

# KING COUNTY AGRICULTURE COMMISSION

## MEETING NOTICE

THURSDAY, SEPTEMBER 14, 2017

4:00 – 7:00 P.M. AT THE

**SNOQUALMIE PUBLIC LIBRARY**

### PROPOSED MEETING AGENDA

(AGENDA ITEM TIMES ARE TENTATIVE)

<b>4:00</b>	<b>Call to Order</b> <ul style="list-style-type: none"> <li>• Introductions</li> <li>• Approval of Agenda</li> <li>• Approval of Minutes (July 13<sup>th</sup>)</li> </ul>	Leann Krainick, Chair Pro Tem
<b>4:10</b>	<b>Martin Luther King, Jr. Service Award Presentation</b>	Councilmember Kathy Lambert
<b>4:15</b>	<b>Public Comment</b> – <i>please limit comments to 3 minutes/person</i>	
<b>4:20</b>	<b>Winery Code Changes</b> <ul style="list-style-type: none"> <li>• Update</li> <li>• Letter to Council</li> <li>• Discussion (Motion/Vote)</li> </ul>	John Taylor, Karen Wolf, Diane Carlson, Roger Calhoon and Winery Committee
<b>4:50</b>	<b>Commission Details</b> <ul style="list-style-type: none"> <li>• Absences, open positions, administrative steps</li> <li>• Recruitment and Review</li> </ul>	Patrice Barrentine Selection Committee (Leann, Bruce, Amy, Leigh)
<b>5:00</b>	<b>New Business - Farm, Fish, Flood 2.0</b> <ul style="list-style-type: none"> <li>• Laying the Foundation for 2.0</li> <li>• Ag Caucus membership recommendations</li> </ul>	John Taylor, Richard Martin
<b>5:30</b>	<b>Break</b>	
<b>5:45</b>	<b>Farmland Preservation Program</b> <ul style="list-style-type: none"> <li>• Compliance activities on two properties</li> <li>• Priorities for CFT funding</li> </ul>	Ted Sullivan
<b>6:30</b>	<b>Old Business - Updates</b> (approx. 5 min each) <ul style="list-style-type: none"> <li>• King Conservation District</li> <li>• Farm Bureau</li> <li>• Snoqualmie Watershed Improvement District (WID)</li> <li>• KC Ag Program</li> <li>• Local Food Initiative</li> <li>• KC Ag Code Changes Update</li> <li>• Livestock Project</li> </ul>	<ul style="list-style-type: none"> <li>• KCD Staff</li> <li>• Bruce Elliott</li> <li>• Siri Erickson-Brown</li> <li>• Richard Martin</li> <li>• Mike Lufkin</li> <li>• Patrice Barrentine</li> <li>• Patrice Barrentine</li> </ul>
<b>7:00</b>	<b>Land Acquisitions: none to report</b>	
<b>7:00</b>	<b>Adjourn</b>	Leann Krainick

**Next Meeting: October 12<sup>th</sup> 3:00-6:00 pm, Snoqualmie Public Library**

## 2017 Meeting Topics Calendar

Complete	Topic	Who	When	Outcomes	
				Letter advising County Executive	Notes
✓	Pike Place Market Tour and Farm Programming	Leigh Newman-Bell	Jan		
✓	Neighborhood Farmers Market Alliance Sales Report	Chris Curtis	Jan		
✓	King Conservation District Regional Food Grant Program update	Mary Embleton	Jan		
✓	Approval of Ag Commission's FFF Recommendations		Feb		
✓	Road Vacations	King County	Feb		
✓	Commission Policies and Procedures: Review and Modify		May, July, Sept		
	What's Going on with Ag in Other Counties?	Skagit	Fall		
	What's Going on with Ag in Other Counties?	Pierce	Fall		
	Joint Meeting with Rural Forestry Commission		Nov		
Tours to cover: Purpose of Commission, FPP, ADAP, Buffers, Salmon Recovery, Drip Irrigation, Drought, WID, Reclaimed Water, Keller Ditch, Tall Chief, Ag Regulatory Changes					





**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, July 13<sup>th</sup>, 2017  
Snoqualmie Public Library, Snoqualmie**

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

*P=Present; A=Absent*

County Staff Present		
Patrice Barrentine, DNRP	Mike Lufkin, DNRP	Mimi Reed, DNRP (intern)
Eric Beach, DNRP	Richard Martin, DNRP	Katherine Taylor, DNRP
Steve Evans, DNRP	Megan Moore, DNRP	Karen Wolf, PSB

Guests Present	
Tom Quigley, Sammamish Valley Alliance	Dennis West, Farm Bureau

**Meeting Action Summary**

- Introduction of Eric Beach, Regulatory Permitting Specialist
- Approval of May 11<sup>th</sup> Meeting Minutes
- County Winery Code Changes Update & Letter to KCC
- Farm Fish Flood (FFF) Update
- Other Updates: Farm Bureau, KC Agriculture Program & Code Changes, Local Food Initiative

*Meeting Called to Order at 4:07 pm*

**Introductions**

Patrice Barrentine introduced Eric Beach, new agriculture regulatory permitting specialist for DNRP. Mr. Beach spoke briefly on his new role and desire to reach out to Commissioners on their specific regulatory concerns.

**Approval of Meeting Agenda**

Leigh Newman-Bell made a motion to approve tonight’s meeting agenda as written. Bruce Elliott seconded, and the motion carried unanimously.

**Approval of Prior Meeting Minutes**

Amy Holmes made a motion to approve the May 11<sup>th</sup> meeting minutes as written. Bob Vos seconded, and the motion carried unanimously.

**Commission Details – Patrice Barrentine, DNRP**

Patrice Barrentine said recruitment has begun for six to seven current/pending Commission vacancies. She distributed application packets to Commissioners and noted these will also be posted online. She added that a press release will go out next week. She then read a letter to Commissioners from students at Seattle’s Villa Academy, stressing importance of pollinators and asking that farmers reconsider pesticide use. Amy Holmes volunteered to draft a reply.

Ms. Barrentine said she has tentatively scheduled a joint meeting of the Agriculture and Rural Forest Commissions (RFC) at Preston Community Center on November 16<sup>th</sup>. This would be in addition to the regular November meeting. Richard Martin suggested that, pending Center availability, each commission hold shorter meetings separate from but the same day as the joint meeting. Agriculture Commissioners' consensus was to hold a joint meeting in the morning on November 16<sup>th</sup>. Ms. Holmes asked Ms. Barrentine to follow up with RFC liaison Linda Vane to finalize details.

## **Public Comment**

Tom Quigley of Sammamish Valley Alliance spoke of ongoing winery code enforcement concerns in the Valley. He opined that the County should be bold in enforcing code, not apologetic. He also spoke of problems along a section of 140<sup>th</sup> Avenue in the Valley. He said that with the desire to bring more people into the area for wine tastings and other events, this section of road presents a major potential public safety hazard.

## **Winery Code Changes – Karen Wolf, KC Office of Performance, Strategy, & Budget (PSB)**

Karen Wolf, with the King County Executive's Office of Performance, Strategy, and Budget, spoke on proposed code changes from the Sammamish Valley wineries study. She reviewed the history: about a year ago, King County Council (KCC) and the Executive created a task force to review the winery situation in the Valley, and how to apply the findings county-wide. A report was published after completion of the study this summer. The task force is adamant agriculture land not be touched, that no urban/APD borders be moved. If a winery industry is to be supported in the county, it should be done at a scale appropriate to rural areas and not allow wineries to move into agricultural lands.

On code enforcement, it is proposed that once new regulations are in place, there will be a six-month period where Department of Permitting and Environmental Regulation (DPER) works with establishments to facilitate compliance or shut them down. Ms. Wolf stressed the intent is not to legalize illegal establishments. She also spoke of mobility concerns with increased vehicle traffic in the Valley: the Executive does not want wide roads bordering an APD or rural area, and wishes to explore other transit options for the area, such as bikes or shuttles.

Bob Vos asked about enforcing existing codes. Ms. Wolf said County attorneys determined that any enforcement mandating improvement of establishments will be held until new regulations are in place, except if there is an immediate public health or safety risk. Patrice Barrentine noted all reported winery code violations so far have occurred outside the Sammamish APD.

Ms. Wolf said the proposed changes' transmittal to KCC will occur when the Executive deems timely; until then, she can bring Commission feedback to his attention. After transmittal, review and public comment begins again. Ms. Wolf then reviewed several handouts detailing the proposed revisions. Resulting discussion covered specific criteria for wineries and tasting rooms. Major points included: a state-legislated increase in allowed remote tasting rooms per winery; grandfathering of prior licensed "home occupation" wine establishments under the new code; restricting establishment access to arterial roads only (no dead-end/"private" roads); and testing updated limits on the number of special events permitted per year per establishment.

Detailed discussion centered on Roger Calhoon's wish to require specific quantities of local product to be sold at establishments, to ensure they are not only acting as tasting rooms. Ms. Barrentine suggested a minimum on-site production amount of 60% of sales per establishment. Amy Holmes and Leann Krainick requested this apply to all winery types, in APDs as well as rural areas.

Ms. Krainick turned focus to a draft letter to KCC, voicing Commission concerns on this issue. Feedback points included: address wineries' increased traffic impact on the agriculture community; clarify the definition of "private" roads leading to arterials; add a requirement of 60% of sales grown/produced on-site for APD-based as well as rural wineries; and require annual review of temporary "special district overlays" restricting special event uses in an area. Mr. Calhoon motioned to approve the letter with the suggested revisions. Bruce Elliott seconded the motion, which carried unanimously.

## **BREAK**

## **Farm Fish Flood (FFF) Update – Richard Martin, DNRP**

Richard Martin reported the FFF agreement signing ceremony was June 12<sup>th</sup>, and focus now turns to implementing the action recommendations in the agreement. He said the Commission should now consider the make-up of FFF 2.0's steering committee, to be made of 15 people representing the three FFF caucuses. His hope is for recommendations by September's Commission meeting, in time to get committee members in place for an initial meeting in October.

Bob Vos clarified that the Commission should advise in choosing organizations for the steering committee, not specific individuals. He noted that Farm Bureau has voiced interest in serving on the steering committee and regulatory task force; CAPR would like to serve on the buffer task force. He also suggested the individual farmer representative on the steering committee come from the Snoqualmie Valley. Amy Holmes observed that an effort should be made to not utilize too many of the same people who worked on the original FFF process. There was a consensus the Commission should play a role in all three major task forces and the steering committee. Mr. Martin said the steering committee will likely meet quarterly, and the task forces monthly, which would require multiple representatives.

Discussion followed on requirements for the Commission's steering committee representative, chiefly, if they should be an active or past Commissioner. Mr. Martin noted if no Commission representative is recommended for this committee, the Executive may reject all recommendations. Ms. Holmes and Mr. Martin concurred a past recently-serving Commissioner could satisfy the Commission representative requirement. Mr. Vos said continuing Commissioners should be encouraged to participate in the FFF 2.0 process. Patrice Barrentine agreed to coordinate suggestions, for the Commission representative as well as individual farmers, before next meeting.

### **Commission Policies and Procedures – Leann Krainick**

Leann Krainick, Amy Holmes, and Patrice Barrentine have completed their review of the Commission's policies and procedures. Their consensus is to use the Rural Forest Commission's existing policies and procedures as a base for the Agriculture Commission's revisions. Ms. Krainick tabled this item to fully address next Commission meeting.

### **Old Business: Updates – Commissioners, Staff**

- **Farm Bureau (Bruce Elliott):** Mr. Elliott reported on a conference call with the state legal foundation about a CAO review in Whatcom County. The CAO was recently rewritten by Whatcom County staff, resulting in changes that distressed area farmers. Farm Bureau has hired an attorney to review these changes. He said the review will have implications statewide. He also noted the Bureau's regular meeting, to be held in Sumner the third Monday of this month.
- **KC Agriculture Program (Richard Martin):** Mr. Martin updated on an ongoing drainage issue on the King/Snohomish county line. The Natural Resources Conservation Service's (NRCS) Pearson Eddy restoration project there includes a large buffer tree planting, expected to cause a five-inch water level rise threatening multiple King County farms and homes. King County staff have been in talks with NRCS to address mitigating the threat. NRCS has agreed to delay several aspects of the project and incorporate suggested mitigation options, including possible tree removal, into their assessments and modeling. Mr. Martin added he would like to bring Ted Sullivan of DNRP's Farmland Preservation Program to speak to the Commission twice per year, as there has been a major increase in County easement acquisitions this year.
- **Local Food Initiative (Mike Lufkin):** Mr. Lufkin reported on several County objectives funded by the Farmers' Market Promotion Program grant. The first is a regional farmers' market promotion, which includes a print, radio, and online campaign targeted at younger shoppers more inclined to shop at farmers' markets. The next involves implementation of worksite CSA programs, which so far have been less successful than hoped. He noted a possible County employee survey to gauge factors in interest or lack thereof in CSAs, and development of a CSA implementation guidebook for other organizations. He also said there should be news next Commission meeting on farmer training/incubator programs from this past year, and on a project to consolidate local agricultural data from many separate organizations onto Farm King County's website.
- **Agriculture Code Changes (Patrice Barrentine):** Ms. Barrentine reviewed agriculture code changes that are occurring separately from the winery-related code changes. These changes largely center on economic development and land use definitions. They will be transmitted to the County Executive in August, are expected to go before KCC on September 29<sup>th</sup>, and could take effect by spring 2018. She said County staff are working to keep these changes separate from the winery-related changes also going to KCC. She will also look into if a Commission presence is appropriate for KCC's public comment meeting.
- **Livestock Workshops Surveys (Patrice Barrentine):** Ms. Barrentine has nearly completed evaluating attendee feedback surveys from recent County livestock workshops in Enumclaw and Carnation. About 65% of respondents are from north King County. Ms. Barrentine will review data to find the area with the highest number of livestock, to determine a possible location of a potential mobile meat processing unit.

***Meeting Adjourned at 7:02 pm***

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### **Next Meeting**

September 14<sup>th</sup>, 2017, 4:00 pm – 7:00 pm, at Snoqualmie Public Library, Snoqualmie



**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

July 13, 2017

The Honorable Joe McDermott  
Chair, King County Council  
516 Third Ave, Room 1200  
Seattle, WA 98104

Dear Councilmember McDermott:

I am writing on behalf of the King County Agriculture Commission in regard to the Executive's Public Review Draft of the King County Action Report, dated May 25, 2017, in response to the Sammamish Valley Winery and Beverage Study. The report supports existing zoning protections for agriculture in the Agriculture Production Districts (A) and Rural Area (RA) while adding new language that clarifies and classifies various winery and tasting room operations and standards.

The commission commends the Public Draft Report for strongly supporting agriculture and the zoning that protects the industry from other competing uses that negatively impact agriculture. However, some areas of concern still remain.

The Commission is deeply concerned about conversion of farmland to tasting rooms and wineries that do not grow 60% of their grapes in the Puget Sound Region. Standards for wineries need to be more precise regarding sales. A winery should not be able to produce a small amount of wine in order to sell a large amount of wine made at another location. Further, in light of the County Executive's Local Food Initiative 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. This goal is complicated by actions that facilitate establishment or expansion of non-agricultural businesses within Agricultural Production Districts (APDs) or on lands zoned for agriculture, which potentially lead to abandonment of productive agricultural lands.

The commission commends the Public Draft Report for strongly supporting agriculture and the zoning that protects the industry from other competing uses that negatively impact agriculture. However, some areas of concern still remain.

Within areas zoned A and RA, due to the nature of agricultural valleys, there is grave concern that development on the hillside that predates modern stormwater controls, particularly in the Sammamish Valley, due to impervious surface of roofs, roads, and parking, willis causeing drainage problems for the farmland at the bottom of the hill/valley and delay the start of the

farming season as well as end it early. While the current County stormwater code requires Low Impact Development (LID) be used (impervious surface roofs and parking lots of gravel, pavers/pavement, bioswales, and rain-gardens) to manage stormwater runoff, the County and municipalities needs to invest in retrofitting outdated stormwater infrastructure in basins that drain to agricultural valleys and/or pavement should be required to contain run-off on site.

The Commission is further concerned about code enforcement on the and does not support the expansion of recommended overlay areas adjacent to the A zone. We recommend annual reporting, by DPER to the Executive, be required to ensure compliance in this special zone so that it will not adversely affect agriculture. Specifically, the way it is currently written, an entity could buy different parcels, combine them to total five acres, and then be able to put a winery in. This would increase the value of property near the A zone and further burden nearby farmland values which are already some of the highest in the nation.

Regarding roads, the Commission is concerned about increasing traffic and congestion which could result in lost time for farm businesses as well as safety concerns. Also, because there are so many private roads in rural areas, the Commission recommends further clarifying a “single user private road leading to an arterial” as a qualifying tasting room or winery location.

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.

Therefore, although the Agriculture Commission is not opposed to wine grape production on lands zoned rural or agricultural, or to wineries that process grapes from the Puget Sound Region, tasting rooms and wineries that process grapes from other regions of Washington State should be limited as laid out in the Public Draft Report.

The Agriculture Commission supports the Public Draft Report and asks for increased code enforcement regarding that the impervious surface, stormwater issue be remedied with required catchment systems and that the overlay areas, be permanent without allowed expansion.

Sincerely,



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The commission commends the Public Draft Report for strongly supporting agriculture and the zoning that protects the industry from other competing uses that negatively impact agriculture. However, some areas of concern still remain.

Standards for wineries need to be more precise regarding sales. A winery should not be able to produce a small amount of wine in order to sell a large amount of wine made at another location. Further, in light of the County Executive's Local Food Initiative 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. This goal is complicated by actions that facilitate establishment or expansion of non-agricultural businesses within Agricultural Production Districts (APDs) or on lands zoned for agriculture, which potentially lead to abandonment of productive agricultural lands.

Within areas zoned A and RA, due to the nature of agricultural valleys, there is grave concern that development on the hillside that predates modern stormwater controls, particularly in the Sammamish Valley, is causing drainage problems for the farmland at the bottom of the hill/valley and delay the start of the farming season as well as end it early. While the current County stormwater code requires Low Impact Development (LID) be used (impervious pavement, bioswales, and rain-gardens) to manage stormwater runoff, the County and municipalities needs to invest in retrofitting outdated stormwater infrastructure in basins that drain to agricultural valleys.

The Commission is further concerned about code enforcement on the recommended overlay areas adjacent to the A zone. We recommend annual reporting, by DPER to the Executive, be required to ensure compliance in this special zone so that it will not adversely affect agriculture.

Regarding roads, the Commission is concerned about increasing traffic and congestion which could result in lost time for farm businesses as well as safety concerns. Also, because there are so many private roads in rural areas, the Commission recommends further clarifying a “single user private road leading to an arterial” as a qualifying tasting room or winery location.

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.

Therefore, although the Agriculture Commission is not opposed to wine grape production on lands zoned rural or agricultural, or to wineries that process grapes from the Puget Sound Region, tasting rooms and wineries that process grapes from other regions of Washington State should be limited as laid out in the Public Draft Report.

The Agriculture Commission supports the Public Draft Report and asks for increased code enforcement regarding impervious surface, stormwater and the overlay areas.

Sincerely,



Leann Krainick, Chair Pro Tem  
King County Agriculture Commission

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  
John Taylor, Assistant Division Director, WLRD, DNRP

## Ag Code Amendments

Transmitted from DPER to Council on or before Sept 8<sup>th</sup>.

1. Standardized allowed sq footage for all three types of farm buildings.

Legislation Includes
<b>Processing, Storage, Retail</b>
<b>2,000sf</b>
<b>3,500sf with ATRC review</b>
<b>7,000sf with ATRC review on lots in the A zone over 35 acres</b>

Previously recommended as		
Processing	Storage	Retail
3,500sf (except historic resource)	2,000sf (except historic resource)	2,000sf covered sales area (except historic resource)
5,000sf with ATRC in RA Zones or lots less than 35 acres in the A zone., or  7,000sf on lots greater than 35 acres in A zone ( except historic resource)	3,500sf with ATRC in RA zones or lots less than 35 acres in A zone, or  7,000sf on lots greater than 35 acres in A zone (except historic resource)	3,500sf with ATRC

2. Under Agricultural activities definition: changed the number of 15 to 20 years (in order to match the state definition) for hardwood tree production considered ag (such as cottonwoods, poplars).