

APPENDIX B

Farm and Forest Incentive Program: Draft Criteria for Acquisition of Development Rights

FARM AND FOREST INCENTIVE PROGRAM

DRAFT CRITERIA FOR ACQUISITION OF DEVELOPMENT RIGHTS

1. Land that has a demonstrated track record of agricultural production. Lands currently in commercial production will be favored.
2. Farmland that is threatened by development. The land is for sale, or property owner is actively considering converting land to residential or commercial use.
3. Land where the soil quality and growing conditions are conducive to farming.
4. Land that fills in the gaps in the existing farmland preservation program. Purchase land that creates contiguous blocks of farmland, in order to create a community of mutually supporting farms.
5. Acquire lands within the existing Agricultural Production Districts (APD). Lands within an APD have already been identified as having significant agricultural value. Lands on the edges of the APD's may be favored in order to create a buffer from more intense uses surrounding the APD's.
6. The size of the land is not a deciding factor as long as it meets the other criteria.
7. Lands that are predominantly in an unspoiled condition, i.e. low amounts of impervious surface.
8. Do not acquire lands that are limited in their development potential by natural limitations, such as flooding, wetlands or slopes.
9. Lands will be favored where farmer can make an effective case that farming will continue on the land for the foreseeable future, either through owner operation of the farm or long term lease.
10. Lands will be favored where farmer agrees to be an active participant in a farm link program.

APPENDIX B



APPENDIX C

**Assessed Value of Selected Farm Properties Participating in
the Current Use Taxation Program**

Assessed Value for Selected Farm Properties Participating in the Current Use Taxation Program

Area	Dwelling AV (.000)	%	Accessory Im AV (.000)	%	Land AV (.000)	%	Total Assessed Valu
DAIRY							
Enumclaw Plateau	117	27%	214	50%	95	22%	426
Enumclaw Plateau	42	29%	44	31%	58	40%	144
Enumclaw Plateau	127	38%	168	50%	41	12%	336
Enumclaw Plateau	137	35%	190	48%	69	17%	396
Enumclaw Plateau	124	41%	131	43%	47	16%	302
Snoqualmie Valley	20	80%	197	80%	28	11%	245
Snoqualmie Valley	37	12%	225	76%	36	12%	298
Snoqualmie Valley	57	49%	34	29%	26	22%	117
TOTALS	661	29%	1203	53%	400	18%	2264
LIVESTOCK							
Enumclaw Plateau	109	30%	177	48%	81	22%	367
Enumclaw Plateau	58	53%	13	12%	39	35%	110
Sammamish Valley	62	18%	119	34%	164	48%	345
Sammamish Valley	149	50%	44	15%	107	36%	300
Vashon Island	154	69%	50	23%	18	8%	222
Upper Green	304	71%	84	20%	42	10%	430
Upper Green	478	74%	108	16%	63	10%	649
Upper Green	154	60%	74	29%	30	12%	258
Upper Green	91	71%	4	3%	33	26%	128
Snoqualmie Valley	129	51%	43	17%	83	33%	255
Snoqualmie Valley	229	58%	136	35%	28	7%	393
Enumclaw Plateau	20	6%	199	63%	98	31%	317
Enumclaw Plateau	73	27%	148	54%	54	20%	275
TOTALS	2010	50%	1199	29%	840	21%	4049
CROP							
Snoqualmie Valley	367	70%	46	90%	110	21%	523
Snoqualmie Valley	46	18%	121	47%	89	35%	256
Lower Green	25	25%	0	0%	74	75%	99
Lower Green	2	20%	51	42%	68	56%	121
Lower Green	33	43%	9	12%	34	45%	76
Upper Green	35	45%	19	25%	23	30%	77
Vashon Island	42	21%	106	52%	56	27%	204
TOTALS	550	41%	352	26%	454	33%	1356

APPENDIX D

**Brochure from Cooperative Extension, "Owning and
Operating a Farm-Based Business: How To Grow It and How
To Sell It!"**

Register for the
Owning and Operating a Farm-Based Business

Name: _____

Address: _____

Phone: _____

Farming Interests: _____

Please fill in the Amount and numbers of workshops you wish to attend
and mail this registration with money to the appropriate address below.

\$ _____ for Centralia workshops _____ to: Workshop numbers

Centralia College
600 West Locust St.
Centralia WA 98531

\$ _____ for Montesano workshops _____ to: Workshop numbers

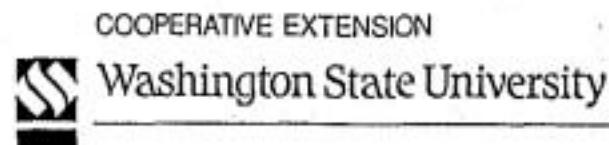
Grays Harbor College
Small Business Development center
Aberdeen WA 98520

\$ _____ for Vancouver workshops _____ to: Workshop numbers

CASEE Center
Clark County Cooperative Extension
11104 NE 149th St., Bldg C-100
Brush Prairie, Washington 98606

For more information on any of the workshops call instructors
in any of the locations where you wish to attend classes.

Register early. Space is very limited.



Owning and Operating a Farm-Based
Business:

**HOW TO GROW IT AND
HOW TO SELL IT!**

Learn how to successfully operate a small scale,
agriculture business in Southwest Washington

- soil & weather conditions
- marketing information
- getting rid of weeds
- operating a small business
- and much more

1995-1996 Programs Offered in the following locations-

Montesano
Chehalis
Vancouver

Sponsored by

Washington State University Cooperative Extension
Centralia College
Grays Harbor College

Entrepreneurial Micro-Farming

This course provides students with necessary skills to plan and operate a small scale, profitable commercial agricultural business. Students will learn efficient commercial horticultural crop production, along with small-business planning, marketing and operations, with an emphasis on home-based agricultural businesses.

This course will be team-taught by a wide variety of northwest horticultural and business experts. Lead instructors are:

Carol Miles
Washington State University Cooperative
Extension, Horticulture, 360/740-1212

Don Tapio
Washington State University Cooperative
Extension, Master Gardener Technology,
360/786-5445

Tami Garrow
Grays Harbor College, Small Business
Development Center, 360/539-4023

Durelle Sullivan
Centralia College
Community School Coordinator,
360/736-9391

Charles Brun
Washington State University Cooperative
Extension, Horticulture, 360/254-8436

Centralia Workshops held at Centralia College

#1-- Bountiful Bamboo--\$10.00

September 14, 6:30-8:30 pm

Bamboo shoots and plants production and marketing

#2 -- Ginseng - Too Good to be True? --\$10.00

September 21, 6:30-8:30 pm

Ginseng production and marketing in the Pacific Northwest

#3 -- Home-Based Market Gardening -- \$10.00

September 26, 6:30-8:30 pm

Growing and marketing vegetables and herbs in your back yard.

#4 -- Hybrid Poplars -- \$10.00

October 3, 6:30-8:30 pm

Hybrid poplar production and marketing

#5 -- Open Space -- \$10.00

October 10, 6:30-8:30 pm

County Assessor's Office will discuss open space programs and options.

#6 -- Organic Production -- \$20.00

October 14, 9 am - 4 pm

An overview of the Washington State Organic Certification Program and Community Supported Agriculture. Organic growers in SW Washington discuss their farming operations. Organic product marketing.

#7 -- What About Water -- \$10.00

October 17, 6:30-8:30 pm

Water is an essential element for crop production - know your rights and needs.

#8 -- Diversified Small-Scale Farming -- \$10.00

October 24, 6:30 - 8:30 pm

Diversified crop and livestock production, marketing considerations and ideas.

#9 -- Estate Planning - The Next Generation -- \$25.00

November 11, 9 am - 4 pm

Alternative ways of turning the family farm over to the next generation.

#10 -- Soils -- \$10.00

November 14, 6:30 - 8:30 pm

Understanding and managing your soil to improve crop production, soil physical properties and fertility, and to protect water quality.

(\$110 for all 10 workshops or pay for individual workshops.)

Montesano Workshops held at the courthouse

#11 -- Hybrid Poplars -- \$10.00

September 26, 6:30-8:30 pm

Hybrid poplar production and marketing

#12 -- Open Space -- \$10.00

October 3, 6:30-8:30 pm

County Assessors Office will discuss open space programs and options

#13 -- What About Water --\$10.00

October 10, 6:30-8:30 pm

Water is an essential element for crop production - know your rights and needs.

#14 -- Estate Planning - The Next Generation -- \$25.00

November 9, 9 am - 4 pm

Alternative ways of turning the family farm over to the next generation.

(\$50 for all 4 workshops or pay for individual workshops)

Vancouver Workshops held at CASEE Center

The Business of Horticulture -- \$75 for all 3

#15 -- November 4, 9 am - 4 pm -- \$30.00

Learn about opportunities, develop a business plan, class on small fruits, hydroponics and greenhouses

#16 -- November 11, 9 am - 4 pm -- \$30.00

Classes on tree fruits, ginseng, specialty mushrooms, on-farm processing

#17 -- November 18, 9 am - 4 pm -- \$30.00

Classes on farm financing, direct marketing, vegetables, organic production.

(All 3 Vancouver workshops are \$75, or individual workshops for \$30 each.)

APPENDIX E

**King County Department of Development and Environmental
Services, Fee Structure**

King County Department of Development and Environmental Services
September 21, 1995
Meeting

King County Agriculture Commission

Fee Structure Example for Agricultural Buildings

*e.g. A 10,000 sq. ft hay barn
 fee is approximately:*

<u>Fee Item</u>	<u>Cost</u> (rounded to the nearest \$100)	
	Public Access	No Public Access
Building Processing Fee	400	400
Structure Fee - Agricultural Buildings	7,000	1400
Inspection Fee	7,000	1400
Site Review (Zoning designations)	1,100	1100
Drainage Review (for projects over 5,000 sq. ft)	1,700	1,700
Fire Flow	300	300
Fire Safety Review	200	200
Traffic Review	...300	0
Parking Review	300	0
SEPA Checklist For bldgs. over 10,000 sq. ft)	...600	600
Sensitive Area Review Basic Fee		
Wetlands/Stream	500	500
Geotech (may be required)	500	500
Cost for permit for a 10,000 sq. foot hay barn	\$19,900	\$8,100

This are examples only. Fees are dependent on the use, size of building, and the environmental constraints (flood plains, streams, wetlands)

Presented by: Martha Goodlett, DDES Educator

WHEREAS, said Agricultural Preservation Plan specifically states a need to reduce non-farm and farm conflicts by notifying existing and new residents adjacent and near existing farms and farm operations of those farm operations and activities; and

WHEREAS, the Agricultural Advisory Board reviewed the Skagit County and other right-to-farm laws and in its letter dated August 8, 1991 recommended that the County Council adopt provisions of the Skagit County Right to Farm Ordinance; and

WHEREAS, the provisions contained herein meet goals and provisions of the 1982 Agricultural Preservation Plan and the Growth Management Act, and are necessary to protect the health and safety of Snohomish County residents; and

WHEREAS, the County Council held public hearings on June 7, June 14, July 7 and August 4, 1993 to consider Ordinance 93-040; and

WHEREAS, the County Council determined to adopt the right to farm ordinance to apply to designated farmlands as recommended by the Planning Commission, but will send a letter to the Agricultural Advisory Board asking that the Board review and make a recommendation on whether to expand the scope of the right to farm ordinance to non-designated farmlands; and

WHEREAS, all references to dates in Ordinance 93-040 should be adjusted to reflect that 1993 is the interim plan adoption date and that the new GMA plan deadline is July 1994; and the effective date is Section 7 of the Ordinance shall be October 15, 1993.

NOW, THEREFORE, BE IT ORDAINED:

New Section, Section 1: A new chapter 32.15 Right to Farm, is added to Snohomish County Code Title 32 as follows:

Chapter 32.15

RIGHT TO FARM

Sections

- 32.15.010 Purpose
- 32.15.020 Definitions
- 32.15.030 Agricultural activities-presumed reasonable and not a nuisance
- 32.15.040 Circumstances for notice and disclosure
- 32.15.050 Disclosure text
- 32.15.060 Severability
- 32.15.070 Effective date

ORDINANCE NO. 93-040

Page 2

August 4, 1993 as amended and adopted by the Council

32.15.010 Purpose. Farm activities conducted on designated farmland near rural residential and urbanizing areas are subjected to nuisance complaints and such complaints encourage requests for premature conversion of those resource lands. The purpose of this chapter is to help assure that the use of lands adjacent to designated farmland does not interfere with the continued use, in the accustomed manner, of the designated farmland for the production of food and agricultural products. This is accomplished by providing that farm activities conducted on designated farmland are recognized as accepted activities and therefore the potential of nuisance complaints and lawsuits is reduced. A further purpose is to encourage a good neighbor relationship between farmland owners and residential and other landowners by promoting greater awareness of farming activities through notification of owners of land in, adjacent and near designated farmlands of the farm activities.

32.15.020 Definitions.

(1) "Acceptable Agriculture Practices" means agricultural activities undertaken in conformity with all applicable laws and rules, including farm water quality management plans developed in accordance with standards and specifications of the U.S. Department of Agriculture/Soil Conservation Service authorized in the Compliance Agreement among the Washington State Department of Ecology, the Snohomish Conservation District, and the Washington State Conservation Commission Relative to Agricultural Water Quality Management and approved by the Snohomish Conservation District.

(2) "Agricultural Activities" means a condition or activity which occurs on a farm in connection with the commercial production of farm products and includes, but is not limited to, marketed produce at roadside stands or farm markets; noise; odors; dust; fumes; operation of machinery and irrigation pumps; movement of water, including, but not limited to, use of current county ditches, streams, rivers, canals, and drains, and use of water for agricultural activities; ground and aerial application of seed, fertilizers, conditioners, and plant protection products; employment and use of labor; roadway movement of equipment and livestock; protection from damage by wildlife; prevention of trespass; construction and maintenance of buildings, fences, roads, bridges, ponds, drains, waterways, and similar features and maintenance of streambanks and watercourses; and conversion from one agricultural activity to another.

(3) "Agricultural Land" means land primarily devoted to the commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable, or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140, or livestock, and that has long-term commercial significance for agricultural production.

(4) "Building Permit" means a permit issued under Title 17 SCC, except permits for Group M Occupancies, plumbing and mechanical.

(5) "Designated Farmland" means any land designated as agricultural land pursuant to RCW 36.70A.070 (1) by Snohomish County Council Motion 93-145, land zoned Agricultural 10 Acre in the zoning code, and land designated Agricultural Land of Primary Importance in the Agricultural Preservation Plan.

(6) "Development Permit" means a permit requiring discretionary review, including but not limited to subdivision approval, short plat approval, planned residential development approval, special use permit, shoreline substantial development permit, and a conditional use permit.

(7) "Farm" means the land, building, freshwater ponds, freshwater culturing and growing facilities, and machinery used in the commercial production of farm products.

(8) "Farm product" means those plants and animals useful to humans and includes, but is not limited to, forages and sod crops, dairy and dairy products, poultry and poultry products, livestock, including breeding, grazing, and recreational equine use, fruits, vegetables, flowers, seeds, grasses, trees, freshwater fish and fish products, apiaries, equine and other similar products, or any other products which incorporates the use of food, feed, fiber, or fur.

(9) "Person" means an individual, corporation, partnership, association, or other legal entity.

32.15.030 Agricultural activities-presumed reasonable and not a nuisance.

Agricultural activities conducted on designated farmlands in compliance with acceptable agriculture practices and established prior to surrounding non-agricultural activities are presumed to be reasonable and shall not be found to constitute a nuisance unless the activities have a substantial adverse effect on the public health and safety.

Nothing in this chapter shall affect or impair any right to sue for damages.

32.15.040 Circumstances for notice and disclosure.

The disclosure text set forth in 32.15.050 SCC shall be used under the following circumstances and in the following manners:

(a) Within 90 days of the effective date of this chapter, and each three years after the effective date, Snohomish County shall mail a copy of the disclosure text in 32.15.050 SCC, with an explanatory informational attachment to owners of designated farmland and real property within approximately 1300 feet of designated farmland. Seven years after the effective date of this chapter, the Planning Commission shall evaluate the effectiveness of this notification method and recommend to the County Council its retention, modification or deletion.

(b) Development permits and building permits for land designated farmland or land adjacent to or within 1300 feet of designated farmland shall include the disclosure text in 32.15.050 SCC on the final development or building permit in a location determined by the community development director. Said disclosure notice shall apply to the real property which is subject to the development or building permit as of the date of development or building permit approval and may not be applicable thereafter if areas designated farmland are changed from the farmland designation.

(c) Prior to the closing of a transfer of real property designated farmland, or real property adjacent to or within 1300 feet of designated farmland, by sale, exchange, gift, real estate contract, lease with option to purchase, any other option to purchase or any other means of transfer (except transfers made by testamentary provisions or the laws of descent), the transferor shall provide the transferee a copy of the disclosure text in 32.15.050 SCC and shall record with the county auditor a copy of the same showing an acknowledgement of receipt executed by the transferee in a form prescribed by the director of community development. The form of the acknowledged disclosure text shall include a statement that the disclosure notice applies to the subject real property as of the date of the transfer and may not be applicable thereafter if areas designated farmland are changed from the farmland designation.

(d) In no case shall liability attach to Snohomish County for any actions, error or omissions of any person subject to the requirements of this section.

32.15.050 Disclosure text. The following shall constitute the Disclosure required by this section:

"Your real property is within, adjacent to, or within 1300 feet of designated farmland; therefore, you may be subject to inconveniences or discomforts arising from agricultural activities, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY KIND (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL OR ORGANIC FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES, HOURS OF OPERATION, AND OTHER AGRICULTURAL ACTIVITIES. Snohomish County has adopted a Right to Farm Ordinance which may affect you and your land. A copy of said ordinance, Chapter 32.15 SCC, may be obtained from Snohomish County.

Agricultural activities conducted on designated farmlands in compliance with acceptable agriculture practices and established prior to surrounding non-agricultural activities are presumed to be reasonable and shall not be found to constitute a nuisance unless the activities have a substantial adverse effect on the public health and safety.

This disclosure applies to the real property which is subject to a development or building permit as of the date of the development or building permit approval or, in the case of real property transfers, the disclosure applies to the subject property as of the date of the transfer. This disclosure may not be applicable thereafter if areas designated farmland are changed from the farmland designation.

Nothing in chapter 32.15 SCC shall affect or impair any right to sue for damages."

32.15.060 Severability. If any section, subsection, sentence, clause or phrase of this chapter is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, it shall not affect the remaining portions of the chapter.

32.15.070 Effective Date. This ordinance shall be effective on October 15, 1993.

The disclosure provisions of 32.15.040 and 32.15.050 SCC shall apply to all building and development permit applications and real property transfer transactions which occur on and after January 15, 1994.

Section 2. Section 17.04.035 last amended by Ord. 93-038 on August 4, 1993 is hereby amended to read:

17.04.035 Interim Resource Lands. The provisions of this title are subject to the requirements of chapters 32.13 ((SGG))₁ ((and)) 32.14 and 32.15 SCC. In the event of a conflict between a provision of this title and chapters 32.13 ((SGG))₁ ((and)) 32.14 and 32.15 SCC, the requirements of chapters 32.13 ((SGG))₁ ((and)) 32.14 and 32.15 SCC shall control.

Section 3. Section 18.11.035 last amended by Ord. 93-038 on August 4, 1993 is hereby amended to read:

18.11.035 Interim Resource Lands. The provisions of this title are subject to the requirements of chapters 32.13 ((SGG))₁ ((and)) 32.14 and 32.15 SCC. In the event of a conflict between a provision of this title and chapters 32.13 ((SGG))₁ ((and)) 32.14 and 32.15 SCC, the requirements of chapters 32.13 ((SGG))₁ ((and)) 32.14 and 32.15 SCC shall control.

Section 4. Section 19.08.015 last amended by Ord. 93-038 on August 4, 1993 is hereby amended to read:

19.08.015 Interim Resource Lands. The provisions of this title are subject to the requirements of chapters 32.13 ((SEE))₁ ((and)) 32.14 and 32.15 SCC. In the event of a conflict between a provision of this title and chapters 32.13 ((SEE))₁ ((and)) 32.14 and 32.15 SCC, the requirements of chapters 32.13 ((SEE))₁ ((and)) 32.14 and 32.15 SCC shall control.

Section 5. Section 20.12.015 last amended by Ord. 93-038 on August 4, 1993 is hereby amended to read:

20.12.015 Interim Resource Lands. The provisions of this title are subject to the requirements of chapters 32.13 ((SEE))₁ ((and)) 32.14 and 32.15 SCC. In the event of a conflict between a provision of this title and chapters 32.13 ((SEE))₁ ((and)) 32.14 and 32.15 SCC, the requirements of chapters 32.13 ((SEE))₁ ((and)) 32.14 and 32.15 SCC shall control.

PASSED this 4th day of August, 1993.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Lee McLaughlin
Chairperson

ATTEST:

Shirley McCallister
Clerk of the Council, *asst.*

Date: *Aug. 13, 1993*

(☒) APPROVED
(☐) VETOED
(☐) EMERGENCY

[Signature]
County Executive

ATTEST:

Walter Colwell

APPENDIX F

**Snohomish County Amended Ordinance No. 93-040, Right To
Farm**

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

AMENDED ORDINANCE NO. 93-040

RIGHT TO FARM; AMENDING SNOHOMISH COUNTY CODE

TITLES 17, 18, 19, 20 AND 32

WHEREAS, the Washington State Growth Management Act (herein after GMA) states in its Planning Goals that local planning efforts should "Maintain and enhance natural resource based industries, including productive timber, agricultural, and fisheries industries" and "Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses"; and

WHEREAS, the GMA requires cities and counties to adopt development regulations which assure the use of lands adjacent to agriculture, forest, or mineral resource lands shall not interfere with the continued use, in the accustomed manner, of these designated lands for the production of food, agricultural products, timber, or for the extraction of minerals; and

WHEREAS, the GMA requires that counties and cities shall require that all plats, short plats, development permits, and building permits issued for development activities on, or within 300 feet of, lands designated as agricultural lands, forest lands or mineral resource lands, contain notice that the subject property is within or near designated agricultural lands, forest lands or mineral resource lands on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration; and

WHEREAS, Snohomish County has experienced rapid population growth which has resulted in increased residential use of rural lands near agricultural, forest and mineral resource industries, and a high number of complaints from residents regarding the presence of resource industries; and

WHEREAS, Snohomish County population growth is forecast to continue at a high rate resulting in more residential and non-resource land uses being located adjacent to and near agriculture, forest and mineral resource land; and

WHEREAS, Snohomish County adopted the Agricultural Preservation Plan in 1982; and

WHEREAS, said Agricultural Preservation Plan lists conflicts between farmland and farm operations and adjacent and nearby residential, institutional and other land uses; and

ORDINANCE NO. 93-040

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August 4, 1993 as amended and adopted by the Co

APPENDIX F

PERMIT FEES**COUNTY**

10,000 Sq Foot
Agricultural
Building
(No Public Access)

	Snohomish	Skagit	Pierce	Thurston
Permit Fee	800	700	500	700
Plan Review	600	500	400	200
Planning Review (Large Sites)				200
SEPA	400			
Drainage			May be required	
Total	1,800	1,200	900	1,100

This information was requested by the King County Agriculture Commission. It was obtain from phone interviews with building technicians from the above counties. The asctual fees may be higher due to the type of use, reviews by other departments, and environmental issues. This is to provide a rough idea of fees in surrounding counties.

Martha Goodlett
September 21, 1995

Run Date: 09/20/95

1994 / 1995 FEES FOR ACCESSRY AND SMALL

Run Time: 17:15

PERMIT NUMBER	PERMIT TYPE	TITLE	OWNER NAME	SQUARE FOOTAGE	SQ FT	SITE	ADD'L	FEES DRAIN	SSPA	TOTAL
B94A0069	ACCESSRY	BARN	LS & S PROPERTIES	840	323.20					452.70
B94A0469	ACCESSRY	DETACHED GARAGE	SOMERA CHRISTINE P	1,540	558.18					812.68
B94A1572	ACCESSRY	DETACHED GARAGE	TAKASUNA AUGUST	1,052	392.28		236.00			1,219.78
B94A1726	ACCESSRY	DETACHED BARN	STUMPF THOMAS	1,332	491.82					621.32
B94A2072	ACCESSRY	BARN, STABLE, GARAGE, HAY STORAGE ALL IN 1	VANDENHEUVEL DON G (TRUSTEE)	4,000	1233.06					1,487.56
B94A2440	ACCESSRY	NE1/4 SW1/4 NE1/4 S17T20R6 LESS 2 AC	CONCEPT BUILDERS INC	1,008	392.28					646.78
B94A2682	ACCESSRY	DETACHED CARPORT	MORLEY GARRY R+HOLLY HOPE	840	323.20					577.70
B94A2882	ACCESSRY	DETACHED GARAGE	ELLIOTT BRUCE & HEIDI	1,115	425.46					1,679.42
B94A3722	ACCESSRY	DETACHED GARAGE	WHELOCK JERRY C	1,344	491.82					746.32
B94A3832	ACCESSRY	DET GARAGE W/ GUEST YAC --SEE B93A5451	RAIBLE STEVEN C+SHARON A							419.30
B94A3846	ACCESSRY	DETACHED GARAGE/STORAGE	SCHIPPER JOHN L	1,600	558.18					812.68
B94A4593	ACCESSRY	DETACHED STORAGE BUILDING	GARRITY JOSEPH A JR	1,728	624.54					879.04
B94A4597	ACCESSRY	DETACHED STORAGE	WICKS RANDY L	1,296	458.64					1,794.14
B94A4967	ACCESSRY	DETACHED BARN	GOND DUANE JOSEPH	2,176	753.22					882.72
B94A5008	ACCESSRY	DETACHED GARAGE (B93R0513 FOR ME)	VAN WETTERING BRADLEY J+WAR	1,440	525.00					654.50
B94A5176	ACCESSRY	DETACHED GARAGE	HAMILTON ROBERT B JR+DOROTH	768	287.28					954.06
B94A5411	ACCESSRY	BARN	ONSAL PAUL G	1,224	458.64					713.14
B94A5818	ACCESSRY	DETACHED GARAGE	MCKINNON RICHARD G+LINDA N	864	323.20					1,150.70
AVERAGE FEES FOR ACCESSRY 34					507.05		236.00			928.25
B95A2189	ACCESSRY	DETACHED BARN	BREWER BILLIEJ	1,296	458.64	337.00				1,303.14
B95A2438	ACCESSRY	DETACHED GARAGE	MOGUE ERNEST S+RUTH A	864	323.20					577.70
B95A2357	ACCESSRY	AGRICULTURAL STORAGE BUILDING	WOCHER DAVID C	480	179.56					309.06
B95A2246	ACCESSRY	DETACHED BARN	BROWN CHARLES G+TYE A	4,752	1430.50		337.00			4,162.00
B95A1831	ACCESSRY	DETACHED GARAGE	PHILLIPS DAVID A	864	323.20		337.00			2,115.70
B95A2079	ACCESSRY	DETACHED STORAGE BUILDING	CORDLE LARRY L	768	287.28					541.78
B95A0606	ACCESSRY	AGRICULTURAL STORAGE BUILDING	CONNACHER STEVEN D+THERESA	3,413	1109.66		337.00			2,213.16
B95A0494	ACCESSRY	DETACHED GARAGE	FITTHAM RIDGE L	704	287.28					541.78
B95A0540	ACCESSRY	DETACHED GARAGE/STORAGE	SCHOLTS ROBERT D	4,660	1405.82		337.00			2,108.32
B95A0624	ACCESSRY	CHANGE WESP TO ACCESSRY DWELLING UNIT	STEELE RAY D							544.28
B95A0746	ACCESSRY	DETACHED STORAGE BLDG	MORLEY GARRY R+HOLLY HOPE	864	323.20					577.70
B95A0776	ACCESSRY	AGRICULTURAL STORAGE BUILDING	KNUDSEN NIELS ERIC	3,400	1084.98					1,451.98
B95A0780	ACCESSRY	DETACHED HAY STORAGE	LEARNED TAMRA	4,980	1479.86		337.00			2,307.36
B95A1651	ACCESSRY	DETACHED AGRICULTURAL STORAGE BUILDING	PLETCHER SAMUEL H	800	287.28					412.28

Report Name: AVGFEE

DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES

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Run Date: 09/20/95

1994 / 1995 FEES FOR ACCESSRY AND SMALL

Run Time: 17:15

PERMIT NUMBER	PERMIT TYPE	TITLE	OWNER NAME	SQUARE FOOTAGE	SQ FT	SIYH	ADD'L	DRAIN	SEPA	TOTAL
B95A1497	ACCESSRY	ADD GARAGE CARPORT, SEE B94R1406 MH (COMM)	TRBAT JAMES L+HAZEL MARIE	648	251.38					340.88
B95A1561	ACCESSRY	BARN	ROBINSON DOUGLAS C+JEANNE M	1,080	392.28		337.00			1,425.78
B95A1127	ACCESSRY	DETACHED GARAGE, CARPORT, STUDIO, DECK	COLLINGWOOD MARK D+MARY BET	1,078	392.28					851.90
B95A2227	ACCESSRY	BARN	HUBBARD LOREN W & DEANNE M	1,152	425.46		337.00			1,528.96
AVERAGE FEES FOR ACCESSRY 95				614.23	337.00	337.00				1,301.32
B95C0052	LARGE	PRIVATE RIDING ARENA	GREEN M MICHAEL	7,200	2022.82	1078.00				3,880.87
AVERAGE FEES FOR LARGE 95				2022.82	1078.00					3,880.87
B94C0126	SMALL	FOOT BRIDGE REPAIR	STATE OF WASHINGTON	10,000	510.00					878.50
B94C0174	SMALL	CARETAKER'S MOBILE HOME FOR	NORTHWEST BIBLE CHURCH				163.00			1,466.64
AVERAGE FEES FOR SMALL 94				255.00	163.00					1,172.57
B95C0050	SMALL	RETAIL BLDG. FOR AGRICULTURAL	PERSON & PERSON HOMES INC	960	987.90		163.00			2,756.00
B95C0077	SMALL	CANOPY FOR GAS PUMP ISLAND	PAK CHI K+KON S	912	1620.30		163.00			2,919.80
B95C0114	SMALL	BIRD HOLDING PEN REPLACEMENT	STATE OF WASHINGTON	53,000	1510.64		163.00			2,042.14
B95C0136	SMALL	CHANGE OF USE-BARN TO PRODUCE	HAACKERSON BRICK	7,929	454.50		163.00			986.00
AVERAGE FEES FOR SMALL 95				1142.33	163.00					2,175.98

APPENDIX G

Suggestions for a King County Right-to-Farm Ordinance



SUGGESTIONS FOR A KING COUNTY RIGHT-TO-FARM ORDINANCE

Current right-to-farm ordinances in Washington were discussed at our September 18, 1995 Advisory Committee meeting. The following is the typical format of right-to-farm ordinances, based on those existing in other Washington counties. The structure and terms commonly used are explained below. The Advisory Committee's suggestions are included and shown in ***bold italics***:

PURPOSE of the right-to-farm ordinance and supporting policy guidelines are stated.

TERMS used in the ordinance are listed and defined. The following are some recommended examples:

ACCEPTABLE AGRICULTURE PRACTICES: This means all legal farm practices including USDA, SCS, Washington State Dept. of Ecology, and King County Conservation District standards and specifications.

AGRICULTURAL ACTIVITIES: This refers to conditions and activities that are the result of commercial agriculture. *For clarification, a few examples of these conditions and activities are usually listed* (such as noise, dust, fumes, machinery operation, operation of roadside stands, application of seed, fertilizers and plant protection products, movement of water, farm laborers, movement of livestock and equipment on roadways, construction and maintenance of buildings, fences, roads, bridges, ponds and waterways, and conversion from one type of agricultural activity to another).

AGRICULTURAL LAND: This means land used for commercial agricultural operations. *For clarification, a few examples of these operations and types of products are usually listed* (such as horticultural, viticultural, floricultural, dairy and apiary operations and/or products from vegetable, animal, berry, grain, hay, straw, turf, seed or livestock operations).

BUILDING PERMIT: This means a permit issued under the appropriate county code and regulations.

DESIGNATED FARMLAND: This means land designated or zoned agricultural under county ordinances (the types of applicable designations and zones are usually listed). ***The King County Ordinance should apply to farmland in Agricultural Production Districts, the Farmland Preservation Program, areas zoned "Agricultural" and farmland in King County study areas.***

DEVELOPMENT PERMIT: This means a permit that requires county review (such as subdivision, short plan, planned residential development, special use, shoreline or conditional use permits).

FARM: This generally means the land, buildings and machinery used in commercial farming.

FARM PRODUCT: means plants and animals useful to humans. *For clarification, a few examples of these products are usually listed* (such as dairy or poultry products, fruits, vegetables, flowers, seeds, grasses, trees or fish products or other products which include the use of food, feed, fiber or fur).

STATEMENT that agricultural activities are presumed reasonable and not a nuisance.

REAL ESTATE NOTIFICATION procedures explained. This notification advises new property owners in the area that they are living near farmland and explains the inconveniences or discomforts that may arise from agricultural activities. The criteria for determining who will be notified (distance from farm, etc.) as well as the method of notification is explained. ***In the King County Ordinance, this notification should appear in the Purchase and Sale Agreements for lands purchased within areas zoned "Rural". Additionally, the real estate notification should be mailed to all owners of real property within 1300 feet of designated farmland.*** The complete wording for the notification is given. At the sale or transfer of property, the notification is signed by the new property owner and recorded. The notification ***does NOT run with the land.***

HOLD HARMLESS. All development permits in real estate notification areas are subject to a written agreement by the developer that he/she will refrain from any legal action to restrain or collect damages from farmers, or from the county, so long as the operations on the agricultural land are reasonable and lawful. This agreement applies to subsequent land owners, is recorded as a deed restriction and runs with the land.

APPENDIX G

