



Agricultural Mitigation Ordinance Work Session

AAC – Ad Hoc Subcommittee

April 24, 2023

Goals & Outcomes of Ag. Mitigation

- Protect productive and potentially productive farmland.
- Ensure commercial viability of the agricultural industry.
- Encourage growth in or near developed or developing areas.





Key Question?

How can productive and potentially productive farmland be protected while encouraging growth in and near developed areas?



Proposed Options

Staff will now walk through example development projects converting farmland and proposed options for mitigation land priority areas.





Options

Development Project Converting Farmland:

- If the applicant's proposed project is within a Community Area or Rural Center, the base mitigation ratio shall be reduced by 10%.

Section 21.92.050.J.1 ⁵

Project

Residential Subdivision of 44.30 acres with $\frac{1}{2}$ of the acreage for affordable housing.

Acreage exempt from required mitigation: 22.15

Acreage that requires mitigation: 22.15

Base Mitigation Ratio
Important Farmland 1.5:1;
reduced by 10% = 1.35:1.

Total Important Farmland
= (22.15 acres * 1.35) =
29.90 acres



Project

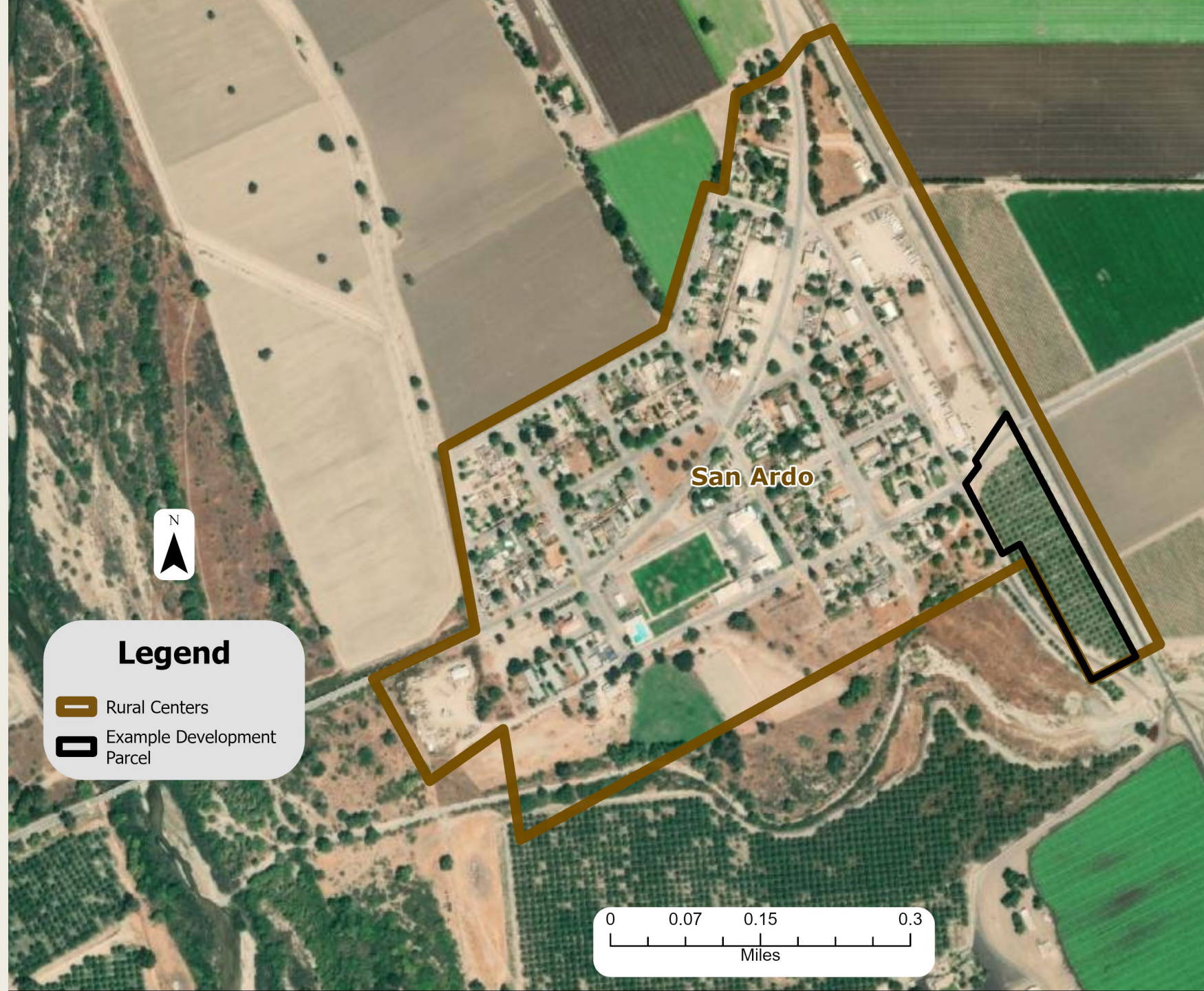
Residential Subdivision of 6.12 acres with $\frac{1}{2}$ of the acreage for inclusionary housing.

Acreage exempt from required mitigation: $.68 + 2.72 = 3.4$



Acreage that requires mitigation: 2.72

Base Mitigation Ratio Prime Farmland 2:1; reduced by 10% = 1.8:1.

Total Prime Farmland = $(2.72 \text{ acres} * 1.8) = 4.90 \text{ acres}$



Legend

-  Rural Centers
-  Example Development Parcel

Project

Solar Farm

Total Acreage = 750.05

Important Farmland = 373.75

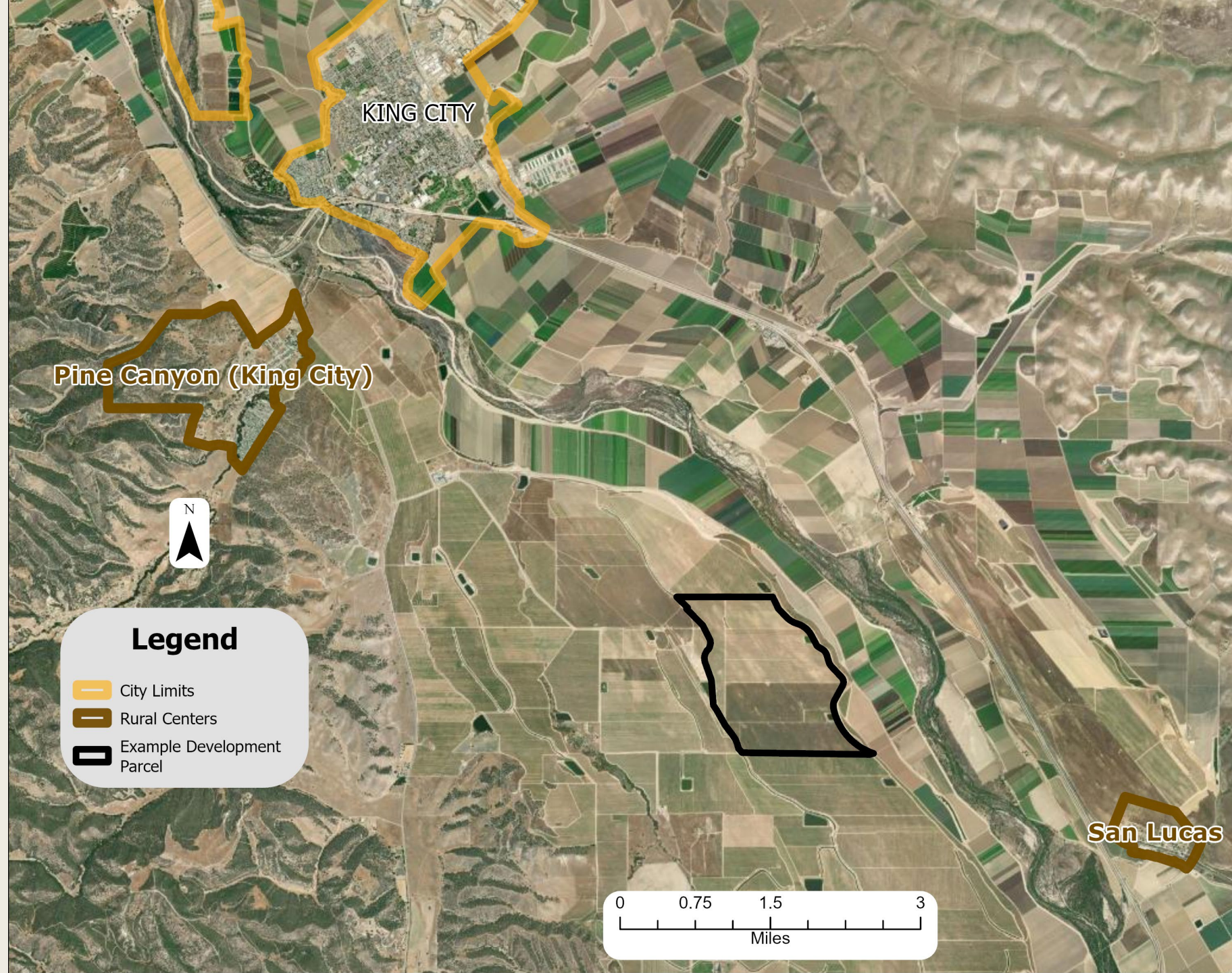
Prime Farmland = 22.81

Acreage that requires mitigation: 396.56

Base Mitigation Ratio Prime Farmland 2:1 and Important Farmland 1.5:1.

Important Farmland = $(373.75 * 1.5) = 560.63$ acres

Prime Farmland = $(22.81 * 2) = 45.62$ acres



Options for Proposed Projects:	Community Areas and Rural Centers
Option 1	Do not reduce required mitigation ratio.
Option 2 (Staff Recommendation)	Reduce required mitigation ratio by 10%
Option 3	Reduce required mitigation ratio by X%?

Options for Proposed Projects:

Community Areas and Rural Centers

Option 1

Do not reduce required mitigation ratio.

**Option 2
(Staff Recommendation)**

Reduce required mitigation ratio by 10%

Option 3

Reduce required mitigation ratio by X%?

Options

Mitigation Receiving Sites:

- 1) Do not identify priority areas;
- 2) Along boundary; or
- 3) Along boundary or within $\frac{1}{4}$ mile.

Section 21.92.080.A.8.c



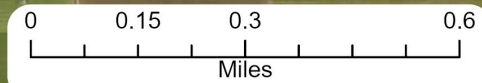
2) Mitigation Land

Priority Area – along a Community Area boundary.



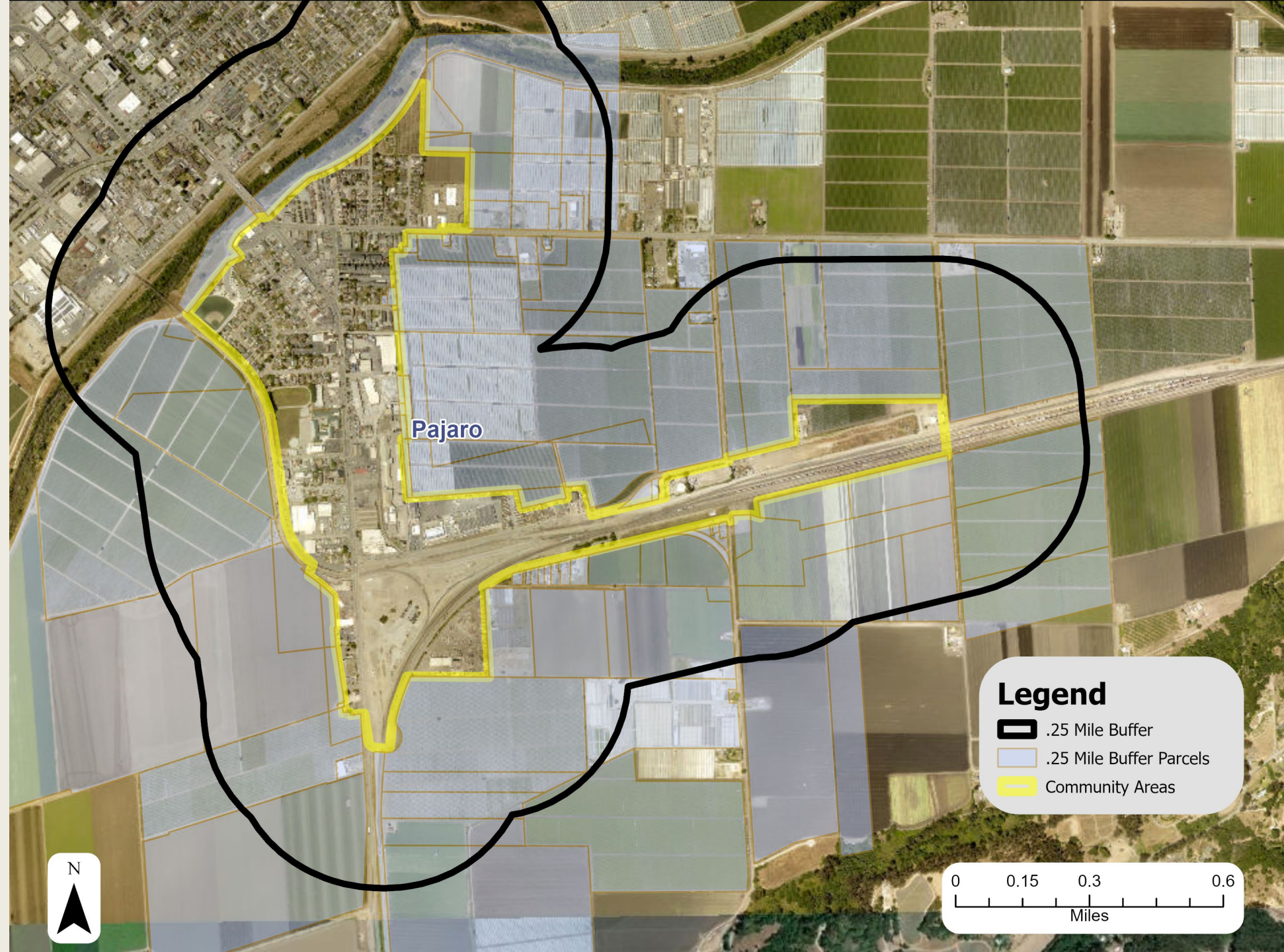
Legend

- Mitigation Land
- Community Areas



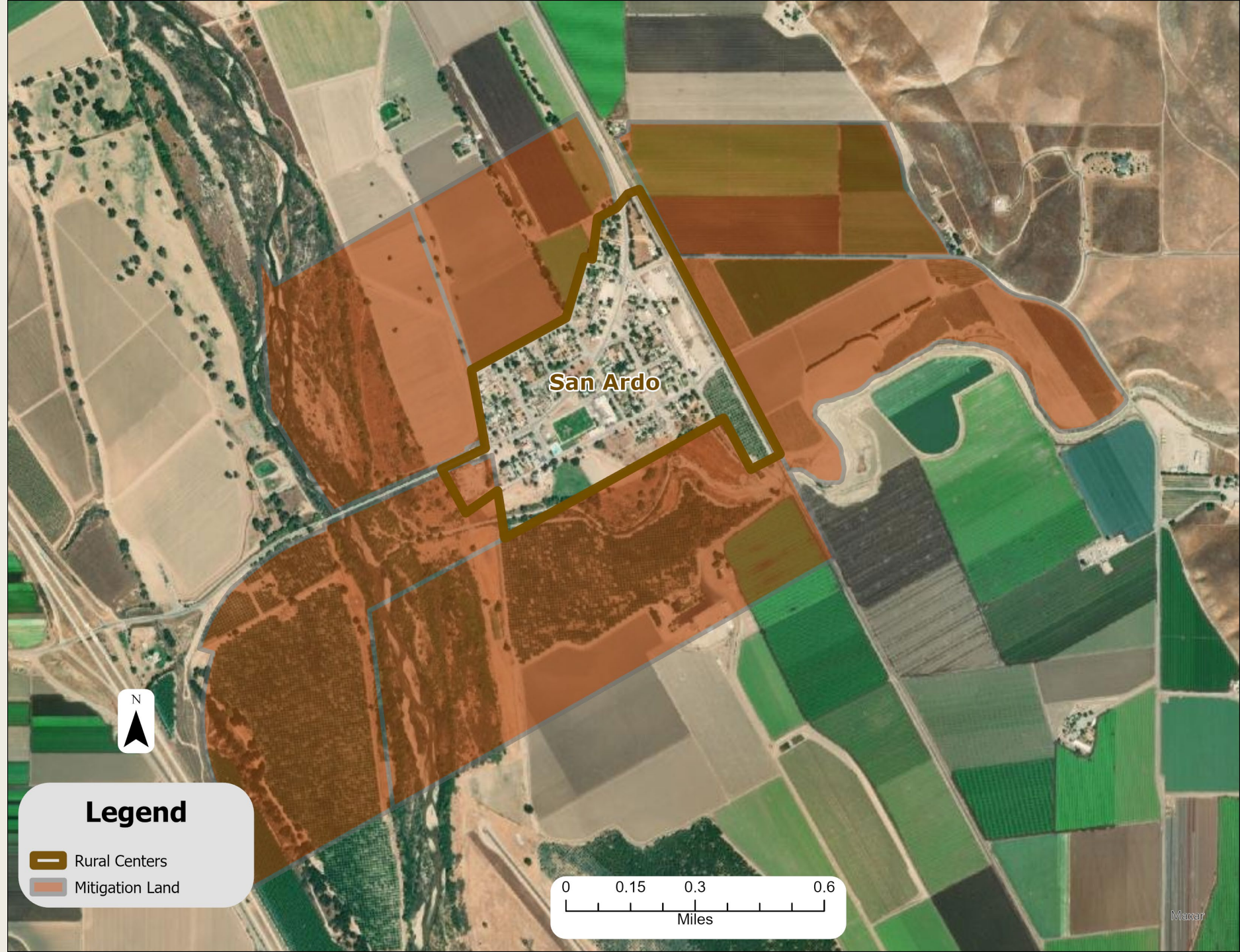
3) Mitigation Land

Priority Area – within .25 miles of a Community Area.



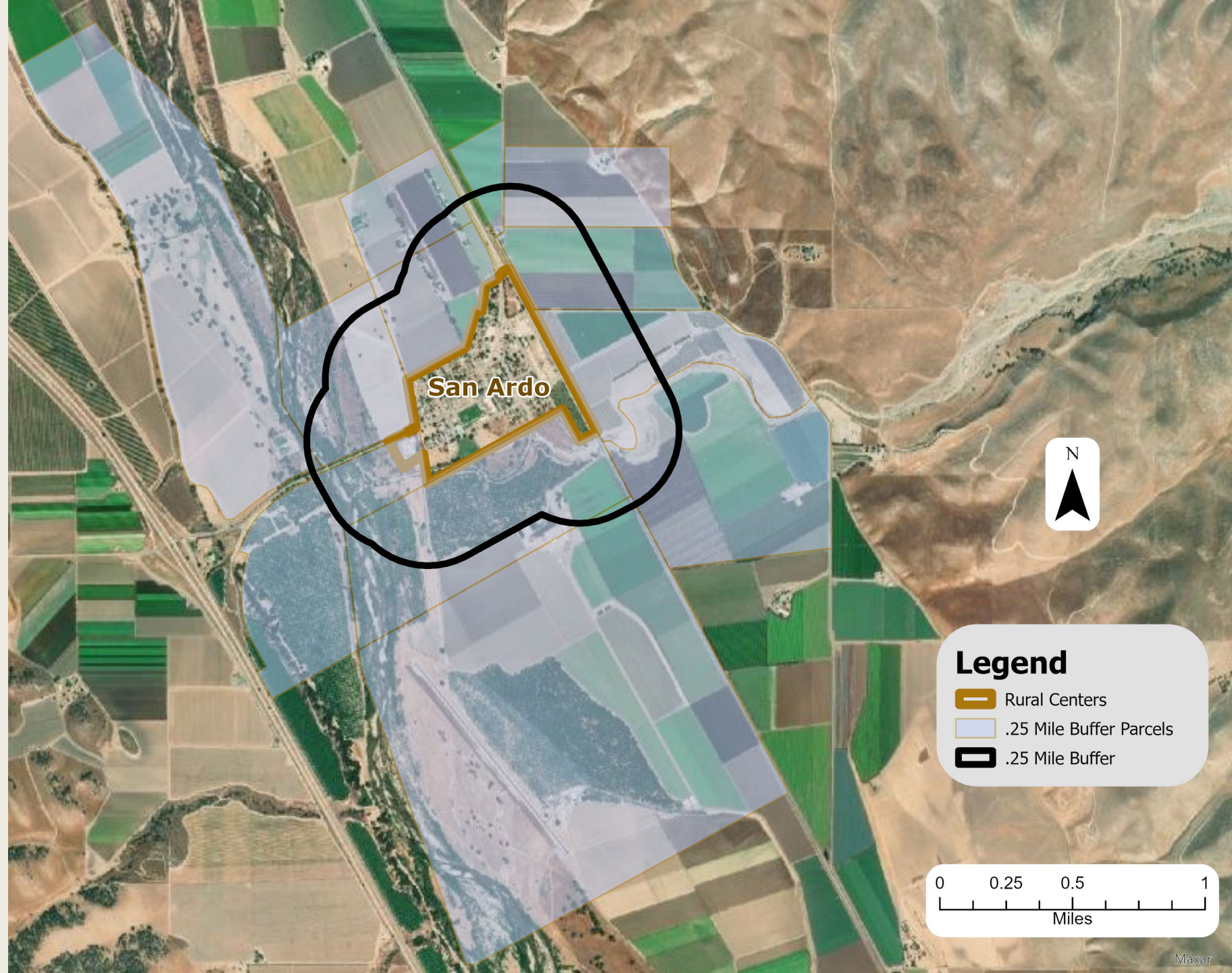
2) Mitigation Land

Priority Area – along a Rural Center boundary.



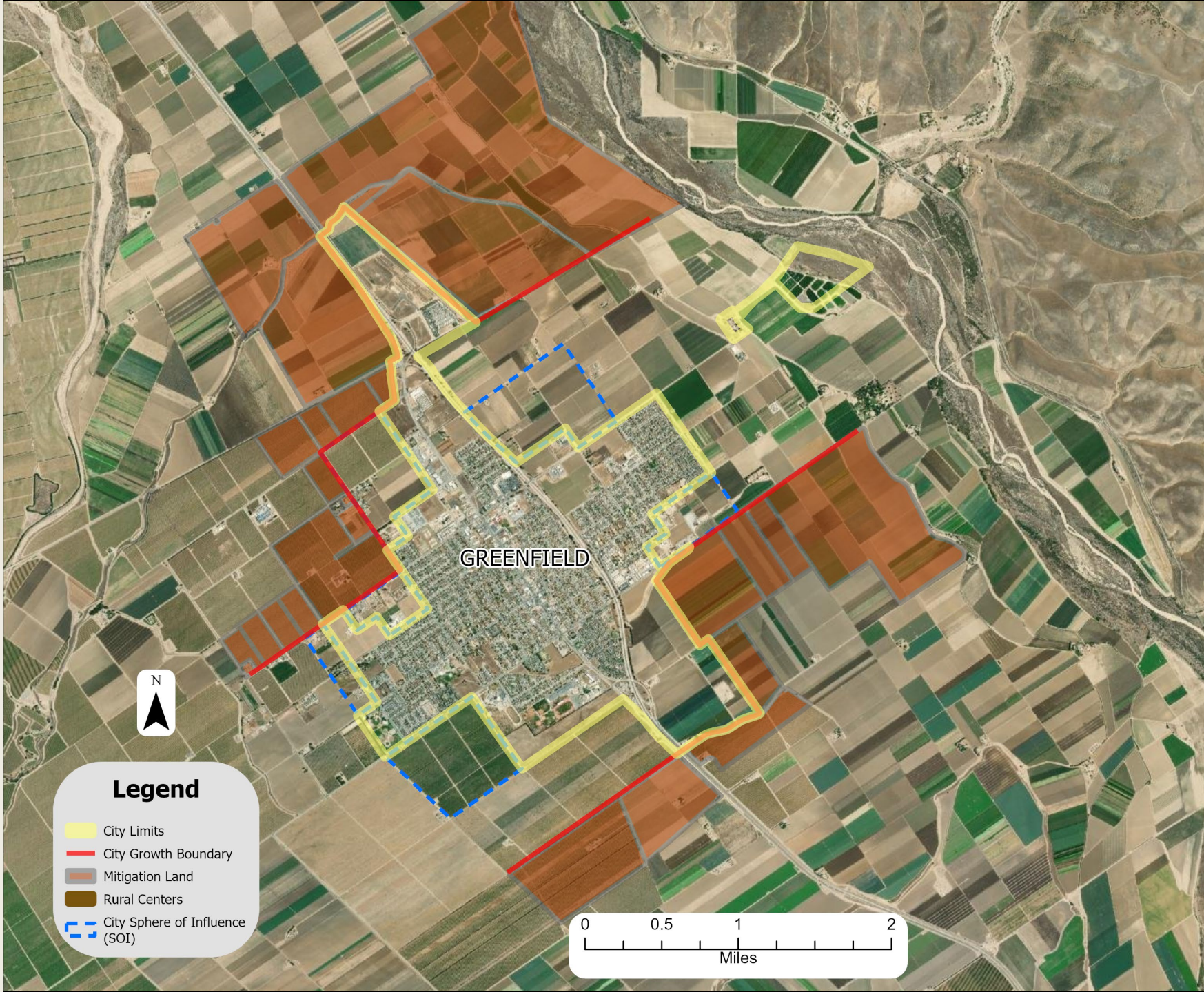
3) Mitiga- tion Land

Priority Area – within .25 miles of a Rural Center boundary.



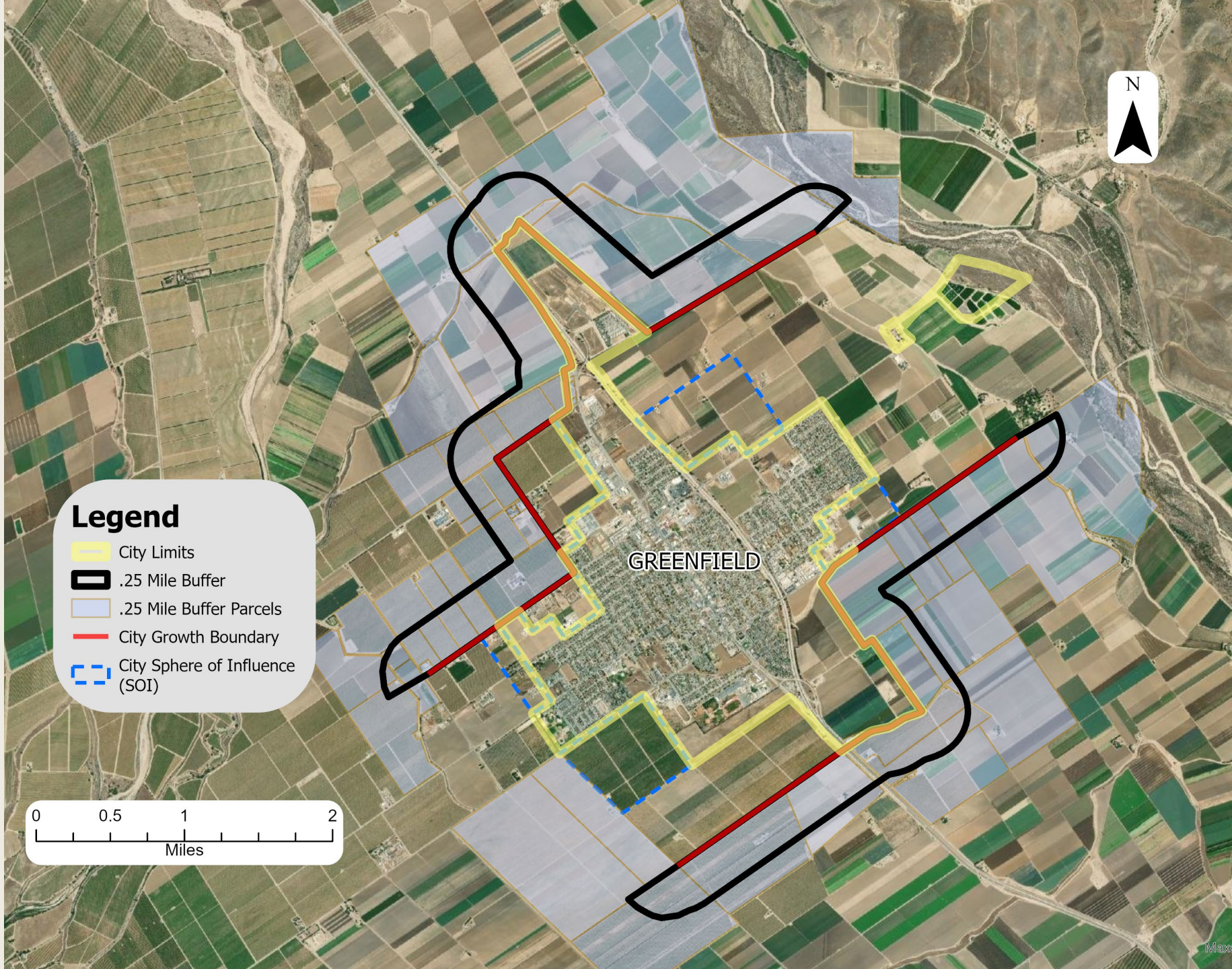
2) Mitigation Land

Priority Area – along City Growth Boundary or Ag Edge (as defined in City-County MOA/MOU).



3) Mitigation Land

Priority Area – within .25 miles of City Growth Boundary or Ag Edge (as defined in City-County MOA/MOU).



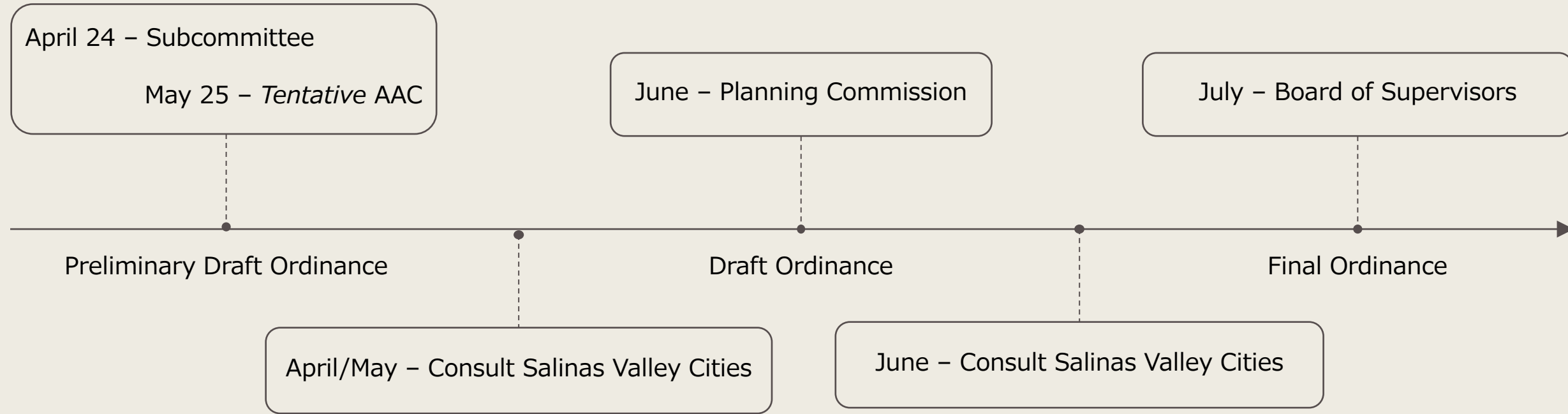
Options for Priority Areas	Community Areas and Rural Centers	Incorporated Cities
Option 1	Do not identify priority areas.	Do not identify priority areas.
Option 2	Along the boundary. (Staff Recommendation)	Along the boundary of identified growth boundaries or permeant Ag. Edges in BoS-approved MOA/MOU. (Staff Recommendation)
Option 3	Along the boundary and within ¼ mile.	Along the boundary and within ¼ mile of identified growth boundaries or permeant Ag. Edges in BoS-approved MOA/MOU.

Action

Staff requests that the Subcommittee recommend that staff bring forward a revised ordinance to the AAC for consideration.



Timeline





Thank You

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