **King County Code allows for an Agricultural Employee Dwelling Unit (AEDU) on a parcel where zoning would not otherwise allow a residence. Special restrictions apply in flood areas – see FAQ's.**



STRUCTURES

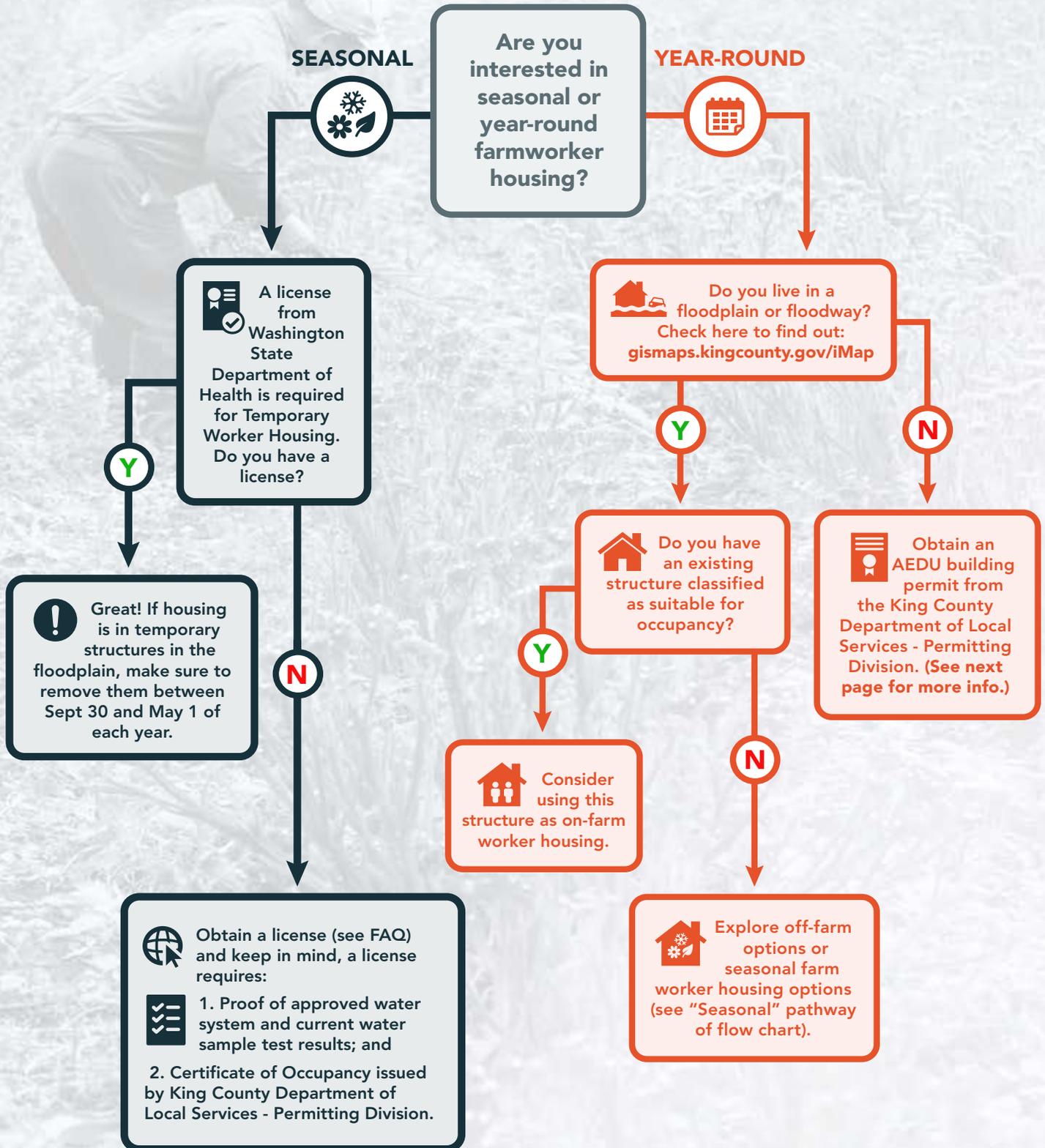
AEDUs must comply with King County Building Code and be less than 1000 ft² and occupied by < 8 employees. The number of allowable units depends on the size of the operation:

- **1 AEDU on a site < 20 acres (ac.)**
- **2 AEDUs on a site > 20 ac. and < 50 ac.**
- **3 AEDUs on a site > 50 ac. and < 100 ac.**
- **4 AEDUs on a site > 100 ac.**

One additional AEDU is allowed for each additional 100 acres. The housing should be located on already used non-farmable areas. The AEDU can be a mobile home or a stick-built home.



Farmworker Housing: Workflow and Regulatory Considerations



Farmworker Housing: Frequently Asked Questions



How do I apply for Temporary Worker Housing?

Please complete and submit the application materials available online at this link:



www.doh.wa.gov/crs

Application materials:

1. Construction Review Application Packet
2. Camp Management Plan for Temporary Worker Housing
3. Temporary Worker Housing License Application, which requires:
 - > *Proof of approved water system and current water sample test results*
 - > *Certificate of Occupancy issued by a city, county, or state agency*

How do I apply for an Agricultural Employee Dwelling Unit?

AEDUs require a building permit. Building permits are issued by the King County Department of Local Services-Permitting Division (DLS-PD). The process can be started online at this link:



<https://mybuildingpermit.com>

Can I build farmworker housing in the floodplain?

For year-round farmworker housing, an AEDU cannot be built in a floodway. In the floodplain, an AEDU would need to be elevated. For more info visit:



www.kingcounty.gov/agdwellingpermits

To obtain a license to build temporary worker housing, the desired site must be adequately drained and not subject to periodic flooding. King County has a Flood Buyout and Elevation Program to raise structures above the base flood elevation. Please visit the following link to learn more:



www.kingcounty.gov/fbeprogram

Contact Us

King County Agricultural Program



farmhelp@kingcounty.gov



206-477-4800



www.kingcounty.gov/agprogram

Farm King County



For resources and information related to permitting and regulations, visit <https://www.farmkingcounty.org/permitting-regulations.html>.

Streamflow Restoration Planning for the Snohomish, Cedar/Lake Washington and Green/Duwamish Watersheds (WRIAs 7, 8 and 9)

Presenters: Rick Reinlasoder (KC Agriculture Program), Bobbi Lindemulder (Snohomish Conservation District), Cynthia Krass and Erin Ericson (Snoqualmie Valley Watershed Improvement District)

Why?

- 2016 Court case: Whatcom County vs Hirst, Futurewise, et al. - Whatcom County was sued for using the existing water allotment framework. Plaintiffs felt it did not adequately protect surface and groundwater resources. WA Supreme Court agreed. Halted rural development in some areas.
- In 2018 the Legislature passed the Streamflow Restoration Law RCW 90.94 “Hirst Fix” – called for streamflow restoration planning in selected watersheds in the state. King County and partners participated in WRIAs 7, 8, 9 and 15 (Vashon).



Where?

WRIAs Requiring Streamflow Restoration Planning Under Chapter 90.94.030 RCW



Who? – Committee makeup is prescribed in the statute

- WA Department of Ecology (chair)
- WA Department of Fish and Wildlife
- Tribe(s)
- Agriculture representative
 - Rick Reinlasoder and Melissa Borsting (alternate), King County Agriculture Program – WRIAs 8 (Cedar/Lake Washington) and 9 (Duwamish/Green)
 - Bobbi Lindemulder, Snohomish Conservation District – WRIA 7 (Snohomish)
- Environmental organization
- Cities
- County(s)
- Largest irrigation district
 - Snoqualmie Valley WID – WRIA 7 (Snohomish)
- Large water purveyor(s)



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What?

- Committee works with subject matter experts to project 20 years of permit exempt domestic well installation, consumptive water use from those wells and establish offset targets
- Committee develops project roster to offset the predicted water use and provide net environmental benefit (NEB)
- These components are put into a plan
- Committee votes on the plan – must have consensus for passage
 - With consensus, goes to Ecology for review and approval
 - Without consensus, go to Ecology for development through the rule making process
- Plan is implemented with state funding (~\$300 million over 15 years for all planning basins)
 - Projects listed in the plan receive bonus points



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Agriculture Position

- In these watersheds, agriculture and irrigation representatives took a firm stance in protecting irrigation water rights for agriculture and reducing negative impacts to farming.
- This is guided by King County Comprehensive Plan policies that call for protecting farmland and irrigation water rights for farming and exploring alternative sources of irrigation (example - recycled water).
- From the WRIA 7 plan: “The Committee supports retirement of agricultural/irrigation water rights for the benefit of instream flows that do not currently or potentially serve agricultural lands of long-term commercial significance consistent with the Growth Management Act (GMA) (Snoqualmie APD in King County and prioritized agricultural lands in Snohomish County).”



Photo credit: Audra Mulkern

Estimated Wells, Consumptive Use, Offset Target and Project Offsets by WRIA, through 2038, (developed by each committee)

	WRIA 7 - Snohomish	WRIA 8 – Cedar/Lake Washington	WRIA 9 – Green/Duwamish
1. Wells (number)	3,389	967	632
2. Consumptive Use (Acre Feet/Year - AFY)	797.4	425.4	247.7
3. Offset Target (AFY)	797.4	698	495.4
4. Project Offset Volume (AFY)	1,373	1,762.18	1,075

Project Types

Water for water – highest priority in this planning process

- Water rights acquisition for placement in permanent trust
- Water storage
- Managed aquifer recharge

Fish and Wildlife Habitat Projects

- Levee setbacks and floodplain restoration
- Riparian and wetland restoration

Other Related Projects

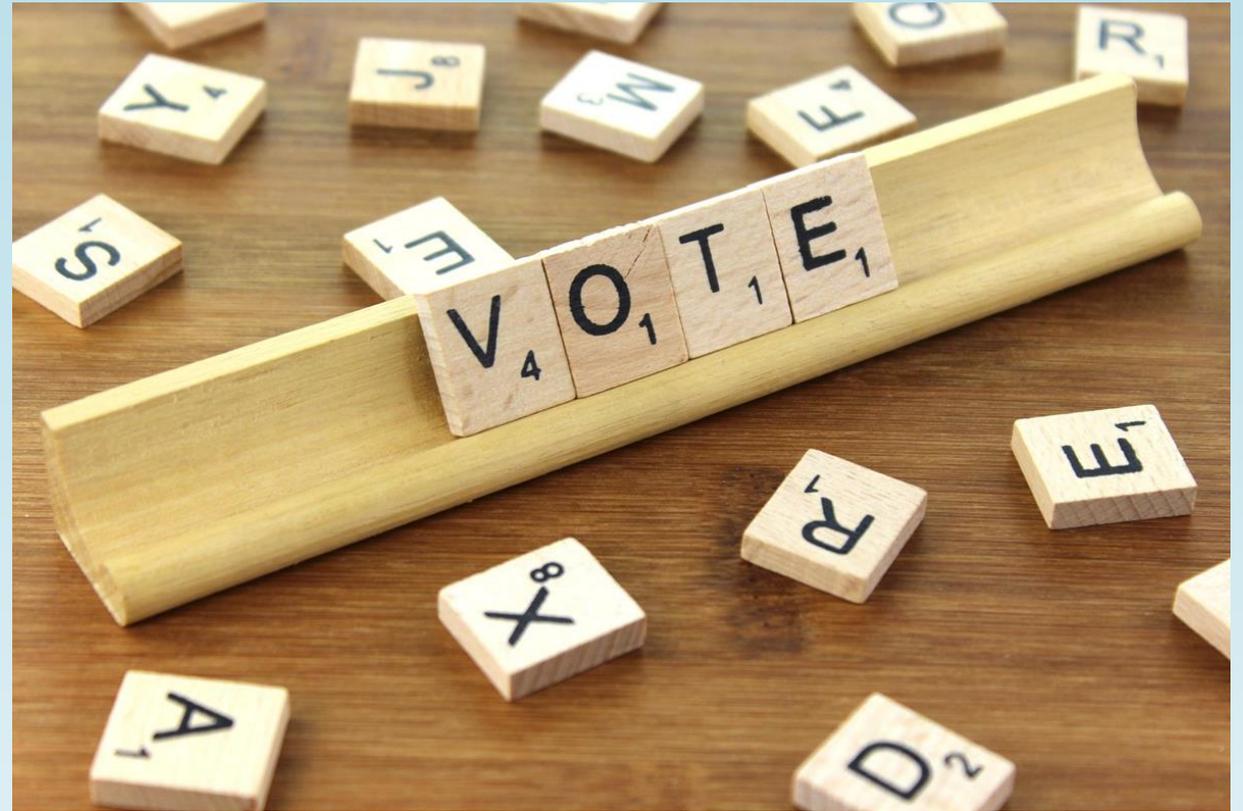
- Stormwater infrastructure retrofits and improvements



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Plan Status

- WRIA 7 (Snohomish) – vote occurs this month
- WRIA 8 (Cedar/Lake Washington) – vote occurred in February and did not receive consensus approval; may come back for a second vote or go to Ecology for rule making process
- WRIA 9 (Green/Duwamish) – vote occurred in February and received consensus approval; went to Ecology for review and adoption



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What's the bottom line?

- There should be limited impact to agriculture.
- May facilitate use of recycled water on farms in WRIA 8 in the Sammamish Valley.
- Counties can issue building permits for rural residences, as domestic permit exempt wells are now allowed, without extensive hydrogeologic study.
- Allows for “baby steps” forward in terms of water storage.
- May help meet instream flow requirements and improve conditions for fish.



Questions and Discussion



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