



Pierce County Council

930 Tacoma Ave S, Rm 1046
Tacoma, WA 98402-2176
(253) 798-7777
FAX (253) 798-7509
Toll-Free (800) 992-2456
www.piercecountywa.org/council

Committee Amendment No. 3 Proposed Ordinance No. 2017-6 Yellow

Date: March 20, 2017

To: **Community Development Committee**
Derek Young, Chair
Douglas G. Richardson, Vice Chair
Pam Roach, Member
Rick Talbert, Member

From: Councilmember Jim McCune, Council District No. 3

Hearing Date: March 20, 2017

Attachments: NA

Subject: **Proposed amendments regarding Agricultural Resource Land.**

The following amendment is subject to approval of Committee Amendment No. 1 on Green.

The amendment would modify the Agricultural Resource Lands (ARL) designation criteria for the agricultural production districts resulting in a revised Land Use Designation Map. Amendments to Exhibit G provide the Findings of Fact supporting this amendment.

1. On Page 5 of Attachment 1 to Committee Amendment No. 1, starting on line 17, modify the ARL designation criteria for the agricultural production districts to show as follows:

LU-84.3.2 Agricultural Resource Lands shall be designated by the following criteria in the four Agricultural Production Districts:

Production District Criteria	Bonney Lake/ Buckley Plateau	Central/South Pierce County	Peninsula	Puyallup/ Orting Valley
Located Outside Urban Growth Areas	Yes			
Parcel Size	10 acres or greater	40 acres or greater	10 acres or greater	10 acres or greater
Amount of Prime Farmland Soils	50% or 20 acres (1)	50% or 20 acres (1)	50% or 20 acres (1)	25 50% or 10 acres

Production District	Bonney Lake/ Buckley Plateau	Central/South Pierce County	Peninsula	Puyallup/ Orting Valley
Abutting parcel size	50 % of abutting parcels larger than 5 acres	50 % of abutting parcels larger than 20 acres	50 % of abutting parcels larger than 5 acres	50 % of abutting parcels larger than 1 acre
Landowners may request designation	Yes			
(1) 50% of the property shall contain "Prime Agricultural Soils" which have a grass/legume production yield of 3.5 tons per acre or greater as described in Appendix A.				

2. Strike Exhibit E to the Ordinance and retain a blank page to be inserted with an updated Land Use Map consistent with the Agricultural Resource Lands (ARL) designation established by the ARL criteria included in this amendment.
3. Starting on Page 3 of Exhibit G, amend Finding of Fact numbers 18, 19, 22 and 24 to show as follows:

ARL Specific Public Participation

18. In the fall of 2016, a A letter was sent to every mailing address (1,210) of properties proposed to go into or out of the ARL designation based the ARL Proposal notifying of the proposed change and providing access to information on the County Website and access by email and phone to PALS staff also for additional information and questions. The letter included meeting dates and times for all Open Houses, LUAC meetings, and the Planning Commission meeting. In February 2017, a letter was sent to additional property owners (282) whose properties were affected by the Planning Commission’s recommendation. The letter included upcoming public meetings, staff contact information, and on-line resources to find out more about the Planning Commission recommendation.
19. In the fall of 2016, a A letter was sent to every mailing address (7,210) of properties within 300 feet of any property proposed to be changed to or from the ARL designation based the ARL proposal, notifying of the proposed change and providing access to information on the County Website and access by email and phone to PALS staff also for additional information and questions. The letter included meeting dates and times for all Open Houses, LUAC meetings, and the Planning Commission meeting. In February 2017, a letter was sent to property owners (745) within 300 feet of the additional properties affected by the Planning Commission’s recommendation. The letter included upcoming public meetings, staff contact information, and on-line resources to find out more about the Planning Commission recommendation.
22. The County conducted ~~three~~ four open houses regarding the ARL Amendments:
 - a. November 15, 2016 - Kapowsin Elementary School for the Graham, Eatonville and Roy areas
 - b. November 16, 2016 – Key Peninsula Civic Center for the Gig Harbor and Key Peninsula areas

- c. November 29, 2016 - McMillin Grange for the Bonney Lake/Buckley and Alderton-McMillin areas
 - d. March 2, 2017 – McMillin Grange for presentation of the February 1, 2017, Pierce County Planning Commission recommendation.
24. The Open Houses included:
- a. Presentations by the consultants on the “Fresh Look at Pierce County Agriculture” study providing background on the recommendations for changes in the ARL Criteria.
 - b. Maps of the proposed Agricultural Production Districts and of the ARL Proposal.
 - c. History of ARL Changes.
 - d. Comparison of ARL with other Rural zones – density and allowable uses.
 - e. Comment forms for public input.
 - f. Interactive Mapping for property owners to look up their properties.
 - g. PALS and Agricultural Program staff to answer questions and explain the ARL proposal/changes.
 - h. Presentation of the February 1, 2017 Pierce County Planning Commission Recommendation.
5. Starting on Page 4 of Exhibit G, replace Finding of Fact number 25 in its entirety with a revised Finding of Fact number 25 to show as follows:

Comprehensive Plan Amendments Findings of Fact

25. Application No. 844105 (Agricultural Resource Lands [ARL]):

- In 2004, the County amended the Pierce County Comprehensive Land Use Map and the Pierce County Zoning Atlas with the newly established Agricultural Resource Land (ARL) designation. The properties designated as ARL were based on specific criteria established in the Comprehensive Plan. The Natural Resource Conservation Service (NRCS) soil data is a key criterion for the designation of the ARL lands.
- As part of the 2015 Comprehensive Plan Update, the County received considerable interest in amending the Agricultural Resource Lands designation criteria.
- In 2016, the Pierce County Council authorized funding for a study of agriculture and ARL. On September 27, 2016, the Pierce County Council accepted the recommendations of the study, “A Fresh Look at Pierce County Agriculture” dated September 12, 2016.
- Comprehensive plan amendment initiation Resolution No. R2016-114s requested a review of the criteria for the designation of Agricultural Resource Lands based on “A Fresh Look at Pierce County Agriculture” study commissioned by the County Council.
- The “Fresh Look Study” included findings on the effectiveness of Pierce County’s current ARL criteria. The multi-disciplinary consultant team found that Pierce County’s current ARL criteria are in compliance with the Growth Management Act (GMA).
- The Council finds it is appropriate to retain the existing ARL criteria for Prime Agricultural Soils” which have a grass/legume production yield of 3.5 tons per acre or greater outside of the Puyallup/Orting Valley Agricultural Production District which is in compliance with the GMA.

- The Council finds it is necessary to revise the existing Land Use Designation Map in order to accurately reflect the Agricultural Resource Lands in the County.