

Preliminary Draft Analysis of Proposed New Agricultural Uses and New Agricultural Land Land Use Policy Initiatives: A Conversation-Starter

		<u>Proposal</u>	<u>Advantages</u>	<u>Disadvantages</u>	<u>Ideas on Potential Conditions</u>	<u>Initial Proposal from Staff</u>
New/Modified Land Uses Being Evaluated	1	Farm Stay/Short-term Rental (Existing Building- more than 90 cumulative days in one year)	<ul style="list-style-type: none"> ▪ Provides lodging and farming experience ▪ Use will occur within an existing building ▪ Provides farmers additional revenue (diversification opportunity) ▪ Can adapt requirements to reflect rural setting (e.g., size, hours, etc.) ▪ Revenue generated stays within CCC ▪ Could be done in a way that is quiet – not a party place ▪ Keeps people off road after wine tasting and decrease traffic congestion during busy U-pick season ▪ Develops an image for CCC ▪ Promotes appreciation and learning opportunities for the value of farming and beauty of the area ▪ Transient Occupancy Tax revenue ▪ Inspire new generation of farmers 	<ul style="list-style-type: none"> ▪ Pesticide spray drift (may hinder neighbors right-to-farm; additional expense for Ag Dept.) ▪ Availability of sanitary and water services ▪ Constraints on roads and other rural infrastructure ▪ Other potential impacts on neighbors (noise, parking, traffic, groundwater/septic overburden, live next to guests rather than neighbors) ▪ Risk that becomes purely rental and not housing for farmer 	<ul style="list-style-type: none"> ▪ County is working on new regs. Limited, part-time use may have a relatively simple permitting process. The below relates to more extensive use: ▪ Verifiable farming demonstrating ongoing agricultural use of the property (may be F11challenging to implement) ▪ Consider a minimum parcel size. ▪ Consider setting a numeric limit on establishments. ▪ Consider buffer/easement to avoid over-concentrations ▪ Consider septic options/alternatives ▪ Limit the number of guests at a given time ▪ Conditions could be tailored to avoid growth inducement and prevent urban uses outside of Urban Limit Line ▪ Owner occupied/hosted ▪ Deed disclosure 	<ul style="list-style-type: none"> ▪ Land Use Permit required ▪ Verifiable farming of 80% of property (verified using information from the Department of Agriculture) ▪ Additional parking spaces to be required ▪ Maximum of 5 bedrooms to be used for farm stay ▪ Farm stays must be hosted ▪ Any served food must comply with all applicable laws including the Health Code
	2	Farm Stay/Short-term Rental (New Building - more than 90 cumulative days in one year)	<ul style="list-style-type: none"> ▪ Similar to above. A new facility could have greater market appeal and careful siting may reduce neighbor impacts. 	<ul style="list-style-type: none"> ▪ Similar to above. ▪ Adds to the developed footprint of agricultural areas and reduces available agricultural land. 	<ul style="list-style-type: none"> ▪ See above ▪ Consider some kind of offset requirement in more extreme cases (e.g. mitigate ag conversion through ag protection measure) ▪ Ag mitigation fee 	<ul style="list-style-type: none"> ▪ All the above, as well as: ▪ 40-acre minimum parcel required ¹ ▪ Mitigation (See #8 below)
	3	Short-term Rentals less than 90 cumulative days in one year (existing residence in agricultural area)	<ul style="list-style-type: none"> ▪ Similar to above. 	<ul style="list-style-type: none"> ▪ Similar to above. 		<ul style="list-style-type: none"> ▪ Ministerial Permit (Conditions could be similar to Draft Regulatory Framework considered by the Board on 9-25-18 for rentals in residential areas - See other handout)

		Proposal	Advantages	Disadvantages	Ideas on Potential Conditions	Initial Proposal from Staff	
New/Modified Land Uses Being Evaluated	4	Camping (Yurts, Tents that are owned by the property owner and not individually placed on property)	<ul style="list-style-type: none"> Similar to above, but perhaps with less land conversion. Provides a very unique experience 	<ul style="list-style-type: none"> Similar to above Potentially different types of impacts on neighbors (could be unsightly if not done well, could be noisier, could change neighborhood character more, etc.) 	<ul style="list-style-type: none"> See above Also, consider conditions on location, construction manner, duration, seasonal removal, etc etc. 	<ul style="list-style-type: none"> Land Use Permit required Maximum of 5 yurts, tents on a 40-acre minimum parcel ¹ Property owner must reside on-site 	
	5	Farm Dinners	<ul style="list-style-type: none"> Connects residents directly to where their food comes from and who grows it Promotes local ag products Provides a place to eat while visiting the area 	<ul style="list-style-type: none"> See above for short term rental 	<ul style="list-style-type: none"> See above for short term rental 	<ul style="list-style-type: none"> No zoning permit required if the following conditions are met (Health Department and possibly other permits would still be required): Located within existing building, no new buildings allowed for this use; farm dinners can be located outdoors on property Verifiable farming of 80% of property (verified using information from the Department of Agriculture) 20-acre minimum parcel required Maximum of 18 farm dinners annually Maximum of 30 guests per dinner Local food (show origin of food on map) 	
	6	Farm-to-Table (e.g. a special type of Dine-in or Take-out Restaurant)					<ul style="list-style-type: none"> 40-acre minimum parcel required ¹ Maximum of 4 farm-to-tables in CCC Maximum size of farm to table is 1,500 square-foot Verifiable farming of 80% of property Mitigation (See #8 below)
	7	Event Center	<ul style="list-style-type: none"> Revenue generated stays within CCC 	<ul style="list-style-type: none"> Traffic/congestion Noise 	<ul style="list-style-type: none"> See above 	<ul style="list-style-type: none"> See above farm-to-table Maximum size of event center is 5,000 square feet 	

		Proposal	Advantages	Disadvantages	Ideas on Potential Conditions	Initial Proposal from Staff
Other New Policies	8	Mitigation Requirements for Conversion of Agricultural Land			<ul style="list-style-type: none"> Consider requiring urban development, rural subdivisions and new, large agritourism use (no significant conversion of ag land) to mitigate impacts. Possible ratio 1:1. Possible mechanisms: on-site, off-site and possibly fee payment. 	
	9	New efforts to avoid/address rural blight			<ul style="list-style-type: none"> Consider strengthening land use policies to enable stronger enforcement actions on private properties that are causing blight in agricultural communities. 	
	10	New efforts to address illegal dumping				<ul style="list-style-type: none"> Preliminary report on this topic to the Board anticipated October 23, 2018.
	11	New efforts to facilitate communication between the farming community and the County				
	12	New efforts to address noise??				
New Projects/ Marketing	13	Equestrian, bike trail connecting farms	<ul style="list-style-type: none"> Provides a unique experience CCC becomes a destination 	<ul style="list-style-type: none"> Neighbor impacts / privacy 		

¹ Consider a process for allowing consideration of such uses on smaller properties if a series of conditions can be met (e.g., achieve effective minimum parcel size through mitigation, buffers to neighbors, infrastructure conditions, etc.)