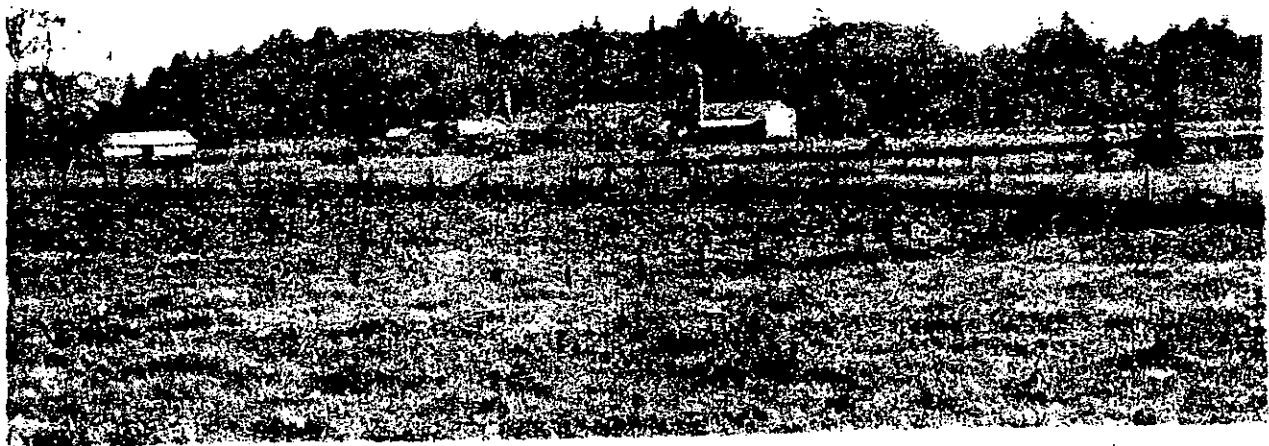


Agricultural Element
Of the
Grays Harbor County Comprehensive Plan



Adopted May 11, 1981.

Grays Harbor County

Grays Harbor Regional Planning Commission

**AGRICULTURAL ELEMENT
OF THE
GRAYS HARBOR COUNTY COMPREHENSIVE PLAN**

Adopted by the Grays Harbor County Planning Commission on February 2, 1981

Adopted by the Grays Harbor County Commissioners on May 11, 1981

This Element of the Grays Harbor County Comprehensive Plan was originally presented in April 1980 as the Report of the Grays Harbor Agricultural Study Committee to the Grays Harbor County Planning Commission and the Board of Grays Harbor County Commissioners.

GRAYS HARBOR COUNTY

THE GRAYS HARBOR REGIONAL PLANNING COMMISSION

AGRICULTURAL STUDY COMMITTEE

Larry Haas, Chairman

AGRICULTURAL COMMITTEE REPRESENTATIVES

Ted Baker
Ed & Donnie Davenport
Bob Knight
Don Thompson
Bill Wharton
Dave Chapman
Audrey Badgett

Tom Casey
Marjorie Fuller
Bill Hurd
Charles Lubbe
Lester Willis
John Vetter
Gary Dagnen

AGRICULTURAL SUPPORT AGENCY REPRESENTATIVES

Dick Moulton
Al Springer
Tom Van Dell

Extension Service
Soil Conservation Service
Agricultural Stabilization
and Conservation Service

PLANNING COMMISSION REPRESENTATIVES

Ann Messmer

Tony Zuvich

GRAYS HARBOR COUNTY PLANNING COMMISSION MEMBERS

Ed Dalstrom
Ralph Koal
Kay Schmidt
Ann Messmer

Margaret Hurd
F. J. Petock
James Scobey
Fred Menath

Marvin Walden

GRAYS HARBOR COUNTY BOARD OF COUNTY COMMISSIONERS

Mike Murphy
William F. Vogler
Roland "Omar" Youmans

STAFF

Project Director: Tom Mark

Lead Planner: Gordon White

Planners: Tim Trohimovich
Lisa Randlett
Pat Dugan

Clerical: Donna Channell
Sherry McCollum

County Planning Director

Grays Harbor Regional Planning Commission

Grays Harbor Regional Planning Commission

Grays Harbor Planning Department

Grays Harbor Regional Planning Commission

Grays Harbor Regional Planning Commission

Grays Harbor Regional Planning Commission

TABLE OF CONTENTS

TITLE	PAGE NUMBER
INTRODUCTION	iv
EXECUTIVE SUMMARY	v
CHAPTER 1: WHY PROTECT FARMS AND FARMLANDS?	1
CHAPTER 2: THREATS TO THE AGRICULTURAL LAND BASE.	5
CHAPTER 3: AGRICULTURAL PATTERNS, PRODUCTION, AND ECONOMICS IN GRAYS HARBOR COUNTY.	11
CHAPTER 4: THE HISTORY OF AGRICULTURAL LANDS PROTECTION IN GRAYS HARBOR COUNTY.	18
CHAPTER 5: THE ACTIVITIES, FINDINGS, AND PROGRAM OF THE GRAYS HARBOR COUNTY AGRICULTURAL STUDY COMMITTEE.	22
CHAPTER 6: INTENT AND IMPLICATIONS OF THE AGRICULTURAL STUDY COMMITTEE GOAL, OBJECTIVES, AND POLICIES.	31
APPENDIX A: RESOLUTION 79/26 OF THE GRAYS HARBOR BOARD OF COMMISSIONERS AUTHORIZING THE STUDY	42
APPENDIX B: RESOLUTION 81/1 OF THE GRAYS HARBOR COUNTY PLANNING COMMISSION AND BOARD OF COUNTY COMMISSIONERS ADOPTING THE AGRICULTURAL ELEMENT	43
APPENDIX C: ADOPTED AGRICULTURAL DISTRICT 1	44
APPENDIX D: ADOPTED AGRICULTURAL DISTRICT 2	47
APPENDIX E: AMENDED DEFINITION OF AGRICULTURE	50

TABLE OF FIGURES

		PAGE NUMBER
GRAPHS		
2.1	CONDITIONAL LAND-USE PERMITS APPROVED FOR GRAVEL EXTRACTIONS.	7
2.2	APPROVED ZONING CHANGES.	8
MAPS		
2.1	DISTRIBUTION OF AGRICULTURAL LAND CONVERSION.	10
4.1	GRAYS HARBOR COUNTY COMPREHENSIVE LAND USE PLAN.	20
5.1	AGRICULTURAL PLAN MAP.	29
5.2	GENERALIZED AGRICULTURAL ZONING MAP.	30
6.1	LANDS NOW ZONED AGRICULTURAL NOT INCLUDED IN COMMITTEE RECOMMENDATIONS.	35

INTRODUCTION

In recent years many residents have become concerned with the effects urban and rural development are having on the County's farms. As growth pressures have increased, rezones of farmland and conversions of farmland to other uses have become common.

To address these concerns the Grays Harbor County Commissioners, in Resolution Number 76/26, appointed an Agricultural Study Committee to develop recommendations on policies for decisions affecting agricultural land and requested assistance from the Grays Harbor Regional Planning Commission to provide staff support to this Committee. The County Planning staff, with the assistance of Grays Harbor Regional Planning Commission staff, was directed to compile the available information on agriculture in the County and to provide the Committee with staff support.

The County Planning Commission members recommended the Agricultural Study Committee be primarily composed of farmers to ensure the recommendations would meet the farmers needs.

The County Commissioners appointed the Study Committee members during April and May of 1979. The Committee then began their study focusing on East Grays Harbor County, the major agricultural area and the center of the greatest development pressures.

This report contains the results of the Agricultural Study Committee's year long study of agriculture in the County. This report includes background information on farming, the Committee's findings, and the Committee's recommendations to the County Planning Commission and County Commissioners.

The report was completed in April of 1980 and referred by the Committee to the County Planning Commission. An environmental impact statement was prepared and circulated. Several public hearings were held on the report and its recommendations.

In February of 1981 the report was adopted by the Planning Commission and the proposed zoning code amendments were recommended for adoption to the Board of County Commissioners.

In May of 1981 the Board of County Commissioners approved adoption of the report's policies and adopted the zoning code amendments.

EXECUTIVE SUMMARY

To summarize this report is difficult, for the Committee has attempted to do a very thorough study of the problems affecting agriculture in eastern Grays Harbor County and develop well thought out solutions to these problems. Thus the reader wishing more specific information on the Committee's work should refer to the appropriate chapters in the report. Of special note are Chapters 5 and 6 which deal with the Committee's policy recommendations to the County.

The Committee's initial meetings were spent reviewing background information related to agriculture in eastern Grays Harbor County. Next the Committee began identifying the specific problems that threaten or negatively impact farms and farmland in east County. The main problems the Committee identified were:

1. No overall County policy to conserve farmland or protect farms.
2. Developments allowed in agricultural areas are often incompatible with farming activities.
3. Inadequate separation of agricultural and non-agricultural uses.
4. Some agricultural land and farms are not in the agricultural zone.
5. Some non-agricultural land is within the agricultural zone.

These problems are discussed further in Chapter 5.

In addition the Committee found that lands in the agricultural zone in unincorporated east Grays Harbor County were under relatively heavy development pressure. Between 1973 and 1979 over 65 percent of all rezones were rezones of agricultural land. Perhaps a more significant reason for concern is the amount of agricultural land actually converted to other uses. Between 1977 and 1979 over 230 acres of agricultural land in east Grays Harbor County were converted to non-agricultural uses. This is nearly forty percent of the observed land use changes in that area. These threats to the agricultural land base are elaborated in Chapter 2.

Following problem identification, the Committee began developing policy recommendations addressing the problems they found. For instance, the Committee recommends that the County adopt as one of its land use goals, the goal of conserving and protecting agricultural lands from incompatible development and to encourage the continued economic viability of agriculture (see the goal statement, on page 25, in Chapter 5.)

Another policy recommendation was a definition of what lands were important to protect for the maintenance of a healthy farming industry (see policy 1, page 25, in Chapter 5.) This policy, if adopted, will provide both the County Planning Commission and County Commissions with criteria to use in deciding what land should be rezoned from the agricultural zones.

Using this definition of agricultural lands, the Committee has also refined the boundaries of the agricultural zone in east County. If its recommendations are adopted by the County, land would be both added to and subtracted from the agricultural zone. Overall the Committee is recommending that 51,000 acres of land be zoned agricultural. Currently there is about 72,000 acres of land

zoned agricultural. This amounts to about a 20,000 acre reduction in the acreage of land zoned agricultural. The Committee found many lands to be unproductive for farming, and better suited for other uses such as forestry or low density rural residences. However, some of these lands are productive, actively farmed lands within urban service areas. Because these lands were within the general growth areas of the cities and towns of east County, the Committee decided they would be more properly planned and zoned for other land uses, such as a mix of residential and small farms, etc. The Committee also felt that this was a reasonable trade-off for better protection of the remaining farmlands. The Goal, Objectives, and Policies are further discussed in Chapter 5 and 6.

In order to attain better protection of these remaining lands, the Committee is recommending changing the current agricultural zone. The Committee recommends the adoption of two agricultural districts. Both proposed zoning districts, Agricultural 1 and Agricultural 2, are intended to give better protection and more flexibility to the County's farmers. The Agricultural 1 district is designed to provide for and protect agricultural uses or practices requiring small to moderate acreage and to provide the opportunity for part-time farming. Agricultural 1 areas would be composed primarily of agricultural uses with an average density not to exceed one (1) dwelling unit per ten (10) acres. The Agricultural 2 designation is designed to provide for those agricultural uses requiring extensive land areas and protection from those uses that may interfere with or object to farming practices. Agricultural 2 areas would be composed primarily of agricultural uses with an overall density not to exceed one (1) dwelling unit for each twenty (20) acres.

Most notably these new zones would relieve farmers from the restrictions in the current zone that requires them to get a special permit to sell their farm products on the farm. Perhaps more importantly the Agricultural 2 zone allows greater flexibility for farmers to develop the irregular and unproductive portion of their farm for non-farm purposes, yet insures against such uses negatively impacting the farm or adjacent farms. The proposed agricultural districts are discussed in Chapter 5 on pages 28-30. The full text of the zoning districts are included in appendixes C and D beginning on page 44.

Overall these recommendations are intended to guide the County decision makers to insure their decisions will not unnecessarily harm the County's agricultural industry, and assure the County's farmers that they will have an adequate resource base and favorable working environment in which to conduct business.

CHAPTER 1

WHY PROTECT FARMS AND FARMLAND?

CHAPTER 1

WHY PROTECT FARMS AND FARMLAND?

1.1 Introduction.

This chapter will identify the values associated with farms and farmland. Agricultural land provides many benefits to Grays Harbor County and protecting these benefits by protecting farms will enhance the public interest. This chapter will discuss some of the public purposes which can be achieved by protecting farms.

1.2 Maintain and Enhance a Valuable Component of the County Economy.

1.2.1 Farm Income.

In 1977 total labor and proprietors income from farming was estimated by the U.S. Department of Commerce to total \$11,100,000. Since 1971 farm income has shown rapid, if erratic growth; increasing by 153.6 percent between 1971 and 1977. Total labor and proprietors income for Grays Harbor County has increased by 102.0 percent during the same period.

1.2.2 Farm Sales.

The total market value of all agricultural products sold in 1974, the latest year information is available for, was \$10,093,000 according to the Census of Agriculture. Between 1969 and 1974 the value of all agricultural products sold increased by 45 percent.

1.2.3 Economic Diversity.

Farming has an importance to the County economy beyond the sales and income generated. The County economy is highly dependent on the forest products industry. While forest products have served the economy well, the industry is highly cyclical and depends on the national housing market for much of its sales. The cyclical nature of the forest products industry can cause major economic slowdowns in the County economy. To combat these slowdowns major efforts are being undertaken to diversify the County economy.

Protecting farms can assist these efforts by helping to maintain the economic diversity agriculture now provides and encouraging new farms. Farming requires major investments. If the County's farmers feel they will be protected the likelihood of these investments being made will increase dramatically. If farmers feel agricultural lands will not receive adequate protection, production and farm income may drop.

1.3 Reduce Development in Areas Subject to Natural Hazards.

1.3.1 Flooding.

During the winter of 1979-1980 flooding in Grays Harbor County caused an estimated \$1,200,000 in private damage and \$40,000 in damage to public facilities. Additional public costs result from flood protection activities, evacuation, and subsidized loans for rebuilding private damage. The more intensely floodplains

are developed, the greater the damage caused by a given flood. Floodplains are also sites of the best agricultural soils. Agriculture is well suited for the floodplains because minimal modification to the topography is required, relatively few structures are needed, and flooding does not occur during the growing season. By conserving farmland, development of the floodplain can be reduced and, as a result, flood damage can be reduced.

1.3.2 Storm Water Runoff.

Storm water runoff is a major contributor to flooding and can cause washouts and erosion as well. Farms reduce runoff by continuing natural absorption of rainfall and storm water into the soil. Land developed with urban uses, however, are characterized by large areas of impervious surfaces such as roofs and blacktop, preventing storm water from being absorbed by the soil. This increases the rate of runoff, increasing flood levels. This concern is particularly important in high rainfall regions such as Grays Harbor County.

1.3.3 River Bank Erosion.

River bank erosion is also a problem along the rivers of Grays Harbor County. A 1974 study conducted for the Grays Harbor Regional Planning Commission estimated nearly 44 acres of land are lost each year. River bank erosion is most costly where the river banks are highly developed. Like flooding, these costs include private costs for eroded property and structures and public costs for roads, water systems, damage protection, and subsidized loans for relocation. Again, protection of agricultural land can help reduce the costs associated with river bank erosion.

1.4 Conserve Energy.

Prime agricultural soils require less energy to farm. Because of these special characteristics, prime soils use less energy for conservation practices, fertilizer and pesticide application, irrigation systems, and farm equipment operation than soils of lower quality.

Preserving prime agricultural soils near market areas also reduces the energy use and costs of transportation.

1.5 Maintain Local Food Production.

Many people are concerned about the quality of the food they eat. This concern has lead to increased demand for fresher more natural foods. Local farms, because of their proximity to local markets, are better able to meet this demand.

The success of the local farmer's markets underline local agriculture's ability to meet this demand.

1.6 Maintain Rural Amenities and Provide for an Agricultural Lifestyle.

Many people in our community are attracted to the agricultural lifestyle. The opportunity to own or work on a farm contributes to the diversity of the County. Providing this opportunity requires that farmland be reserved for farming activities and farms protected from incompatible uses.

1.7 Reduce Urban Sprawl and Maintain Open Space.

Protecting agricultural lands can help reduce urban sprawl. By reducing the spread of urban development into farming areas, public facility costs can be lessened. More services can be directed into those areas designated for urban and rural development at a lower cost than sprawl development. This will benefit farmers, new residents, and the County as a whole.

It also appears that sprawl development increases the use of energy. By helping to prevent sprawl, agricultural land protection can help conserve energy.

An additional side benefit to agricultural land protection is the maintenance of open space. While not open space zoning, protecting agricultural lands will help maintain open space. This will contribute to maintaining the open, rural character of Grays Harbor County which is highly valued by many County residents.

1.8 Conserve Natural Resources.

Agriculture is a low intensity use that is compatible with and can help conserve many natural resources. Farms provide important wildlife habitat and food in many areas. Fields and pastures absorb rain water, recharging groundwater resources. This is especially important in East Grays Harbor County where all four Cities and Towns and most of the rural residents rely on wells for domestic water.

CHAPTER 2

THREATS TO THE AGRICULTURAL LAND BASE

CHAPTER 2

THREATS TO THE AGRICULTURAL LAND BASE

2.1 Introduction.

The agricultural industry is dependent on an adequate supply of fertile land. In Grays Harbor County most land suitable for agricultural production is found in the river valleys. These agricultural lands are also attractive to other uses. Although alternative locations are available for these other land uses, because of a variety of factors these uses often locate on agricultural lands.

The County's Agricultural District was designed to protect agricultural land from non-agricultural uses. Through non-farm conditional uses and rezones the District's ability to protect farmland has been diminished. This chapter will outline the extent of non-farm conditional uses, agricultural rezones and agricultural land conversion.

2.2 Non-farm Conditional Uses.

Conditional Uses are permitted within a zone after review and approval by the County Board of Adjustment. The most significant non-farm conditional use allowed within the Agricultural Zone is for gravel extraction. This conditional use is significant because most gravel extraction activity permits are granted for lands within the agricultural zone. Between January 1973 and December 1979 a total of 78 conditional use permits were granted for gravel extraction operations, 47, 61.5 percent, were granted for lands within the agricultural zones. Graph 2.1 compares the total number of approved conditional use permits for all zones with those granted for lands within the agricultural zone by year. Map 2.1 displays the location of the conditional use permits granted for gravel extraction in Grays Harbor County, again most of the permits were issued for land within the agricultural zone of East Grays Harbor County.

Surface mining can destroy the agricultural productivity of farm land and disrupt farm activities by increasing truck traffic, noise, and pollution.

2.3 Rezones of Agricultural Land.

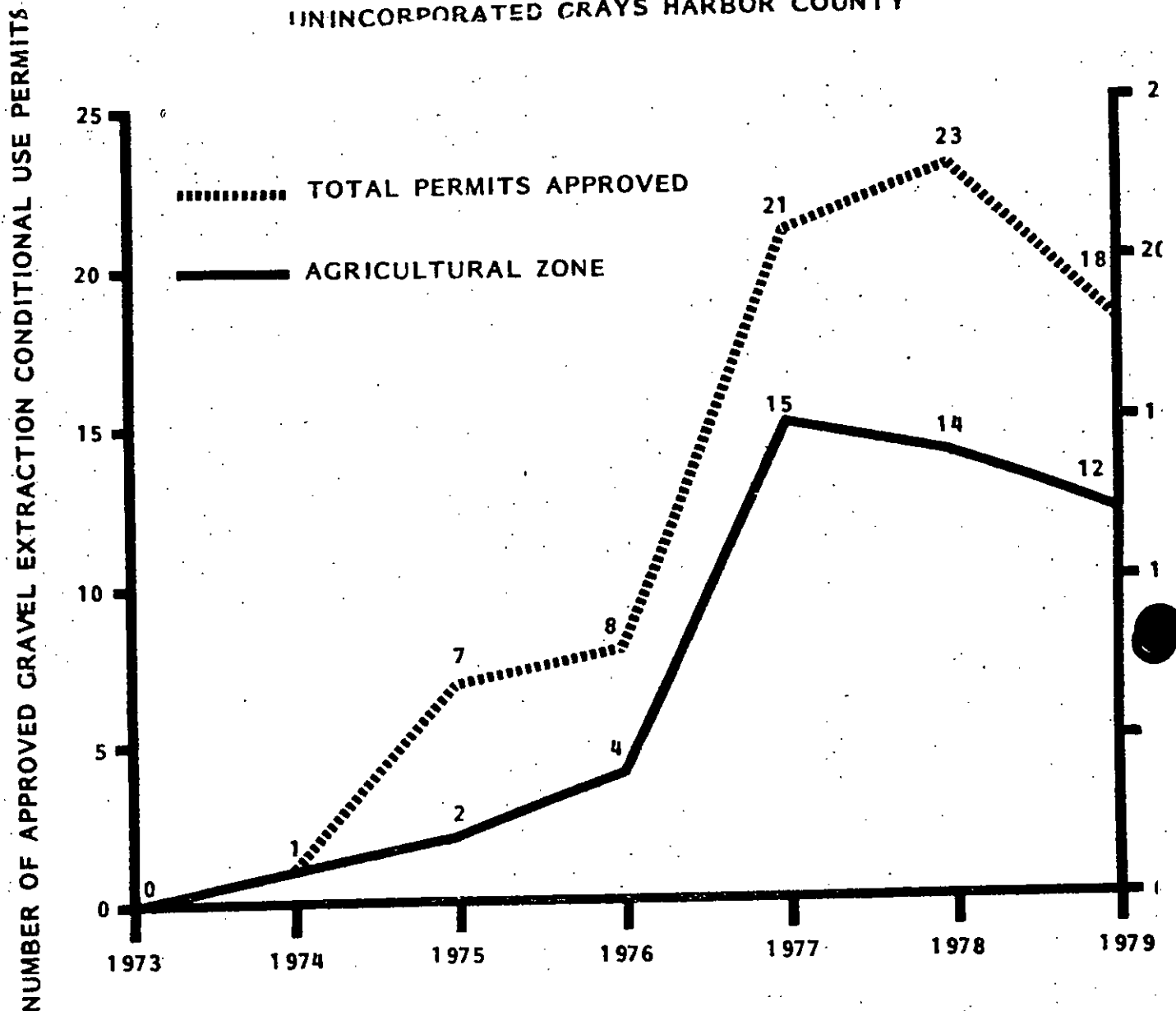
Between 1973 and 1979 55.3 percent of all rezones in unincorporated Grays Harbor County were conversions of land from the agricultural zone to a higher density zone. In unincorporated East Grays Harbor County over 65 percent of all rezones between 1973 and 1979 were rezones of agricultural land. Graph 2.2 analyzes the approved rezones for this period. Most of the rezones during the 1973 and 1979 period converted land zoned agricultural to residential zones.

While some of the agricultural land rezoned was unsuitable for farming, many rezones involved valuable agricultural lands. The large number of uncoordinated and unplanned rezones are of grave concern to the farming community and were a major impetus in the formation of the Agricultural Study Committee.

2.4 Actual Land Use Changes.

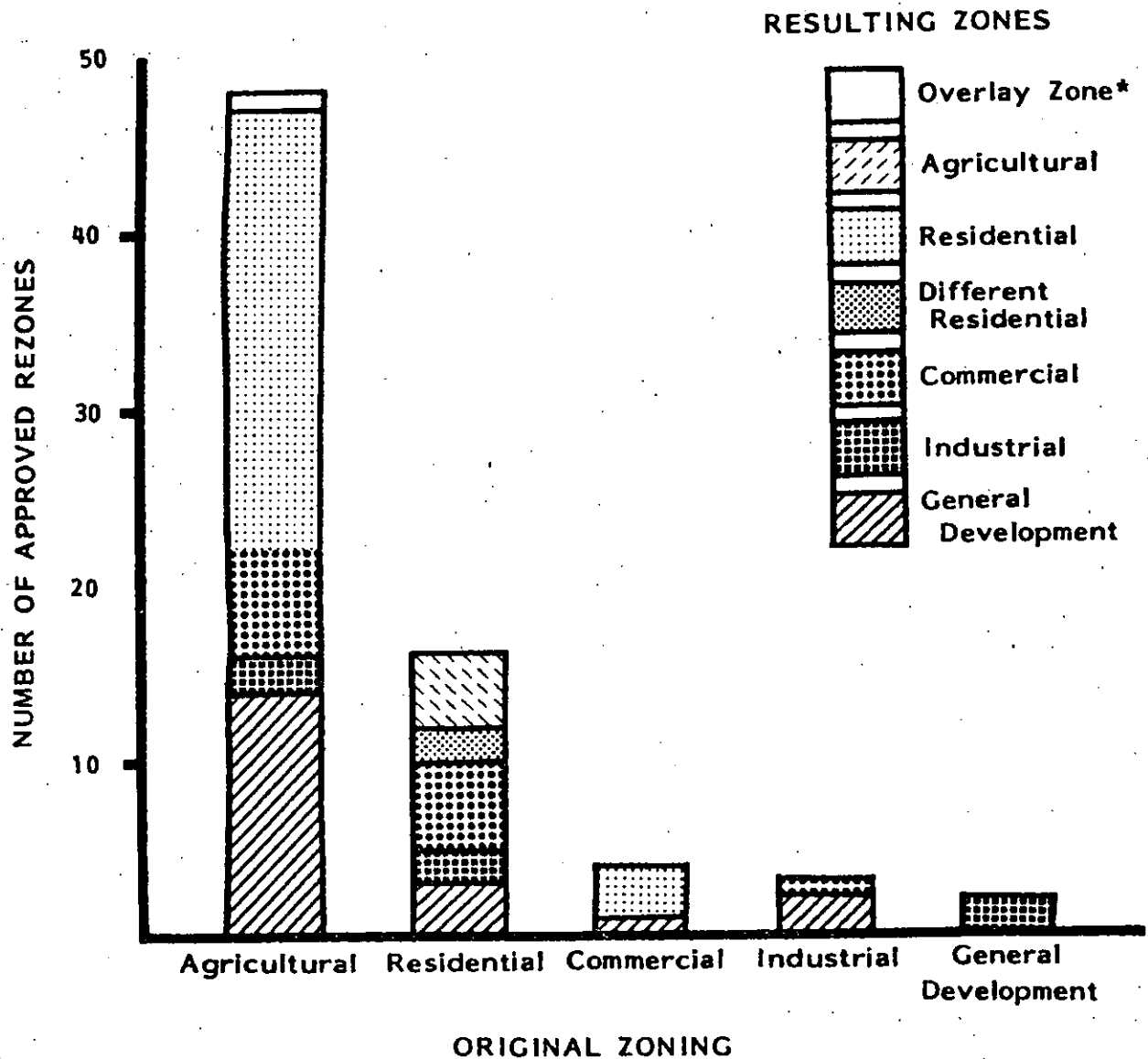
Conditional uses and rezones are granted to permit a change in land use. Both of these zoning actions indicate a high rate of change in the agricultural

GRAPH 2.1
 CONDITIONAL LAND-USE PERMITS APPROVED FOR GRAVEL EXTRACTION.
 TOTAL PERMITS COMPARED WITH PERMITS APPROVED
 FOR LAND ZONED AGRICULTURAL
 1973-1979
 UNINCORPORATED GRAYS HARBOR COUNTY



SOURCE: Monitoring Project Table: GH-T.32.9.31, 10/79
 Monitoring Project Table: GH-T.32.9.32, 10/79.

GRAPH 2.2
APPROVED ZONING CHANGES
1973-1979
UNINCORPORATED EAST GRAYS HARBOR COUNTY

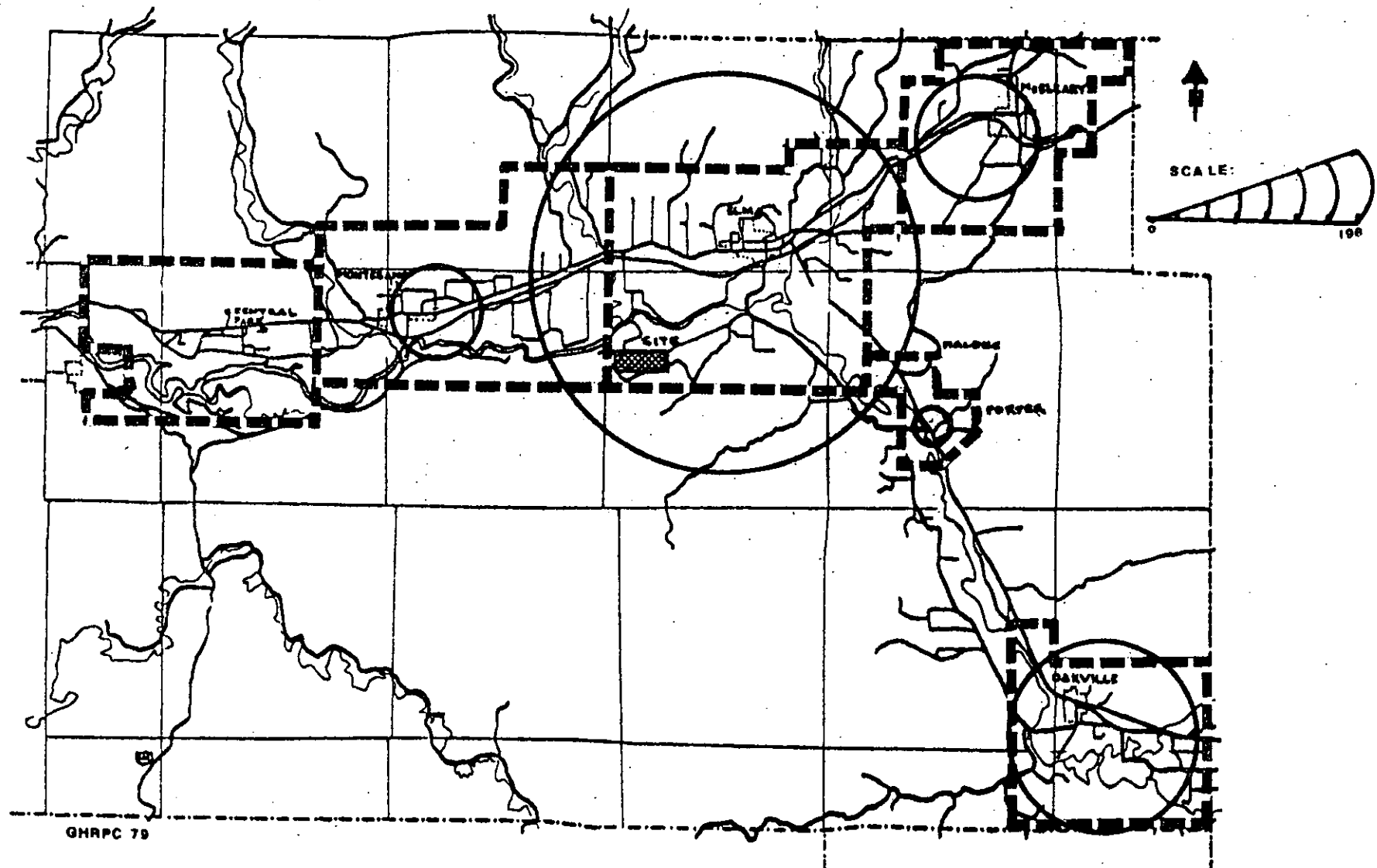


*This is a special overlay zone permitting the Elma Airport.

SOURCE: Monitoring Project Table GH-T. 32. 9. 37, 4/80.

areas of the County. This has been confirmed by the annual land use surveys conducted by the staff of the Grays Harbor Regional Planning Commission as part of the Monitoring Project. In 1977 all land uses were inventoried for the Elma, McCleary, Montesano, Oakville, and Porter/Malone Planning Areas. (It should be noted that these areas do not cover all of East County.) These land use surveys were updated in 1978 and 1979. Between 1977 and 1979 over 238 acres of agricultural land were converted to non-agricultural uses in these east County planning areas. This is almost 40 percent of the observed land use changes. Map 2.1 graphically displays the acres of agricultural land converted for each planning area. The Elma Planning Area has converted the most acres of agricultural land. The total agricultural land conversions in all of East Grays Harbor County is probably higher. The major agricultural districts of Wynoochee, Satsop, Mox-Chehalis, and part of the Chehalis River Valleys, are not included in the Planning Areas.

MAP 2.1
DISTRIBUTIONS OF AGRICULTURAL LAND CONVERSIONS BY PLANNING AREAS
1977-1979



*Central Park excluded

CHAPTER 3

AGRICULTURAL PATTERNS, PRODUCTION, AND ECONOMICS IN GRAYS HARBOR COUNTY.

CHAPTER 3

AGRICULTURAL PATTERNS, PRODUCTION, AND ECONOMICS IN GRAYS HARBOR COUNTY.

3.1 Introduction.

While most of the land area of the county is particularly suitable for forestry uses, significant areas of prime agricultural land are also present. These lands provide another comparative advantage for the region. Nearly all of the land classified as agricultural (Soil Conservation Services Classes I, II, III, and IV) is actively farmed and is located in the alluvial soils of the lower reaches of the Chehalis River, its tributaries, and other rivers. The only significant agricultural activity not located in such areas is the cranberry bogs of Grayland, found on soils uniquely suited for such crops. Land suitable for agriculture, however, is also often well suited for urban uses and therefore may compete with these other uses for the available land. This competition is most apparent on the fringes of the flood plains and represents the most serious potential threat to continued agricultural production.

Despite the well-publicized heavy rainfall, summers are usually quite dry, so areas soggy with moisture during the cool season benefit by irrigation (when practiced, nearly always of the sprinkler variety) during the growing season.

HOQUIAM'S BOWERMAN FIELD PRECIPITATION 30 YEAR AVERAGE ROUNDED TO NEAREST INCH

Jan.	Feb.	Mar.	April	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
10	11	8	5	3	2	1	1	3	7	9	11

SOURCE: U.S. Weather Bureau

3.2 Historical Background.

Farming began in the county mainly as a result of the timber industry. Initially most of the good agricultural lands were covered by forests and, except for a few pioneering farmers, it wasn't until these forests were cleared by commercial logging operations, (beginning in the late 1880's and lasting in some cases to today) that farmers began to move in. Coinciding with this was an increasing need for agricultural products to sustain the expanding labor force of the logging camps, mills, and other lumber related activities. Since that time many things have changed. Today agriculture is largely a basic sector of the regional economy with only incidental local sales. While the area devoted to agriculture is no longer growing, the county supports an expanding agricultural production which is based largely on dairying, livestock, farm forestry, and cranberries.

3.3 The Changing Pattern of Agriculture.

In 1954 approximately 118,000 acres, or almost 10% of Grays Harbor County's land area was devoted to farm use. By 1974 there had been a 58% decrease to 49,000 acres, or 4% of the county land mass. (Grays Harbor's neighbors experienced similar declines; over the same period, land in farm decreased 60% in Thurston County, and 54% in Lewis County: Statewide there was a decrease of 7%.) During the same 20 year period the amount of cropland harvested and pastured (the most productive classes of land) decreased 32% from almost 39,000 acres in 1954 to 26,000 acres in 1974. (Similarly Thurston County experienced a 30% decrease; Lewis County a 28% decrease, though statewide there was a 12% increase in cropland harvested and pastured.)

**TRENDS IN FARMS AND FARMLAND FOR GRAYS HARBOR COUNTY
1954 TO 1974**

Year	Total Number of Farms All Farms	Commercial Farms	Land in Farms (Acres)	Proportion of County Land In Farms	Average Size of Farm (Acres)	Cropland Harvested (Acres)	Cropland Pastured (Acres)	Cropland Harvested and Pastured (Acres)
1954	1,324	527	118,217	9.7%	89.3	17,710	21,121	38,831
1959	896	352	99,529	8.2%	111.1	18,632	14,319	32,951
1964	756	237	86,731	7.1%	114.7	15,914	17,561	33,475
1969	428	209	59,374	4.9%	139.0	12,923	15,329	28,252
1974	397	223	49,581	4.1%	125.0	14,209	12,235	26,444
% Change	-70%	-58%	-58%		40%	-20%	-42%	-32%

SOURCE: Census of Agriculture

Also, the number of commercial farms had decreased from 527 farms in 1954 to 223 farms in 1974, a decrease of 58%. (Commercial farms in Thurston County and Lewis County decreased 63% and in the State, 45%.)

3.4 The Agricultural Economy.

Despite these declines many aspects of the agricultural economy appear to be expanding. Between 1954 and 1974 the average farm increased in size by 40% and total county agriculture increased its volume by 61% from about 3.5 million dollars to 5 million dollars (figures are in 1967 dollars). Also, the number of farms with sales of \$40,000 or more has been steadily increasing in proportion to other commercial farms. Thus the remaining farms have become more productive and intensive. Related to this has been a rise in the overall value of a farm. The average value of farmland and farm buildings has risen from \$15,819 in 1954 to \$108,777 in 1974.

These trends suggest that while farming activity in the county had declined, the actual total dollar value of the industry seems to be increasing. Farm incomes have also been rising in Grays Harbor County. Between 1971 and 1977 labor and proprietors income derived from farming increased 153.6%, from \$4,377,000 to \$11,100,000. During this same period total labor and proprietors income from all sources increased by 102% in Grays Harbor County, significantly slower than income from farming.

NUMBER AND PERCENT OF COMMERCIAL FARMS BY ECONOMIC CLASS GRAY'S HARBOR COUNTY, 1949-1974

EXPLANATION	1949	1954	1959	1964	1969	1974
Total Commercial Farms	462	527	352	237	209	223
Percent	100.0	100.0	100.0	100.0	100.0	100.0
Class I Sales of \$40,000 or More						
Number	5	11	12	24	40	76
Percent	1.1	2.1	3.4	10.1	19.1	34.1
Class II Sales of \$20,000 to \$39,999						
Number	56	67	23	37	39	21
Percent	12.1	12.7	6.5	15.6	18.7	9.4
Class III Sales of \$10,000 to \$19,999						
Number	175	167	85	64	42	34
Percent	37.9	31.7	24.1	27.0	20.1	15.2
Class IV Sales of \$5,000 to \$9,999						
Number	118	137	127	52	41	42
Percent	25.5	26.0	36.1	21.9	19.6	18.8
Class V Sales of \$2,500 to \$4,999						
Number	108	145	105	60	47	50
Percent	23.4	27.5	29.8	25.3	22.5	22.4
Part-Time	330	240	411	343	172	N/A

SOURCE: Census of Agriculture

**AVERAGE VALUE OF FARMLAND AND FARM BUILDINGS
GRAYS HARBOR COUNTY, 1940-1974**

Year	Average Value of Farmland And Farm Building Per Acre	Average Value of Farmland And Farm Buildings Per Farm
1940	\$ 66.00	\$ 4,292.00
1945	\$ 84.00	\$ 5,735.00
1949	\$140.00	\$ 10,610.00
1954	\$176.00	\$ 15,819.00
1959	\$200.00	\$ 20,108.00
1964	\$286.00	\$ 33,089.00
1969	\$491.00	\$ 68,166.00
1974	\$871.00	\$108,737.00
Percent Change	+1219.7	+2433.5

SOURCE: Census of Agriculture

**GROSS FARM RECEIPTS BY FARM PRODUCT GROUPS
GRAYS HARBOR COUNTY, 1954-1974
(All figures in 1967 dollars to adjust for inflation.)**

Year	1954	1959	1964	1969	1974	& Change	Average 5 Year Change
Value of All Farm Products Sold.	\$3,534,633	\$3,781,393	\$5,094,756	\$4,738,724	\$5,700,214	+ 61.3	+529,000
All Crops.	\$ 852,905	\$ 942,923	\$ 609,110	\$ 951,546	\$ 821,427	- 3.7	- 4,793
Farm Crops Other							
Fruits, Nuts, and Vegetables	\$ 80,341	\$ 92,481	\$ 143,499	\$ 156,701	\$ 184,821	+230.0	+ 27,318
Vegetables	\$ 73,929	\$ 172,436	\$ 146,352	\$ 167,010	\$ 151,339	+104.7	+ 14,939
Fruits and Nuts	\$ 205,097	\$ 229,928	\$ 178,506	\$ 359,794	\$ 86,607	- 57.8	- 10,711
Forest Products and Horticultural Crops.	\$ 493,538	\$ 448,078	\$ 140,753	\$ 268,041	\$ 398,660	-19.2	- 36,979
All Livestock and Livestock Products.	\$2,684,727	\$2,838,470	\$4,485,646	\$3,787,178	\$4,878,787	+ 81.7	+533,600
Dairy Products.	\$1,826,458	\$1,760,546	\$3,405,353	\$2,863,248	\$3,946,666	+116.1	+524,000
Poultry and Poultry Products	\$ 268,097	\$ 244,356	\$ 274,243	\$ 48,717	\$ 68,485	- 74.5	- 59,486
Livestock and Livestock Products Not Dairy or Poultry	\$ 590,173	\$ 833,568	\$ 806,050	\$ 875,213	\$ 863,636	+ 46.3	+ 58,857

SOURCE: Census of Agriculture

**PERCENTAGE OF GROSS FARM RECEIPTS BY FARM PRODUCT
GRAYS HARBOR COUNTY, 1954-1974**

Year	1954	1959	1964	1969	1974
Value of All Farm Products Sold	100%	100%	100%	100%	100%
All Crops	24%	25%	12%	20%	14%
Field Crops Other Than Fruits, Nuts And Vegetables	2%	3%	3%	3%	3%
Vegetables	2%	5%	3%	4%	3%
Fruits and Nuts	6%	6%	4%	8%	2%
Forest Products and Horticultural Crops	14%	12%	3%	6%	7%
All Livestock and Livestock Products	76%	75%	88%	80%	86%
Dairy Products	52%	47%	67%	60%	69%
Poultry and Poultry Products	8%	6%	5%	1%	1%
Livestock and Livestock Products Non Dairy or Poultry	17%	22%	16%	18%	15%

SOURCE: Census of Agriculture

LABOR AND PROPRIETORS INCOME FROM FARMING AND ALL SOURCES
GRAYS HARBOR COUNTY: 1971-1977
 (Figures in Thousands of Dollars)

	<u>1971</u>	<u>1972</u>	<u>1973</u>	<u>1974</u>	<u>1975</u>	<u>1976</u>	<u>1977</u>	<u>Percent Increase 1971-1977</u>
Farming	\$ 4,377	\$ 5,432	\$ 9,911	\$ 10,257	\$ 8,192	\$ 9,125	\$ 11,100	153.6
All Sources	\$173,738	\$195,806	\$223,272	\$239,449	\$245,878	\$303,648	\$351,010	102.0

SOURCE: U.S. Department of Commerce, Bureau of Economic Analysis as reported in Grays Harbor Regional Planning Commission Monitoring Project Table Number: GH-T.32.2.52, 10/79.

3.5 Types of Farming.

Along with changes in number, size, and income; farms in Grays Harbor County have also undergone changes in types of production. In the period between 1954 and 1974 poultry, non-dairy livestock, and fruits declined in relative importance, while dairy products have steadily increased an already large share of farm sales.

Dairy production, the largest agricultural sector, is increasing substantially, although the number of dairies in production is decreasing. In 1959 in Grays Harbor County there were 293 dairies (farms with milk cows) with 4,972 cows; in 1969, 133 dairies and 5,202 cows and in 1974, 122 dairies and 6,790 cows. Milk production in these years increased substantially from 55,100,000 pounds in 1959 to 68,359,058 in 1968 and to 82,071,081 pounds in 1974. Over 90% of the milk is shipped whole to Puget Sound markets, less than 8% to Portland markets, and two farms reported a small amount of local sales. It is possible a re-establishment of cheese manufacture in adjacent Lewis County will open nearer, additional markets for Grays Harbor dairy farmers.

Besides dairy products, corn and peas are increasing in commercial importance in Grays Harbor County, if not in number of farmers involved. Though the number of major producers of peas dropped from ten to nine between 1968 and 1974, and the acreage declined slightly from 1,275 to 1,164, both yields (1,876 tons to 2,671 tons) and the price per ton paid by the Chehalis (Lewis County) freezing plant (\$100/ton to \$185/ton) increased markedly.

The cranberry industry, one which requires conditions of climate and soils found in part of Grays Harbor County but very few other places, has remained virtually stable between 1968 and 1974. Number of growers were 35 in 1968 and 32 in 1974, and acreage dropped only slightly. Yields per year fluctuated, based on good and adverse growing conditions. Many cranberry growers have other jobs but the business and market for the future appear assured.

CHAPTER 4

THE HISTORY OF AGRICULTURAL LANDS PROTECTION IN GRAYS HARBOR COUNTY.

CHAPTER 4

THE HISTORY OF AGRICULTURAL LANDS PROTECTION IN GRAYS HARBOR COUNTY.

The protection of agricultural land for the County's farm industry has been a concern of Grays Harbor County for many years. The Regional Land Use Plan adopted by the Grays Harbor Regional Planning Commission and published in 1963 recommends farmland conservation and designates the major East County River valleys agricultural. The County Comprehensive Land Use Plan, adopted on July 14, 1969 pursued further the objectives of the Regional Plan. The County Comprehensive Plan designated six land use types including Agricultural. Lands were designated Agricultural on the basis of actual farm use and soil suitability. Map 4.1 is the Comprehensive Land Use Plan Map as adopted in 1969. The areas designated Agricultural include the bottom lands of the Chehalis River Valley east of Montesano, of the Wynoochee, Satsop, Upper North River, and lower Humptulips Valleys. Since 1969 only one additional area has been designated agricultural. In 1979 the Agricultural designated was extended up the Satsop Valley to Township 20 North.

Based on the County Comprehensive Plan, the County and the Grays Harbor Regional Planning Commission developed the Zoning Ordinance, including an Agricultural Use District or Zone. The intent of the Agricultural Zone was to insure an adequate land base for the County's agricultural industry and to protect the soils and farming areas from incompatible uses. To discourage non-farm development, the Zone requires a minimum lot size of ten acres. Because of the minimum lot size, land could not be subdivided into parcels smaller than ten acres. Non-farm development was encouraged in other areas of the County by the General Development, Residential, Commercial, and Industrial Zones.

Not all of the areas designated Agricultural on the Plan Map were zoned Agricultural. Neither the lower Humptulips or North River Valleys were zoned Agricultural.







Adoption of the County Zoning Ordinance did not end efforts to conserve agricultural land. The planning activities of the County, the Grays Harbor Regional Planning Commission, and other jurisdictions have been sensitive to the needs of farms. For example, the Regional Housing Element adopted by the Grays Harbor Regional Planning Commission in 1979 recommends housing not be developed on lands with natural resource values, which includes farmland. City planning also has tended to avoid encouraging extensive development in farm areas.

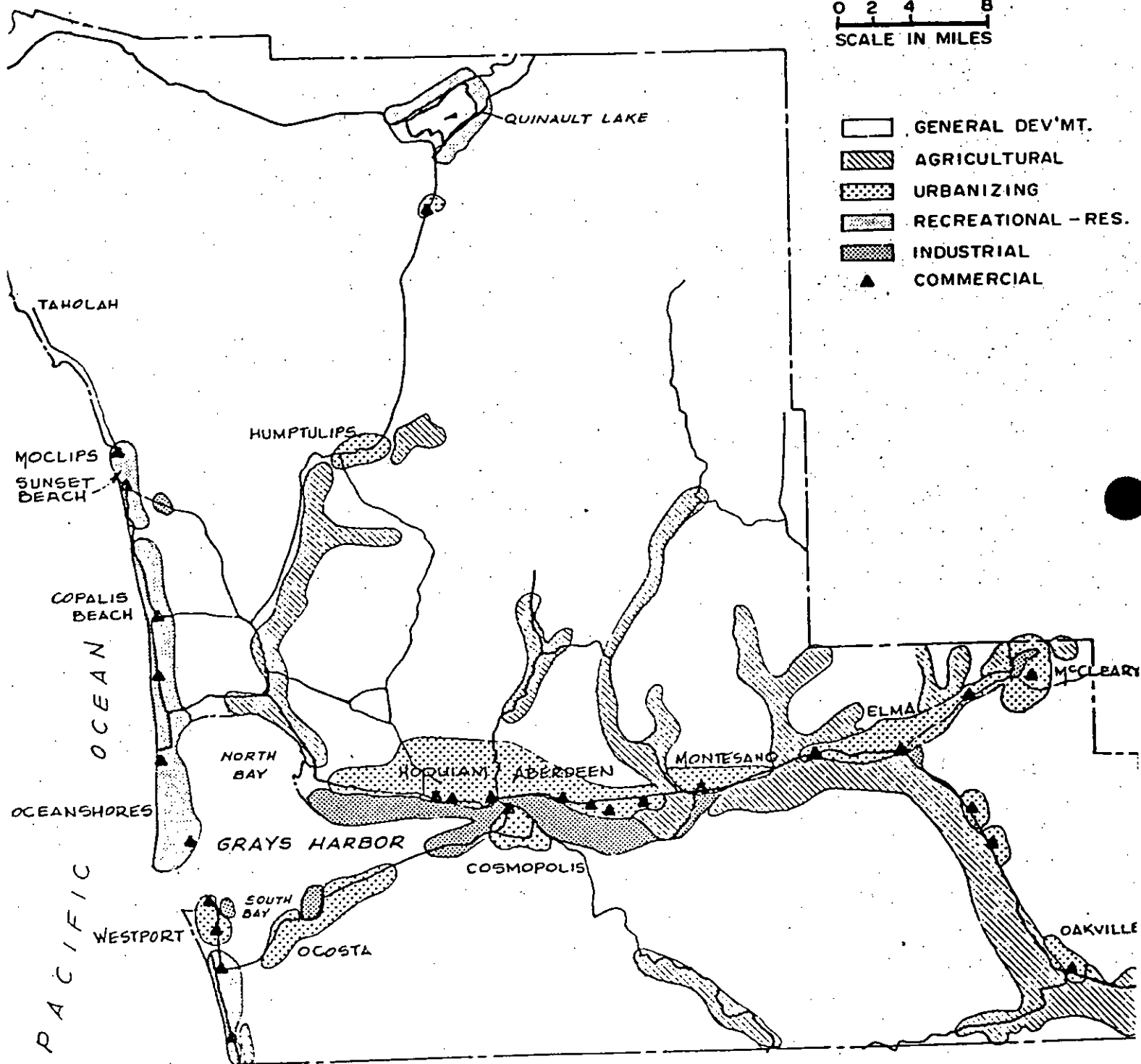
Over the years the ten acre minimum lot size and the use restrictions of the Agricultural Zone helped prevent incompatible development in the agricultural areas. As growth pressures mounted in the late 1970's rezones of farmland and the conversion of farmland to other uses became common (See Chapter 2 for a discussion of these problems.) These developments were of concern to the County's farmers, rural residents, citizens, members of the Planning Commission and Board of Adjustment, and the County Commissioners. As the County Commissioners stated in Resolution 79-26, "...decisions which will affect the future of agriculture in the County are being made without benefit of any overall information base or stated policy." To remedy these deficiencies, the County Commissioners in Resolution 79-26 directed the County Planning staff, with the assistance of the Grays Harbor Regional Planning Commission, to compile the available information on

MAP 4.1
 COMPREHENSIVE LAND USE PLAN
 GRAYS HARBOR COUNTY, WASH.



0 2 4 8
 SCALE IN MILES

-  GENERAL DEV'MT.
-  AGRICULTURAL
-  URBANIZING
-  RECREATIONAL - RES.
-  INDUSTRIAL
-  COMMERCIAL



agriculture in the County, and to form an Agricultural Study Committee to develop policy recommendations for decisions affecting agricultural land. (For the full text of Resolution 79-26 see Appendix A.)

The County Planning Commission recommended the Agricultural Study Committee be primarily composed of farmers to ensure the policies would meet the farmer's needs. The Study Committee focused on East Grays Harbor County, the major agricultural area and the center of the greatest development pressures.

CHAPTER 5

**THE ACTIVITIES, FINDINGS, AND PROGRAM OF THE GRAYS HARBOR COUNTY
AGRICULTURAL STUDY COMMITTEE.**

CHAPTER 5

THE ACTIVITIES, FINDINGS, AND PROGRAM OF THE GRAYS HARBOR COUNTY AGRICULTURAL STUDY COMMITTEE.

5.1 Introduction.

The Grays Harbor County Agricultural Study Committee was appointed by the County Commissioners in April and May of 1979. The Committee's task was to develop recommendations on agricultural policies to be considered by the County Planning Commission and Board of Commissioners. To accomplish this task the Agricultural Study Committee conducted a four step study of agriculture in Grays Harbor County. This study included: problem identification; review of agricultural protection programs and techniques; goal, objectives, and policy development; and ordinance development. This chapter will summarize and discuss the products of this study.

The sources of information for the study included the personal knowledge of the Committee members and information developed by staff at the Committee's request. The major studies developed by staff for the Study Committee include:

- o A study of rezones, conditional uses, and agricultural land conversion summarized in Chapter 2.
- o A study of agricultural patterns, production, income, and economics for Grays Harbor County contained in Chapter 3.
- o An inventory of all currently cropped and pastured land in East Grays Harbor County.
- o A map of Prime Agricultural Lands as designated by the Soil Conservation Service (SCS) in their latest soil survey.
- o Study of the average parcel sizes of the agricultural areas of East Grays Harbor County. This study resulted in the Parcelization Map for East Grays Harbor County.

5.2 Problem Identification.

The Committee found five central problems they felt needed to be corrected if the County was going to successfully protect its farm industry. The following discussion describes these problems and outlines their significance.

5.2.1 No Overall County Policy to Conserve Farmlands or Protect Farms.

The Grays Harbor County Comprehensive Plan consists of a Plan Map. While this map outlines the Agricultural Areas of the County it provides no guidance for the granting of rezones and conditional uses. This lack of policy guidance has resulted in decisions that have negatively impacted local farmers and farmland as well as zoning lands for agriculture that had no direct or indirect agricultural value. Farmers are never sure if farmlands will be protected and developers can't be sure what lands they should look toward developing. The lack of policy guidance makes it difficult for both to plan for the future.

5.2.2 Developments Allowed in Agricultural Areas are Often Incompatible with Farming Activities.

In the past residential subdivisions and mobile home parks have been allowed in agricultural areas through the rezoning process. Farmers on the Committee have noted that these developments impact farming several ways. For example:

1. Increased use of roads: More traffic increases both the difficulty of moving farm machinery and the chances of an accident where the farmer may be liable.
2. Higher Density: Often times new non-farm rural residents unknowingly trespass onto farms and do not understand the damage they or their pets can cause to farm fields and livestock. The residents may also object to fertilizing, spraying, and other farm activities.
3. Direct impact: These developments reduce the supply of farmland, making it more difficult for farmers to find land to farm.

Some of the uses permitted in the present zone are also incompatible with farming activities. These include, in certain instances, shake and shingle mills, and residences at the density permitted in the zone.

5.2.3 There is an Inadequate Separation of Agricultural and Non-Agricultural Uses.

The nature of the agricultural industry requires that agricultural uses be separated from non-agricultural uses for mutual protection. Inadequate separation results from many sources: inappropriate zoning within agricultural areas, a lack of zones which can buffer agricultural zones from more dense zones, inappropriate uses within the agricultural zones, and other causes.

5.2.4 Some Agricultural Land and Farms are not in the Agricultural Zone.

Mistakes in developing the agricultural zone boundaries and the changes that have occurred since the zone was established have left some agricultural land and farms out of the agricultural zone. Because these farms were left out of the zone they are subject to the problems of inadequate separation and incompatible development discussed above to an even greater degree than farms protected by agricultural zoning.

5.2.5 Some Non-Agricultural Land is Within the Agricultural Zone.

Conversely, some non-agricultural land is in the agricultural zone. This also resulted from the way the zone was drawn and changes that have occurred. Because of the nature of agriculture in Grays Harbor County some non-agricultural land is needed in the agricultural zone. Examples include the wood lots associated with farms and the land required to buffer agricultural areas from other uses.

Nevertheless, some lands within the agricultural zone were inappropriate, and the Committee recommends removing them from the zone (this will be discussed further in Chapter 6.)

5.3 Review of Agricultural Protection Programs and Techniques.

The second general step in the process was to examine methods other counties are using to protect the agricultural industry. The alternatives ranged

from the voluntary agricultural districts recently adopted by Thurston County through the exclusive agricultural zones in Whatcom, Skagit, and various Oregon counties to the "Purchase Development Rights (PDR)" Program being implemented in King County. The Committee also learned of Cowlitz County's agricultural land use problems first hand by meeting with Van Youngquist, Cowlitz County Commissioner and dairy farmer. The Agricultural Study Committee also considered the goals and policies of various counties.

5.4 Goal, Objectives, and Policies.

After examining alternative programs, the Agricultural Study Committee began developing a program appropriate for agriculture in Grays Harbor County. These recommendations will be passed on to the County Planning Commission and County Commissioners for discussion and action.

The Goal, Objectives, and Policies attempt to correct the problems identified by the Agricultural Study Committee. The following Goal, Objectives, and Policies were adopted by the Agricultural Study as recommendations to the Grays Harbor County Planning Commission and the Grays Harbor County Commissioners.

The implications of these policies will be discussed in Chapter 6.

GOAL, OBJECTIVES, AND POLICIES ADOPTED BY THE GRAYS HARBOR AGRICULTURAL STUDY COMMITTEE.

5.4.1 Goal.

To conserve and protect agricultural lands from incompatible development and to encourage the continued economic viability of agriculture.

5.4.2 Objectives.

1. To ensure County policies, programs, and ordinances especially zoning and capital improvement programs will promote a land use pattern beneficial to agricultural activities and support the goals and objectives of this plan.
2. To ensure that there are adequate land and water resources for continued agricultural development.
3. To protect agricultural operations from the adverse impacts associated with non-agricultural development.
4. To keep agricultural land from being converted to non-agricultural uses.
5. To provide flexibility to accommodate the diversity of agricultural uses while assuring adequate protection for each type of use.

5.4.3 Policies.

1. Areas of agricultural land should be planned, designated, and zoned for agriculture. For such designations suitable agricultural land can be characterized by one of the following criteria:

- a. Land cropped or pastured during the farm inventory conducted during the summer of 1979;
- b. Land that was historically cropped or pastured and found reasonably capable of being returned to farming after considering the ownership patterns of the parcel and the parcels within the vicinity;
- c. Land that is prime or unique agricultural land as defined by the Soil Conservation Service (SCS) and is either in or near existing farm areas;
- d. Land needed by farm operations for farm buildings, other facilities, and associated uses.

In addition to these criteria, such designated lands should be outside urban service areas. Urban service areas are defined as areas jointly designated by cities and the County within appropriate plans as areas to be served with water and sewer facilities.

- 2. Areas designated for agricultural use should have simple and regular boundaries where possible. In setting out planned agricultural areas marginal agricultural lands and related wood lots shall be included in such areas in order to ensure manageable farm units and to discourage the division of large ownerships needed for viable agriculture.
- 3. In order to accommodate the wide variety of agricultural uses in the County, the County shall plan for two types of agricultural designations. The Agricultural I designation is designed to provide for and protect agricultural uses or practices requiring small to moderate acreages and to provide the opportunity for part-time farming. Agricultural I areas would be composed primarily of agricultural uses with an average density not to exceed one (1) dwelling unit for each ten acres. Areas designated Agricultural I shall meet the criteria for agricultural land in Policy One and be characterized by the following criteria:
 - a. Areas with an average parcel size of less than thirty (30) acres; and
 - b. Areas characterized by agricultural uses requiring thirty (30) or fewer acres of land; or,
 - c. Areas with a history of non-agricultural zoning designations to assure continuity of policy and development.

The Agricultural II designation is designed to provide for those agricultural uses requiring extensive land areas and protection from those uses that may interfere with or object to agricultural practices. Agricultural II areas would be composed primarily of agricultural uses with an overall density not to exceed one (1) dwelling unit for each 20 acres. Areas designated Agricultural II shall meet the criteria for agricultural land in Policy One and be characterized by the following Criteria:

- a. Areas with an average parcel size of more than thirty (30) acres;

- b. Areas characterized by agricultural uses requiring more than thirty acres of land; and,
 - c. Areas with a history of agricultural zoning designations to assure continuity of policy and development.
- 4. Lands and land uses adjacent to planned agricultural areas should be of a rural or low density nature in order to separate agricultural uses from incompatible and more intense residential, commercial, and industrial development.
 - 5. Non-farm development should be directed to planned service areas and within existing urban developments, existing suburban developments, and existing rural service centers.
 - 6. Low density residential uses may be permitted in agricultural areas only if:
 - a. Density is low enough to ensure adequate buffering with agricultural uses:
 - b. The land involved is:
 - 1. not part of, and
 - 2. is not needed to maintain, or
 - 3. is not itself a viable economic farm as determined by soil types, ownership, adjacent farming practices, or other appropriate criteria.
 - 7. Non-agricultural commercial and industrial uses should not be allowed in farming areas unless:
 - a. No other practicable alternative site is available;
 - b. The uses will only convert the least suitable agricultural land in the area; and
 - c. Would not negatively directly or indirectly impact adjacent agricultural activities.
 - 8. Sewer services and water services should be only provided to designated urban service areas. Urban service areas should be planned in an orderly manner and limited to urbanizing areas which are needed to accommodate residential growth. The extension of services beyond urban service areas into designated agricultural areas shall be avoided.
 - 9. Roads and other capital facilities in agricultural areas should primarily service agricultural and other compatible rural activities; changes in these facilities that would negatively impact agricultural activities or encourage new residential development should not be allowed.
 - 10. Within areas that are identified as rural residential areas, farm activities compatible with low density residential development should be allowed and supported as appropriate uses.

11. Areas currently in forestry use and designated as prime agricultural land by the Soil Conservation Service (SCS) may have future agricultural value. Conversion of these lands to intensive residential, commercial, or industrial uses should be discouraged.

5.4.4 Agricultural Plan Map.

Based on the preceeding policies, the Committee developed and adopted the Agricultural Plan Map. The Agricultural Plan Map designates the lands to be planned for agricultural use. The map designates the agricultural area between Elma and Montesano north of the freeway, the Mox-Chehalis River Valley, and the North River Valley as Agricultural I. As described in Policy 3, the Agricultural I designation is composed primarily of agricultural and forestry uses with a density of one unit for each ten acres.

The Chehalis, Wynoochee, and Satsop River valleys are designated by the Plan Map as Agricultural II. Agricultural II is also composed of primarily agriculture and forestry uses with a overall density of one unit for each twenty acres.

5.5 Ordinance Development.

The fourth step of the study, and last set of recommendations, was to develop two new agricultural districts to be added to the Grays Harbor County Zoning Ordinance. The agricultural districts are based on the preceeding policies and the Plan Map.

The first district or zone corresponds to the Agricultural I designation in Policy 3 and the Plan Map. Called Agricultural District 1 (Ag. 1), this district is similar to the current agricultural district. The district has a ten acre minimum lot size for permitted uses and is intended for those farming areas with smaller farms and average parcel sizes between ten and thirty acres. The uses allowed within the district are primarily agriculture, forestry, and residential uses.

The second zone corresponds to the Agricultural II designation in Policy 3 and the Land Use Plan Map. The Agricultural District 2 also has a ten acre minimum lot size for all uses permitted in the zone, except for residential dwellings which would require forty acre lots. This zone is intended for those farming areas where the types of farming generally require large parcels of land, are characterized by large farms and have an average parcel size of forty acres or more. This zone also allows for the creation of building lots as small as one acre for those parts of farms unsuitable for agriculture and where a few residences would not negatively impact farming activities. Like Agricultural District 1, the permitted uses are primarily agricultural, forestry, and residential uses.

The extent of the two Agricultural Districts is shown on Map 5.2, the Generalized Agricultural Zoning Map. If adopted by the County, approximately 51,000 acres of land will be zoned Agricultural, this compares with 78,000 acres currently zoned agriculture. The full text of the Agricultural Districts is in Appendix B.




EASTERN GRAYS HARBOR COUNTY

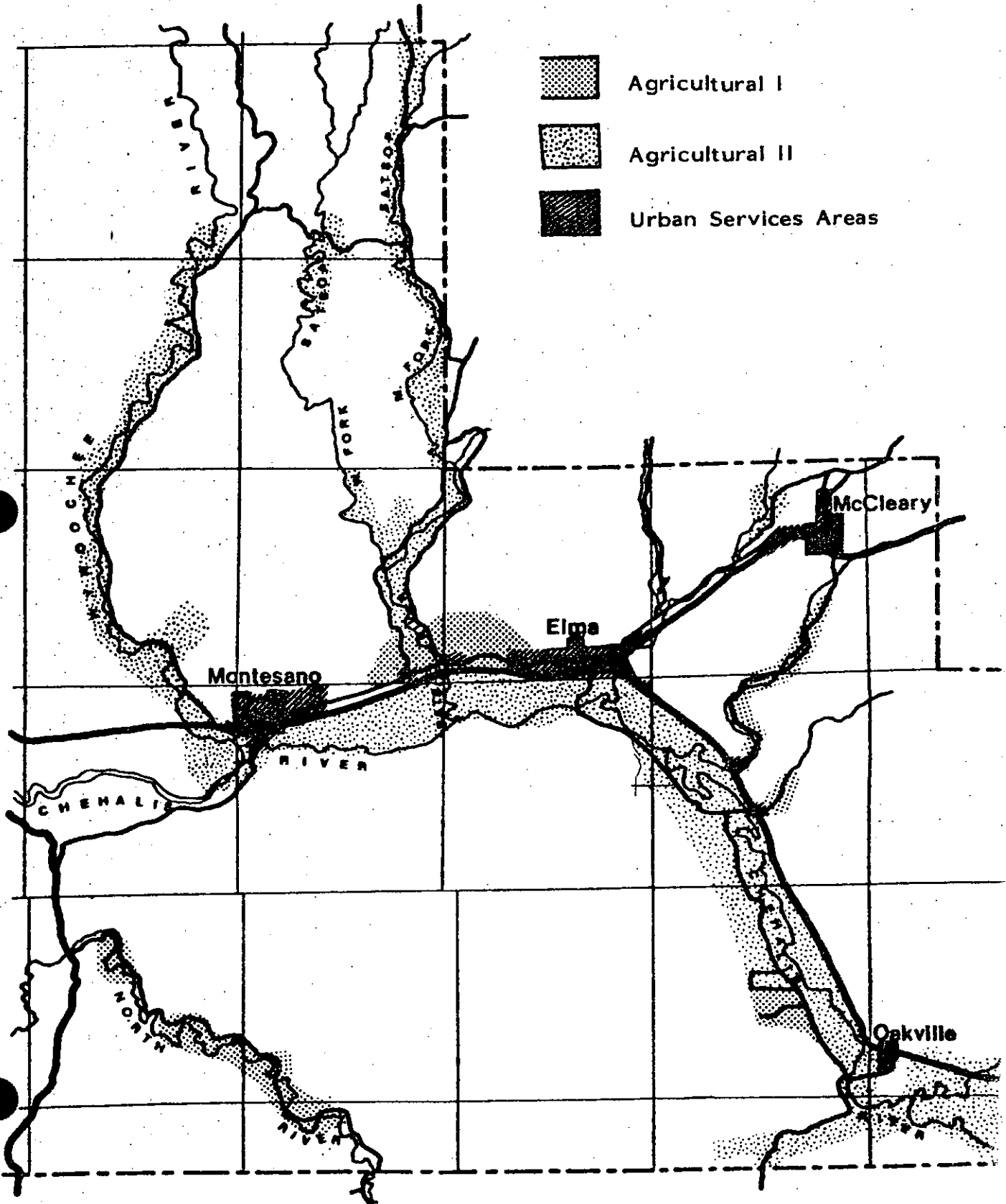
MAP 5.1

AGRICULTURAL PLAN MAP

0 5
MILES



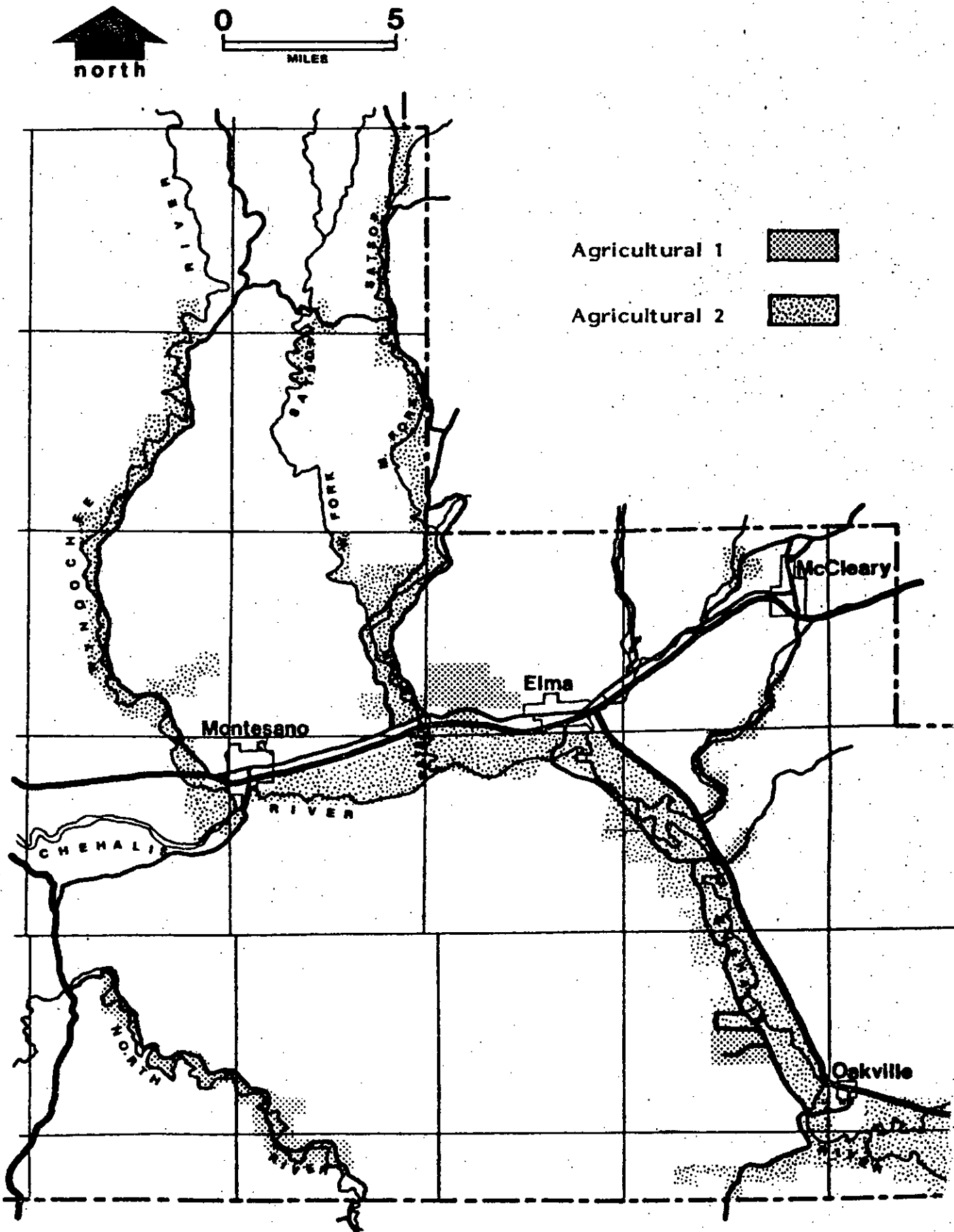
-  Agricultural I
-  Agricultural II
-  Urban Services Areas



EASTERN GRAYS HARBOR COUNTY

MAP 5.2

GENERALIZED AGRICULTURAL ZONING MAP



CHAPTER 6

**INTENT AND IMPLICATIONS OF THE AGRICULTURAL STUDY COMMITTEE GOAL,
OBJECTIVES, AND POLICIES.**

CHAPTER 6

INTENT AND IMPLICATIONS OF THE AGRICULTURAL STUDY COMMITTEE GOAL, OBJECTIVES, AND POLICIES.

6.1 Introduction.

This chapter will discuss the intent of the Grays Harbor Agricultural Study Committee in adopting the goal, objectives, and policies; and the implications of those policies.

6.2 Goal.

A goal is a general end the Committee hopes to achieve through the objectives and policies. The goal was the basis for developing the objectives and policies and provides general guidance in their administration.

GOAL: To conserve and protect agricultural lands from incompatible development and to encourage the continued economic viability of agriculture.

The goal the Committee adopted has two parts. The first part calls for the protection of agricultural lands. The second part calls for the encouragement of the farming activity. The Committee recognized that if farming is to continue agricultural lands must be protected, but this would not be enough. Farming must also be encouraged. Indeed encouraging a sound, healthy agricultural community is one of the best methods of preserving agricultural land. The goal addresses the first problem identified by the Agricultural Study Committee, the lack of an overall County policy to conserve farmlands and protect farms.

6.2 Objectives.

Objectives further refine and elaborate the goal. Objectives state the intermediate measurable aims of the goal, which when met help achieve the more general goal. Objectives provide guidance to decision makers in the formation of policies and in the administration of policies and ordinances.

OBJECTIVE 1: To ensure County policies, programs, and ordinances especially zoning and capital improvement programs will promote a land use pattern beneficial to agricultural activities and support the goals and objectives of this plan.

The purpose of this objective is to ensure that the entire range of County activities are coordinated so they support and encourage agriculture. The many activities Counties engage in can sometimes work at cross purposes. For example, the County Zoning Ordinance may designate an area agricultural, but the zone serving the area may be more appropriate for dense residential development. Uncoordinated services can result in an inefficient use of County resources and increased development pressures on agricultural areas. Coordination of County policies, services, and ordinances can result in strong incentives for the protection of agricultural lands.

The objective also encourages the County to provide those services necessary to support agriculture to agricultural areas, such as maintenance of farm to market roadways.

OBJECTIVE 2: To ensure that there are adequate land and water resources for continued agricultural development.

An adequate land base is necessary for farming. Water also plays an important role in agriculture. Many farmers irrigate their fields in the summer and livestock also requires water. Objective 2 was developed to provide the County decision making bodies with guidance on decisions which affect agricultural lands and adjacent water resources. These decisions include the drawing of zoning boundaries, rezones, conditional uses, and shoreline substantial development permits.

OBJECTIVE 3: To protect agricultural operations from the adverse impacts associated with non-agricultural development.

As was noted in the discussion of the problems the Committee found, non-agricultural development can have significant adverse impacts on farms. The increased traffic, people, pets, and noise can make farming very difficult. This objective encourages the protection of farms from the adverse impacts of non-agricultural developments through buffering and the careful evaluation of land use decisions to determine their affects on agricultural lands and activities.

OBJECTIVE 4: To keep agricultural land from being converted to non-agricultural uses.

This objective reinforces the goal of conserving and protecting agricultural land and directs the County to prevent agricultural land conversion through the development and administration of policies and ordinances. Land conversion has resulted from a variety of sources including rezones and allowing incompatible uses within agricultural areas. The policies and ordinances developed by the Committee are directed against these causes.

OBJECTIVE 5: To provide flexibility to accommodate the diversity of agricultural uses while assuring adequate protection for each type of use.

Objective five directs the County to provide for and protect the full range of agricultural activities practiced within Grays Harbor County. These activities generally fall within two groups: land extensive and land intensive agriculture. Land extensive agriculture requires large acreages for successful operation such as dairying. Land intensive agricultural requires small acreages and includes berry farming and other small scale farming operations.

6.3 Policies.

Policies implement the Objectives and Goals by directing specific actions such as the development of new zoning provisions and where and when to develop public facilities. The Policies adopted by the Agricultural Study Committee are designed to solve the problems identified in Chapter 5 and forestall future problems in agricultural areas.

POLICY 1: Areas of agricultural land should be planned, designated, and zoned for agriculture. For such designations suitable agricultural land can be characterized by one of the following criteria:

- a. Land cropped or pastured during the farm inventory conducted during the summer of 1979;

- b. Land that was historically cropped or pastured and found reasonably capable of being returned to farming after considering the ownership patterns of the parcel and the parcels within the vicinity;
- c. Land that is prime or unique agricultural land as defined by the Soil Conservation Service (SCS) and is either in or near existing farm areas;
- d. Land needed by farm operations for farm buildings, other facilities, and associated uses.

In addition to these criteria, such designated lands should be outside urban service areas. Urban service areas are defined as areas jointly designated by cities and the county within appropriate plans as areas to be served with water and sewer facilities.

Purpose: This policy was developed to guide the Study Committee, the County Planning Commission, and the County Commissioners in designating land to be planned and zoned Agricultural. The criteria in the policy will also guide the Planning Commission and the County Commissioners in considering requests for rezoning land into or out of the Agricultural Zones.

Problems Addressed: Policy 1 addresses three problems identified by the Committee. By defining the lands included in the Agricultural Zones, rezones in agricultural areas should be discouraged and incompatible development reduced. Also, the criteria in policy one will include most farms and agricultural lands within the Agricultural Zones while excluding nonagricultural lands.

Implications: The most dramatic implication of Policy One is the reduction in the amount of land in East County to be zoned agricultural. The Study Committee is proposing a total of approximately 51,000 acres be zoned Agricultural. Currently, approximately 72,000 acres are zoned Agricultural. While many of the 21,000 acres eliminated from the agricultural zones are non-agricultural lands; some are highly productive, actively farmed lands within urban service areas. Map 6.1 displays the lands currently zoned agricultural not included in the Agricultural Zones proposed by the Committee. These barebone Agricultural Zones should reduce rezone requests considerably.

Policy One will also increase consistency in the rezone process. The criteria in Policy One will be used to decide if a parcel should be rezoned from an agricultural designation. If the land in question meets the criteria, the rezone should not be granted. Developers will know which lands should be developed and farmers will know which lands will be protected.

POLICY 2: Areas designated for agricultural use should have simple and regular boundaries where possible. In setting out planned agricultural areas marginal agricultural lands and related wood lots shall be included in such areas in order to ensure manageable farm units and to discourage the division of large ownerships needed for viable agriculture.

EASTERN GRAYS HARBOR COUNTY

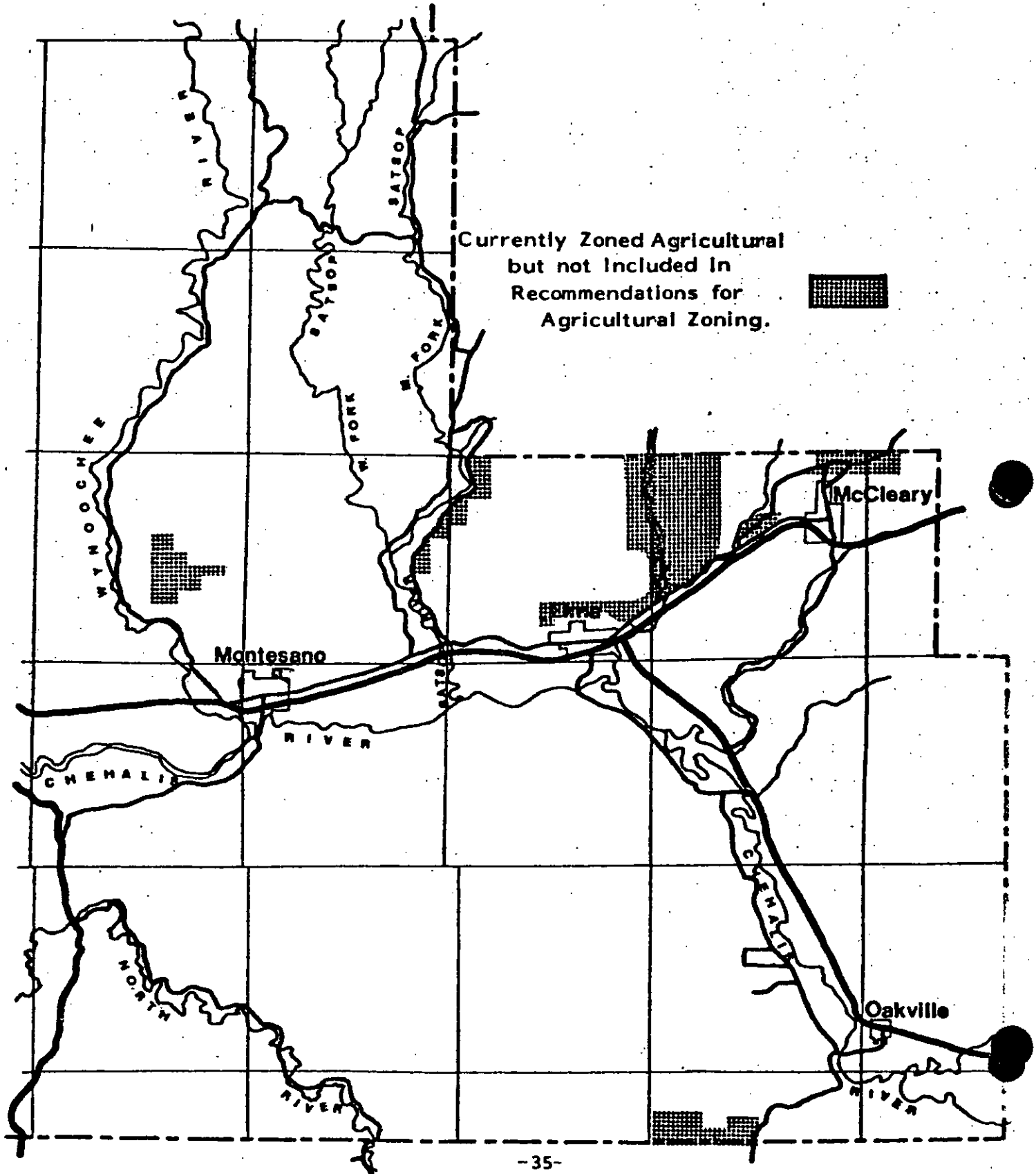
MAP 6.1

LANDS CURRENTLY ZONED AGRICULTURAL NOT INCLUDED

IN COMMITTEE RECOMMENDATIONS FOR AGRICULTURAL ZONING



(Only Major Areas)



Purpose: Policy Two further clarifies the lands to be included within the Agricultural Plan and Zones.

Problems Addressed: Like Policy One, this Policy will help prevent unwarranted rezones within agricultural areas and help assure agricultural lands are included while excluding non-agricultural lands.

Implications: This policy provides for the inclusion of the entire farmholding within the agricultural zone and for including marginal rural land in order to develop a rational agricultural zone.

POLICY 3: In order to accommodate the wide variety of agricultural uses in the County, the County shall plan for two types of agricultural designations. The Agricultural I designation is designed to provide for and protect agricultural uses or practices requiring small to moderate acreages and to provide the opportunity for part-time farming. Agricultural I areas would be composed primarily of agricultural uses with an average density not to exceed one (1) dwelling unit for each ten acres. Areas designated Agricultural I shall meet the criteria for agricultural land in Policy One and be characterized by the following criteria.

- a. Areas with an average parcel size of less than thirty (30) acres; and
- b. Areas characterized by agricultural uses requiring thirty (30) or fewer acres of land; or,
- c. Areas with a history of non-agricultural zoning designations to assure continuity of policy and development.

The Agricultural II designation is designed to provide for those agricultural uses requiring extensive land areas and protection from those uses that may interfere with or object to agricultural practices. Agricultural II areas would be composed primarily of agricultural uses with an overall density not to exceed one (1) dwelling unit for each 20 acres. Areas designated Agricultural II shall meet the criteria for agricultural land in Policy One and be characterized by the following criteria:

- a. Areas with an average parcel size of more than thirty (30) acres;
- b. Areas characterized by agricultural uses requiring more than thirty acres of land; and,
- c. Areas with a history of agricultural zoning designations to assure continuity of policy and development.

Purpose: Policy Three establishes the agricultural designation developed by the Study Committee and sets out the criteria used in classifying agricultural land in each designation.

Problems Addressed: The density and use provisions of the policy will help protect agricultural areas from incompatible development and uses.

Implications: The Policy provides for two zones to accommodate the diversity of agricultural uses. Many types of agriculture can take place on smaller acreages. Other uses, such as dairies, require large acreages. Small, broken ownerships can prevent successful large scale farm operations. Policy Three provides for and protects both types of uses.

The criteria in Policy Three will guide the Planning Commission and County Commissioners in determining the zone appropriate for agricultural lands.

POLICY 4: Lands and land uses adjacent to planned agricultural areas should be of a rural or low density nature in order to separate agricultural uses from incompatible and more intense residential, commercial, and industrial development.

Purpose: Policy Four was developed to guide the Planning Commission and the County Commissioners in zoning areas adjacent to agricultural lands.

Problems Addressed: By providing rural and low density uses adjacent to agricultural areas, the problem of inadequate separation between agricultural and non-agricultural uses will be prevented.

Implications: This policy will require the modification of existing zoning and development of new designations. Policy Four will also provide areas where those people seeking rural amenities can live without adversely impacting farmers.

POLICY 5: Non-farm development should be directed to planned service areas and within existing urban developments, existing suburban developments, and existing rural service centers.

Purpose: Policy Five provides a direction and alternative locations for non-agricultural development.

Problems Addressed: This policy will direct non-farm development out of agricultural areas, again lessening the problem of incompatible development impacting agricultural lands and encouraging the separation of agricultural and non-agricultural uses.

Implications: Adequate alternative locations are available for non-farm development. Current zoning can handle greatly increased development. The East County Cities have identified urban service areas to accommodate the projected growth. In addition the County's Rural Lands Study is currently examining rural areas appropriate for rural residential, commercial, and industrial development. The 20,000 acres currently zoned agricultural but not included in the agricultural zones by the Study Committee will be available for other uses.

POLICY 6: Low density residential uses may be permitted in agricultural areas only if:

- a. Density is low enough to ensure adequate buffering with agricultural uses.

b. The land involved is:

1. not part of, and
2. is not needed to maintain, or
3. is not itself a viable economic farm as determined by soil types, ownership, adjacent farming practices, or other appropriate criteria.

Purpose: This policy sets out the criteria to be met by non-farm residential uses in agricultural areas. This policy has been incorporated into the Agricultural 2 District to guide the placement of non-farm housing.

Problems Addressed: The criteria in Policy Six will allow only residential uses compatible with agricultural uses in Agricultural Districts. These provisions will help reduce the potentials for incompatible development and conversion of productive agricultural land.

Implications: The policy allows non-farm dwellings in certain agricultural areas, which can be a source of conflict with agricultural uses. However, the criteria in Policy Six should reduce the conflict potential, while providing the farm owner a limited opportunity to sell less productive lands for residential use.

POLICY 7: Non-agricultural commercial and industrial uses should not be allowed in farming areas unless:

- a. No other practicable alternative site is available;
- b. The uses will only convert the least suitable agricultural land in the area; and
- c. Would not negatively directly or indirectly impact adjacent agricultural activities.

Purpose: Policy Seven lists the criteria to be met before non-agricultural, commercial, and industrial uses will be allowed within the Agricultural Districts.

Problems Addressed: These criteria will reduce the potential for non-compatible commercial and industrial development in agricultural areas.

Implications: Policy Seven would permit the location of certain commercial and industrial uses within agricultural areas. The criteria should protect agricultural uses from being unduly impacted, although some impacts are probably inevitable. The criteria will also help protect the best agricultural soils from conversion to non-agricultural uses.

POLICY 8: Sewer services and water services should be only provided to designated urban service areas. Urban service areas should be planned in an orderly manner and limited to urbanizing areas which are needed to accommodate residential growth. The extension of services beyond urban service areas into designated agricultural areas shall be avoided.

Purpose: This policy is designed to direct water and sewer services away from agricultural lands and into urban services areas.

Problems Addressed: Water and sewer services are necessary for intensive residential, commercial, and industrial uses. Directing these services away from agricultural areas will help protect agricultural lands and farms from incompatible development and separate agricultural and non-agricultural uses.

Implications: Policy Eight will discourage intensive development in agricultural areas while providing an incentive to develop urban service areas, for that is where the services will be available. By encouraging the development of rational urban service areas, public facility costs will be reduced benefiting the Cities, current and future residents, and developers.

POLICY 9: Roads and other capital facilities in agricultural areas should primarily service agricultural and other compatible rural activities; changes in these facilities that would negatively impact agricultural activities or encourage new residential development should not be allowed.

Purpose: Policy Nine encourages the County to provide the facilities farms need at levels which will promote efficient farming but not encourage non-farm development or adversely affect agricultural activities.

Problems Addressed: The guidelines in this policy will help prevent incompatible non-agricultural development in agricultural areas.

Implications: Public facilities can often trigger development in rural areas. For example, a high capacity road can encourage the development of adjacent lands. By building and maintaining public facilities at capacities adequate for farming in agricultural areas, incompatible development will not be encouraged and the County will save money by not overbuilding public facilities. This policy is not intended to promote neglect of public facilities, but to prevent overbuilding.

POLICY 10: Within areas that are identified as rural residential areas, farm activities compatible with low density residential development should be allowed and supported as appropriate uses.

Purpose: This policy encourages agricultural uses in the rural residential areas of the County.

Discussion: In developing the proposed Agricultural Zones, small scale agriculture and farms within designated urban service areas were not designated Agricultural. This policy will protect these farms by permitting agricultural activities compatible with low density residences in the rural residential districts of the County.

POLICY 11: Areas currently in forestry use and designated as Prime Agricultural Land by the Soil Conservation Service (SCS) may have future agricultural value. Conversion of these lands to intensive residential, commercial, or industrial uses should be discouraged.

Purpose: Policy Eleven was developed to protect prime agricultural land from being converted to non-reversible uses.

Discussion: The Soil Conservation Service classifies the land best suited for agriculture as Prime Agricultural Land. In Grays Harbor County many areas classified as prime and not included in the agricultural districts are remote and used as forestry lands. Many of these areas are farmable and should be protected against development for intensive residential, commercial, or industrial uses.

APPENDIXES

APPENDIX A

RESOLUTION NO 79/26

WHEREAS, Agriculture is important to the economic, environmental and social structure of Grays Harbor County; and

WHEREAS, decisions which will affect the future of agriculture in the county are being made without benefit of an overall information base or stated policy.

NOW THEREFORE, be it resolved;

- To undertake a program to compile available information on agriculture in the county, and
- To appoint an agricultural study committee to develop recommendations on policies for decisions affecting agricultural land; and further
- --To request that the Grays Harbor Regional Planning Commission assist the County Planning Department in providing staff and informational services to the committee.

APPROVED THIS 9th DAY OF APRIL 1979.


CHAIRMAN


COMMISSIONER


COMMISSIONER

APPENDIX B
PLANNING COMMISSION RESOLUTION NO. 81-1

WHEREAS, Grays Harbor County has a Comprehensive Plan adopted in 1971 pursuant to the requirements of the Planning Enabling Act, RCW 36.70, and;

WHEREAS, The Planning Enabling Act authorizes amendment of a comprehensive plan when changed conditions or further study indicate a need for said amendment, and;

WHEREAS, The Agricultural Study Committee, as authorized by Grays Harbor County Commissioner's Resolution No. 79/26 has concluded that a need exists to modify the County's Comprehensive Plan as it relates to agricultural land in eastern Grays Harbor County. The findings and conclusions of the Study Committee are contained in a report titled the Report of the Agricultural Study Committee to the Grays Harbor County Planning Commission and Board of Commissioners, and;

WHEREAS, The Planning Commission has conducted three public hearings on the Committee's recommendations and finds that the preservation of agricultural land is in the public interest and general welfare,

NOW THEREFORE, Be it resolved that the document entitled the Report of the Agricultural Study Committee to the Grays Harbor County Planning Commission and Board of Commissioners is hereby adopted, and further that the goals, objectives and policies enumerated on page 25 through 28 of the report, and the map identified as the Agricultural Plan Map are hereby adopted as an amendment to the Agricultural element of the Grays Harbor County Comprehensive Plan.

ADOPTED THIS 2nd DAY February 1981

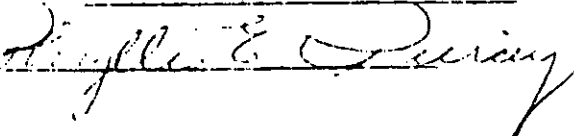
ATTEST:


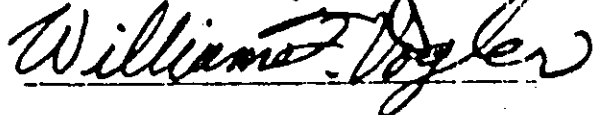

Planning Director


Chair of the Planning Commission

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS

THIS 11th DAY OF March 1981.



APPENDIX C

ADOPTED AGRICULTURAL USE DISTRICT ONE

Section 13.04.20 Agricultural Use District One, A-1. Purpose:

The purpose of this district is to conserve and protect agricultural land and to reserve areas for use by small to moderate scale farming activities. The establishment of this district recognizes the diversity of the agricultural industry in Grays Harbor County and provides protection for those soils and areas most suitable for many aspects of agricultural activities.

Section 13.04.21 Permitted Uses and Structures:

- (a) Commercial agriculture, horticulture and aquaculture.
- (b) Farm buildings.
- (c) Farm drainage and irrigation.
- (d) The growing and harvesting of forest products.
- (e) The sale of agricultural and horticultural products on the premises where such products are grown.
- (f) Single family farm dwellings.
- (g) Home occupations pursuant to the provisions of Section 13.09.06.

Section 13.04.22 Conditional Uses:

- (a) Outdoor recreation areas, not including Recreational Vehicle Parks.
- (b) Public meeting halls, churches, cemeteries, airfields, publicly owned facilities for maintenance of roads and highways and educational and recreational buildings accessory to the farm, provided the following conditions can be met:
 - (1) The use will only convert the least suitable agricultural lands in the area; and
 - (2) The use will not negatively impact, directly or indirectly, adjacent agricultural activities.
- (c) Agricultural service establishments primarily engaged in performing agricultural, animal husbandry or horticultural services on a fee or contract basis including but not limited to hay baling and threshing, sorting, grading, and packing fruits and vegetables for the grower, agricultural produce milling and processing; horticultural services, crop dusting, land grading, farm equipment service and repair, and veterinary services;
- (d) Public utility and public service structures including electric transmission lines and distribution substations; and
- (e) Forest products processing plants provided the following conditions are met:
 - (1) The use will only convert the least suitable agricultural land in the area.
 - (2) The use will not negatively impact, directly or indirectly, adjacent agricultural activities.
 - (3) The property is currently occupied by a residence.
 - (4) The use is owned by the residential occupant of the property.

- (f) Secondary uses of Accessory Structures pursuant to Section 13.09.07 in considering an application pursuant to this section, the Board of Adjustment may impose such other conditions as are deemed necessary to insure the compatibility of the proposed use with agricultural activities and as are necessary to insure that the use remains secondary to the residential and agricultural use.

Section 13.04.23 Standards for granting a Conditional Use:

No Conditional Use Permit shall be issued by the Board of Adjustment unless, following review and written findings, it determines that the proposed use satisfies the following conditions and the conditions set by Article XIV of this zoning ordinance:

- (a) The use shall not be one to which the noise, odor, dust or chemical residues of commercial agriculture or horticulture might result in creation of establishment of a nuisance or trespass;
- (b) All agricultural service establishments shall be located at least 200 feet from any driveway affecting access to a farm dwelling or field and at least 300 feet from any single-family dwelling;
- (c) An agricultural service establishment shall be incidental and necessary to the conduct of agriculture within the district; and
- (d) Public utility and service structures shall be located and constructed at such places and in such manner that they will not segment land of any one farm and will not interfere with the conduct of agriculture by limiting or interfering with the access to fields or the effectiveness and efficiency of the farmer and farm equipment including crop spraying aircraft.

Section 13.04.24 Minimum Lot and Yard Requirements:

- (a) Minimum Lot Size:

All uses shall be located on a parcel meeting one of the following criteria:

- (1) The parcel was legally created prior to the effective date of this ordinance, or
- (2) The parcel was legally created under the provisions of Section 13.09.12, or
- (3) The parcel is 10 acres or 1/64 of a section if describable as a fraction of a section, or more.

- (b) Minimum Yard Requirements:

- (1) Front yard: 25 feet
- (2) Side yards: 10 feet
- (3) Rear yard: 30 feet

- (c) Maximum Lot Coverage:

- (1) No more than 25% of the total lot area shall be covered by structures.

Section 13.04.25 Prohibited Uses and Structures:

All uses and structures which are not specifically permitted by right or by Conditional Use Permit shall be prohibited.

APPENDIX D

ADOPTED AGRICULTURAL USE DISTRICT TWO

Section 13.04.30 Agricultural Use District 2, A-2. Purpose:

The primary purpose of this district is to conserve and protect agricultural lands and to reserve areas for use by land extensive commercial farms. The establishment of this district recognizes the importance of the agricultural industry in Grays Harbor County and provides protection for those soils and areas most suitable for commercial agriculture.

Section 13.03.31 Permitted Uses and Structures:

- (a) Commercial agriculture, horticulture and aquaculture;
- (b) Farm buildings;
- (c) Farm drainage and irrigation systems;
- (d) The growing and harvesting of forest products;
- (e) The sale of agricultural and horticultural products on the premises where such products are grown;
- (f) Single-family dwellings provided that the parcel of land on which the dwelling is to be located meets one of the following criteria:
 - (1) The parcel was legally created prior to the date of adoption of this amendment;
 - (2) The parcel is forty acres; or 1/16 of a Section, if describable as a fraction of a Section, or more.
 - (3) The parcel was approved pursuant to the provisions of item (i) below, Section 13.04.32 (3), or Section 13.09.12.
- (g) Home occupations, pursuant to the provisions of Section 13.09.06.
- (h) Additional farm dwellings provided the overall density of all dwellings on the farm does not exceed 1 unit per 20 acres of contiguous ownership or 1 unit per 1/32 Section within a contiguous ownership if describable as a fraction of a Section. Farm dwellings shall be considered as dwellings for family members and persons employed on the farm.
- (i) The creation of lots for residential purposes which are less than the minimum lot size of this zone, provided:
 - (1) The parcel shall be created exclusively for the purpose of transfer or sale to a member of the immediate family of the land owner. The immediate family shall mean the children, parents or grandparents of the land owner of record.
 - (2) The use of the parcel shall be limited to a single family residence and accessory structures of a residential or agricultural nature.
 - (3) The parcel shall not be less than 1 acre.
 - (4) A parcel created pursuant to this provision shall be counted as one (1) dwelling unit on the farm for purposes of computing the density pursuant to (h) above.
 - (5) Not more than one such parcel shall be created for each 20 acre parcel within a contiguous ownership, or 1/32 Section within a contiguous ownership, if describable as a fraction of a Section.
 - (6) In no instance shall the residual parcel be less than 20 acres.

Section 13.04.32 Conditional Uses:

The following conditional uses or actions may be approved by the Board of Adjustment provided that the provisions and requirements of Section 13.04.36 and Section 13.14.04 of the Zoning Ordinance are fulfilled:

- (a) Outdoor recreation areas;
- (b) Churches, cemeteries, airports, schools, publicly-owned facilities for maintenance of roads and highways;
- (c) Agricultural service establishments primarily engaged in performing agricultural, animal husbandry, or horticultural services on a fee or contract basis including but not limited to hay baling and threshing, sorting, grading, and packing fruits and vegetables for the grower, agricultural produce milling and processing; horticultural services, crop dusting, land grading, farm equipment service and repair, and veterinary services;
- (d) Public utility and public service structures include electric transmission lines and distribution substations; and,
- (e) The creation of lots for residential purposes which are less than the minimum lot size of this zone, provided;
 - (1) The use of the parcel would be limited to single-family dwellings or other uses permitted in the zone;
 - (2) The parcel shall not be less than one acre in size;
 - (3) Not more than one such parcel shall be created for each 40 acre parcel within a contiguous ownership, or 1/16 Section, if describable as a fraction of a Section, within a contiguous ownership, or for each contiguous ownership of less than 40 acres, provided that in no instance shall the residual parcel be less than 20 acres.
 - (4) The parcel must have at least 200 feet of frontage along a road dedicated to public use which was in use before the effective date of this ordinance;
 - (5) The dwelling unit on such parcel shall be set back at least 300 feet from the nearest farm building;
 - (6) The dwelling will not negatively impact directly or indirectly adjacent agricultural activities; and,
 - (7) The parcel to be created is not suitable for or needed to maintain a viable economic farm as determined by soil types, ownership, and adjacent farm practices, layout of land and farm activities.
- (f) Forest products processing plants provided the following conditions are met:
 - (1) The use will only convert the least suitable agricultural land in the area;
 - (2) The use will not negatively impact directly or indirectly adjacent agricultural activities;
 - (3) The property is currently occupied by a residence; and
 - (4) The use is owned by the residential occupant of the property.
- (g) Secondary Uses as provided in Section 13.09.07.

In considering an application for a Conditional Use Permit pursuant to this section, the Board of Adjustment may impose such other conditions as are deemed necessary to insure the compatibility of the proposed use with agricultural activities and as are necessary to insure that the use remains secondary to the residential use.

Section 13.04.33 Standards for Granting Conditional Uses:

No Conditional Use Permit shall be issued by the Board of Adjustment unless following review and written findings it determines that the proposed uses satisfies the following conditions and the conditions set by Article XIV of this zoning ordinance.

- (a) The use shall not be one to which the noise, odor, dust, or chemical residues of commercial agriculture or horticulture might result in creation or establishment of a nuisance or trespass;
- (b) All agricultural service establishments shall be located at least 200 feet from any driveway affecting access to a farm dwelling or field and at least 300 feet from any single-family dwelling;
- (c) An agricultural service establishment shall be incidental and necessary to the conduct of agriculture within the district; and,
- (d) Public utility and service structures shall be located and constructed at such places and in such manner that they will not segment land of any one farm and will not interfere with the conduct of agriculture by limiting or interfering the access to fields or the effectiveness and efficiency of the farmer and farm equipment including crop spraying aircraft.

Section 13.04.34 Minimum Lot and Yard Requirements:

- (a) Minimum lot size: Except as provided in Section 13.04.32 (f), no parcel shall be created which is less than 10 acres.
- (b) Minimum Yard Requirements:
 - (1) Front yard: 25 feet;
 - (2) Side yards: 10 feet;
 - (3) Rear yard: 30 feet.
- (c) Maximum Lot Coverage:
 - (1) No more than 25 percent of the total lot area shall be covered by structures.

Section 13.04.35 Prohibited Uses and Structures.

All uses and structures which are not specifically permitted by right or by Conditional Use Permit shall be prohibited.

APPENDIX E

AMENDED DEFINITION OF AGRICULTURE

Section 13.02.02 Agriculture:

The tilling of the soil, raising of crops, horticulture, viticulture, floriculture, small livestock farming, dairying, animal husbandry, including all uses customarily incidental thereto, but not including slaughter house, fertilizer works, bone yard or plant for the reduction of animal matter.