



King County

Water and Land Resources Division

Department of Natural Resources and Parks
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TTY Relay: 711

King County Agriculture Commission DRAFT Meeting Minutes Thursday, October 13th, 2016 21 Acres Center, Woodinville

Commissioners	P	A	Commissioners	P	A	Commissioners	P	A
Leann Krainick, Chair Pro-Tem	X		Bruce Elliott	X		Eldon Murray	X	
Amy Holmes, Vice Chair Pro-Tem	X		Siri Erickson-Brown		X	Leigh Newman-Bell	X	
Anne Becker	X		Shelby Jors	X		Larry Pickering		X
Roger Calhoon	X		Meredith Molli		X	Bob Vos	X	

P=Present; A=Absent

County Staff Present			
Patrice Barrentine, DNRP	Michael Lufkin, DNRP	Michael Murphy, DNRP	John Taylor, DNRP
Steve Evans, DNRP	Richard Martin, DNRP	Randy Sandin, DPER	
Joan Lee, DNRP	Megan Moore, DNRP	Ted Sullivan, DNRP	

Guests Present			
Perry Acworth Ells, SAgE	Bea Covington, KCD	Josh Monaghan, KCD	Brenda Vanderloop, SVA
Sylvia Bledsoe-Castro	Robin Crowder, 21 Acres	Lew Packiaraj	
Alexandra Castro	Serena Glover	Tom Quigley, SVA	
Mark Castro	Van Minnie (?)	Kurt Sahl, 21 Acres	

Meeting Action Summary

- **Approval of September 2016 Meeting Minutes**
- **Regulatory Committee Update and Letter to Council**
- **Land Conservation and Preservation Presentation**
- **Next Meeting: November 10th, 2016 at King Conservation District, Renton**

Meeting Called to Order at 5:14 pm

Approval of Meeting Agenda

Bruce Elliott motioned to approve tonight's agenda, Amy Holmes seconded; it passed by full acclamation.

Approval of Prior Meeting Minutes

Bruce Elliott motioned to approve the September 8th, 2016 meeting minutes; Roger Calhoon seconded. The motion passed unanimously.

Public Comment

Kurt Sahl of 21 Acres Center urged the Commission to continue working to preserve Sammamish Valley farmland, citing increasing area pressures and sensitivity. Tom Quigley, president of Sammamish Valley Alliance (SVA), also encouraged the Commission to continue efforts to protect and not lose farmland to developers. He delegated Brenda Vanderloop, who works with 21 Acres and SVA, to apprise the Commission via email of events in the Valley so they can stay involved. He also commented on increased interest in the Valley regarding sustainability and emphasis on local farming.

Marijuana Zoning Letter – Leann Krainick

Leann Krainick reported she had been in contact with King County Council (KCC) member Reagan Dunn on the marijuana zoning letter sent to KCC by the Commission. She said he received the letter, and is in agreement with the Commission on their concerns.

Fish Farm Flood (FFF) Draft Agreement

This was tabled to next meeting, due to bad weather and a flood warning predicted in the Snoqualmie Valley..

Regulatory Committee Update – Randy Sandin, KC DPER

Randy Sandin with King County's Department of Permitting and Environmental Review (DPER) updated the Commission on the ongoing comp plan review, addressing land use policies and zoning code structural problems affecting agriculture. He said DPER's current recommendation is to repeal existing policies from the 1970s and 1980s. He also explained the current zoning code classified many supplemental agricultural activity definitions into a "manufacturing" table, while growing crops and livestock were in the "resource lands" table, causing frequent conflicts in definitions/rules and a need to restructure the entire zoning code. The current review, he continued, led to some new agriculture definitions, and removed agriculture activities from the manufacturing table, placing them in the resource lands table. This proposal raised several issues, causing deferral of action on it until 3rd quarter 2017 as KCC and other stakeholders closely review it. He added the language should be refined over the winter and resent to KCC early next year.

Patrice Barrentine of DNRP noted the Commission had worked extensively with Mr. Sandin and his staff to draft the new language. Bob Vos said he saw many positive things in the revisions, but voiced concern that the changes had been "intercepted" by KCC staff before reaching Council members. Mr. Sandin and John Taylor of DNRP explained this was not due to the content, but a rigid adoption timeline given by the County Executive's office, and therefore a lack of time for KCC to thoroughly review the large document.

Several Commissioners expressed frustration over the delay. Amy Holmes motioned to write a letter to KCC to encourage higher prioritization of adopting the proposed regulatory changes. Leann Krainick selected Ms. Holmes as primary reviewer for the letter, designating a two-week deadline from tonight to approve it. Anne Becker seconded Ms. Holmes' motion, which was unanimously approved.

Land Conservation and Preservation Presentation – Michael Murphy, DNRP

Michael Murphy, Land Conservation Manager for KC DNRP, presented on the County's Land Conservation and Preservation Initiative. This came from a desire to identify lands to protect for ecological integrity, farmland, forestry, recreational purposes, and so forth. When the proposal was brought to the County Executive, he directed County staff to draft a plan to protect all identified lands within one generation, or 30 years.

Mr. Murphy cited King County's abundant natural beauty for a continuing increase in its population, which adds to the urgency for land conservation. He said of 674,000 acres of identified land, the County owns 34,000 acres and has easements on another 156,000 acres. 14,000 acres, or 35% of the APD (which comprises three percent of the County), has so far been protected. Further goals include improving: Puget Sound water quality, salmon recovery, flood and stormwater control, trail connections, and forest/farm economies. He described five land

types currently identified for conservation: natural lands, healthy forests, farmland, trail networks, and natural/urban river corridors. A sixth type, urban area lands within cities, is also being sought for conservation. He said conserving these lands brings three-fold widespread benefits: for the economy, the human population, and the environment.

Mr. Murphy said the total cost estimate of the initiative ranges from \$1.5 billion to \$1.8 billion. He explained the various proposed revenue sources for it; the midpoint of this amount totals roughly \$1.65 billion. These sources (as well as the desired lands) are largely in unincorporated King County and include varying taxes, grants, levies, and possible philanthropy. He said staying with existing funding sources would preserve about two-thirds of desired lands; options for filling the funding “gap” include passing a bond, lifting the property tax levy, and increasing the Real Estate Excise Tax. The latter would bring much revenue but is not easy to pass with voters, he said. Another option being considered is to “borrow” funds from further down the 30-year timeline into the first decade to accelerate the conservation process.

He gave a broad outline of the proposed timeline. Summer 2016 included community outreach, research, refining calculations, and establishing the conservation advisory group membership. Current membership includes many representatives from government as well as private entities. Fall 2016 should see the advisory group process begin, with a report to the Executive by winter of 2016-early 2017. Ongoing tasks include public and regional outreach, as well as engaging cities to identify conservation priorities.

Several members of the local public voiced frustration that a perceived lack of County enforcement of land protection is threatening farmland and raising land costs in the Sammamish Valley. One recently sold property, the Zante property, raised particular concern. This led to discussion on how effective zoning is as a means to protect agricultural lands. John Taylor said zoning is not as effective as other methods – such as buying a property’s development rights or buying a property outright – because a zoning designation can easily be changed. In the case of the Zante property, rezoning the land to allow development rights brought much more financial revenue than selling. He stated that encroachment of incompatible land uses is a major threat to farms and property values, and the County has fought to protect those. He agreed with an additional public comment that zoning needs to be better enforced, and added that he is meeting with DPER to brainstorm on more resources for this.

Leann Krainick asked Mr. Murphy how he was engaging cities on this issue, as much potential land for conservation is within smaller cities. He replied that meetings with cities are ongoing and being actively pursued. Ms. Krainick added the next Land Conservation meeting was scheduled for October 20th and invited interested parties to contact her. Mr. Murphy advised there was also a website for the initiative.

Updates – KCD, Sammamish Valley Winery Study, Commission Details

- **King Conservation District:** Josh Monaghan of KCD introduced their new Executive Director, Bea Covington. He reported the KCD board unanimously voted to support the FFF agreement; he added their regional food program had awarded 11 grants, and several urban forestry and conservation projects had been approved.
- **Sammamish Valley Winery Study:** The final meeting for this study was completed a month ago, John Taylor reported; the task force delivered a completed policy rating exercise to the County Executive. He said the year-end goal is to deliver to the KCC a slate of recommended actions, likely improved code enforcement and minor code changes. Tom Quigley recommended the winery market be opened to the entire state, not just King County, as this could ease land use conflicts in the Valley as well as allow the winery market to grow statewide. Roger Calhoon opined that as long as wineries and agriculture are respectful to each other, there can be room in the Valley for both.
- **Commission Details:** Patrice Barrentine said the Commission is seeking new members to fill openings and invited interested persons to contact her. Leann Krainick also encouraged Commissioners to recruit

interested parties. Ms. Barrentine reported the locations for 2016's two remaining Commission meetings: November in Renton at KCD, and December at Pike Place Market.

Meeting Adjourned at 6:57 pm

Next Meeting

Thursday, November 10th, 2016 at 4:00 pm
King Conservation District, Renton