

AGENDA

Clallam County Planning Commission

Planning Commission Meeting of Wednesday, January 3, 2024, 6:00 p.m.

The Planning Commission will conduct a regularly scheduled meeting in Room 160 of the Clallam County Courthouse, 223 East Fourth Street, Port Angeles, WA 98362 and by Zoom, meeting number 857 7304 5582 with passcode 12345. Materials regarding past and upcoming meetings are available at: <https://wa-clallamcounty.civicplus.com/669/Live-Archived-Meetings-Online>

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. WELCOME**
- E. APPROVAL OF MINUTES:** December 6, 2023
- F. ANNOUNCEMENTS:**
- G. PUBLIC COMMENT on AGENDA ITEMS** – Please Limit Comments to Three Minutes
- H. UNFINISHED BUSINESS:** None
- I. PUBLIC HEARING/COMMISSION ACTION:**
- J. WORK SESSION ITEMS:** Ag Accessory Uses
- K. PUBLIC COMMENT** – Please Limit Comments to Three Minutes
- L. DISCUSSION OF PUBLIC COMMENTS**
- M. GOOD OF THE ORDER**
- N. ADJOURNMENT**

Members:

Chair, Steve Gale & Vice-Chair, Ron Long
N. Bonnie Booth; Jeff Carter; Thomas Butler; Katina Hester;
Kenneth Reandeau; Jane Hielman; Vacancy District 3

Department of Community Development Staff:

Donella Clark, Principal Planner; Holden Fleming, Deputy Director, Bruce Emery, DCD Director

MINUTES

Clallam County Planning Commission

Meeting of December 6, 2023, 6:00 PM

- A. CALL TO ORDER: The meeting was called to order at 6:00 p.m.
- B. PLEDGE OF ALLEGIANCE.
- C. ROLL CALL: Members present were Chair Steve Gale, Ken Reandeau, Thomas Butler, Katina Hester, Jane Hielman, Ron Long, and Jeff Carter. Bruce Emery, Director, Holden Fleming, Chief Deputy Director, and Will Habel, Planner, represented staff from the Department of Community Development.
- D. WELCOME: Chair Gale welcomed all in attendance.
- E. APPROVAL OF MINUTES: October 18, 2023 minutes approved with one abstention.
- F. ANNOUNCEMENTS: Staff provided an update on the Agricultural Accessory Use outreach. Separately, staff informed the Commission that the December 20th Planning Commission meeting would be canceled.
- G. PUBLIC COMMENT on Agenda Items: None.
- H. UNFINISHED BUSINESS: Following action taken at the November 1st Planning Commission meeting, staff presented on the draft Recreational Park Trailer ordinance and requested the Planning Commission to make a motion to forward the ordinance on to the Clallam County Board of Commissioners for further action. Following discussion, a motion was made by Commissioner Hester (seconded by Commissioner Reandeau) to forward the draft ordinance, with edits, on to the Board of County Commissioners for action. The motion was passed unanimously.
- I. PUBLIC HEARING ITEM: Staff presented applications for the 2nd Half 2023 Current Use Assessments (CUA) & requested the Planning Commission to make a motion to forward a recommendation for approval on to the Clallam County Board of Commissioners for further action. Following discussion by Planning Commission members a motion was made by Commissioner Reandeau (seconded by Commissioner Long) to forward a recommendation for approval to the Clallam County Board of Commissioners for further action. The motion was passed unanimously. Commission members requested that additional background information be provided for future as a part of future CUA review.
- J. WORK SESSION ITEMS: None.
- K. PUBLIC COMMENT PERIOD: None.
- L. DISCUSSION OF PUBLIC COMMENTS: None.
- M. GOOD OF THE ORDER: Commissioner Carter inquired about certain peculiarities of the CFM5 zone and discussed with staff certain permissible uses and development patterns of the zone. Commissioner Carter also inquired of staff the role that the Planning Commission will play in the periodic update of Clallam county's comprehensive plan. Commissioner Reandeau clarified certain aspects of a development on East Bagley and the need for an extension of its permit deadline.
- N. ADJOURNMENT: The meeting adjourned at ___approx. 6:55___ p.m.

22 December 2023

Hon. Planning Commission:

Seasons Greetings! I hope this finds you all in good health and high spirits. My name is Jesse Medlong, and I am a Navy Veteran and a practicing lawyer. My wife and I became proud residents of Port Angeles in March of this year, having purchased 22 wooded acres on Blue Mountain toward the end of 2021. I am writing to you today to seek your guidance and support in overcoming some challenges we have encountered in trying to achieve our vision for our new home and property. I am hopeful we can find a solution that addresses the concerns of all interested stakeholders.

We seek to establish an environmentally sustainable intentional community on our property with two other families. Our ultimate goal is to place the entire property into a community land trust to ensure long-term and sustainable affordable housing in the community. In addition to promoting small-scale agriculture and sustainable forestry management, we also believe that our intention of establishing a community land trust aligns with the County's—and Port Angeles's—goal of promoting affordable housing. We hope you will agree that this is a proposal with multiple benefits for the community, and we are committed to ensuring that its implementation produces those benefits.

The property is zoned at R20, meaning it can have only one residence for every 20 acres. Multiple unimproved parcels beside our lot (including a 160-acre parcel that has been bequeathed to the North Olympic Land Trust) would keep the net contiguous density well within the R20 limits.

In working with staff planners at the Department of Community Development, we have come to understand that we can achieve the outcome we seek if we subdivide and if the owner of the large neighboring property transfers his development rights to us as part of that subdivision process. As explained to us, doing this would not require us to actually subdivide our property but only to use the subdivision process (which is not easy) to formally transfer our neighbor's development rights. This would thus be the same as if we simply obtained those development rights but did not undergo the subdivision process. While doing so without subdivision is theoretically possible, the staff at the DCD have been unable to help us further because of the lack of specific procedure.

We understand and appreciate that the DCD's principal concern with our proposal is avoiding sprawl in our rural area. We share their concern. We believe the best way to avoid excessive sprawl is for the County to adhere strictly to residential density limits within contiguous areas of R20 and similarly restricted rural residential areas. Our proposal allows this without requiring us to undertake the significant effort and expense of a process that was intended to ensure responsible subdivision and not merely facilitate the transfer of development rights from one contiguous parcel to another.

Importantly, our current zoning designation would allow us to add multiple "tiny homes" as accessory units within Clallam County's size exemption for permitting, or to park

multiple RVs on the property if the goal were simply to add more residents at any cost or to find ways around the County's policies. But these approaches serve neither our primary interests nor those of the broader community, and we are committed to finding a solution that aligns all the relevant interests and minimizes any potential negative impacts on the environment, our neighbors, or our new home town and county. We believe that through dialogue and collaboration, we can address both our aspirations for intentional community and the county's goals for responsible development.

We have been grateful to DCD's staff for their support and helpfulness thus far. We also recognize the difficulty of asking them to move past standard operating procedures and into uncharted territory. At this stage, we believe we have exhausted their ability to help us further, and we need higher-level intervention to explore innovative solutions given the absence of a formal procedure. We hope you may be able to help us to navigate this unique situation and find a path forward that harmonizes all relevant interests and that satisfies both the letter and the spirit of Clallam County's community development regulations.

We would be very happy to meet with you in person or by phone, or to consider any suggestions that may help us move the ball forward. In the meantime, thank you for your time, consideration, and dedication to fostering a vibrant and inclusive community in Clallam County. We look forward to being your neighbors for many, many years to come.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Jesse Medlong', with a stylized flourish extending from the end.

Jesse Medlong
1539 S. McCrorie Rd.
Port Angeles, WA 98362

P.S. Understanding that our project straddles jurisdictions, we are reaching out simultaneously to the Port Angeles City Council and the members of the County Board of Commissioners, as well as to our state and federal representatives. Those messages will be completely consistent with this one, and we are happy to share any or all of that correspondence if helpful in assuring our good faith and transparency.

Agricultural Accessory Uses Scoping Report

Purpose

Farming in Clallam County has gone through significant changes in the past several decades. From its “hay-day” of the 1940’s and 50’s, agricultural operations have seen a dramatic decline in Clallam County, and most significantly in the Sequim-Dungeness region. Large expanses of integrated farm operations have since given way to residential communities and affiliated uses. Along with the reduction in farms, the businesses necessary to support agriculture have also diminished. However, farming on small acreage remains a viable and important part of Clallam County’s rural landscapes and economy.

In an effort to survive in this changing environment, local farms have adapted to focusing on direct-to-customer sales, niche-markets, and business diversification in order to maintain economic viability. In some cases, this has included changes to traditional farm operations in order to accommodate an emerging agritourism industry where the “farm” becomes the central focus of more recreational and leisure experiences monetized to supplement the farm operation.

In so doing, typical farm operations have introduced new land uses and operational characteristics that have, in some instances, exceeded limits established in the County’s land use regulations. In the interest of supporting and facilitating local farms in developing new and innovative strategies for diversifying and strengthening their businesses, there exists a need to evaluate existing land use policy and adjust regulations to offer clarity and harmonize the need for farm business diversification while maintaining rural communities free from potential adverse impacts of unregulated commercial encroachment.

Background & Relevance

Since 1950 the amount of farmland in Clallam County has declined by more than 70 percent, leaving about 20,000 acres accessible. In recent years, Clallam County has worked to implement policies & strategies designed to preserve and protect large tracts of rural farmland within the community. Continuing development & market pressures, however, have continued to reduce both the total acreage available for agricultural uses as well as the average size of parcels involved. Currently, the Clallam County Comprehensive Plan has policies in place with the purpose of encouraging agricultural uses as a preferred land use in rural zones as well as recognizing the needs of agricultural producers to diversify agricultural revenue streams to bolster the economic viability of their operations. While development regulations have been adopted to implement these goals, the vast majority of activities commonly associated with agricultural accessory uses (and/or agritourism) have not been addressed. To that point, Clallam County has begun the process of analyzing potential pathways for a type B amendment to

modify its development regulations in order to create prescriptive standards specific to agricultural accessory uses prevalent in our community.

Outreach & Issues Identification

County Staff & Officials have thus far hosted 7 meetings held in 5 locations spread across Clallam County. More than 100 members of the public have attended these events & listened to or participated in 10+ hours of presentation & discussion. In addition to these meetings, County staff were invited to tour 8 local lavender farms ranging from approximately 1 acre of agricultural production to 18 acres of production.

In addition to the in-person events & farm tours, residents were encouraged to participate in one of two surveys related to agricultural accessory uses in the area; one for those directly involved in agricultural production and one for all other members of the community. In total 48 agricultural producers completed the survey, and 182 additional members of the community at large submitted responses to the survey. For both surveys, there was a considerable range of viewpoints expressed, and the complexity of the issue was well displayed. For additional information related to the survey results, a separate informational analysis will be provided.

Scoping

In preparing for the creation of prescriptive standards specific to agricultural accessory uses in Clallam County, it is necessary to establish the scope of work and applicability of the codes that are anticipated to be drafted in the coming months. To that end, this section seeks to lay out the areas for consideration as well as the likely range of solutions to be studied.

- **Definitions-** Definitions specific to agricultural accessory uses will need to be added, modified, or otherwise integrated as a starting point of agricultural accessory use regulation.
- **Applicability-** Development standards associated with agricultural accessory uses will likely be limited to parcels where a minimum acreage is utilized in the production of agricultural goods. This cutoff is likely to be greater than 1 acre but may be as high as 8. Alternatively, participation could be limited by property tax land use designation or filing status. Additionally, consideration will be given to which zones or land types will be included in the agricultural accessory use development standards. Rural and resource lands are to be the focus, in line with the focus of the Washington State GMA.
- **Ag Accessory Activities-** Ag accessory activities must be commensurate with the scope of the onsite agricultural activity. In short, the accessory use must always be accessory. With that said, many agricultural accessory uses will be considered including but not limited to; onsite retail, processing facilities, u-pick, farm tours, ag education classes, and others. Each one of these activities will be reviewed along with specific metrics designed to ensure the accessory nature of the

activity and mitigate any unnecessary adverse impacts to surrounding neighbors. Example metrics would include hours of operation or parking standards.

- **Non-Ag Accessory Activities-** Similar to agricultural accessory activities, there are a wide variety of non-agricultural accessory activities that complement farm operations while not directly relating to agriculture. These activities, while potentially beneficial, also have a greater likelihood of detracting from the rural character of the community and will likely be more heavily regulated than pure ag-accessory uses. Examples of non-ag accessory activities include but are not limited to; non-ag events, camping, concert series, yoga classes, painting classes, poetry reading, theater productions, weddings, etc. Prescriptive standards may be developed specifically for select non-agricultural accessory uses, but further regulatory review will likely be necessary for many of these types of uses.
- **Agricultural Accessory Structures-** Structures designed to facilitate agricultural accessory uses are necessary for the full utilization of the agricultural use. However, effective standards must still be crafted to ensure that the structures do not impede or diminish the primary agricultural use of the property. Such standards related to size of structure, permanence of structure, or accessibility of structure.
**Note: Any change of use to an existing structure or new structures open to the public will require a building permit. Changes to these requirements are not being considered as a part of this planning effort.*
- **Non-Agricultural Accessory Structures-** While non-agricultural accessory structures may encourage certain activities beneficial to the overall health of the agricultural operation, they are much more likely to greatly inhibit future agricultural use of the property & should be highly limited. Any prescriptive standards considered for these structure types are likely to be highly restrictive.
- **Review Process-** The inherent differences in the sizes of agricultural operations will necessitate a varied approach to review. While a large acreage parcel with few neighbors and significant room for natural buffers may need very little in the way of review to ensure no unreasonable adverse impacts will be generated by agricultural accessory uses, a small parcel in a suburban setting may require substantial review and community input to ensure rural character is preserved. A sliding scale of review option will likely be generated based on farm site characteristics. In cases of greater scope than can be reasonably addressed through prescriptive standards, a conditional use process would be employed.

**Note: Any proposed change to regulations will be reviewed with the mission of adopting the least restrictive regulation necessary to achieve the stated goal.*

Next Steps

In addition to this report a sample of what a section of an Agricultural Accessory Use could look like has been provided. Significant input on both the form of the code as well as what the thresholds of review should be are needed. Following this meeting, staff recommends the Planning Commission conduct at least one additional work session on this topic before moving to a public hearing. Additionally, In January, staff intends to brief the Clallam County Board of Commissioners (BOCC) on this topic. Only after a public hearing has been advertised and held could the Planning Commission make a motion to forward a recommendation to the BOCC. Any recommendation to the BOCC would at its earliest being work sessioned in February.

***Note:** All of the work discussed in this document is understood to be within the confines of a type B amendment limited to aligning development regulations with existing comprehensive plan policies & goals. Any changes to the Comprehensive Plan itself or discussion related to changes will be undertaken as a part of Clallam County's periodic review of the Comprehensive Plan.

Clallam County Agricultural Accessory Uses Scoping & Next Steps

Clallam County Department of Community
Development

December 19, 2023

1

Outreach Summary

7 Meetings - 5 Locations

1
Sequim

2
Clallam Bay

3
Forks

4
Joyce

5
Port Angeles

120+ People in Attendance



8 Farm Visits



2

20+ Hours of Meetings & Discussions



200+ Survey Respondents



One Resounding Message

Clallam County Must Support Its Farms

3

Scoping

What Are We Talking About & What Can We Get Done?

- Definitions
- Applicability
- Ag. Accessory Activities
- Non. Ag Accessory Activities
- Ag. Accessory Structures
- Non-Ag Accessory Structures
- Review Process

4

Definitions

Poor or inadequate definitions can lead to misunderstandings and confusion in communication. In some cases, it can even lead to conflict and misinterpretation of information.

Efforts will be made to craft definitions specific to ag. accessory uses that clearly define which uses will be considered ag. acc. uses while not being narrow to the point of limiting applicability to unlisted uses.

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Applicability

Agriculture is an allowed use on nearly all parcels in Clallam County, but not all parcels have agricultural activity taking place on them, nor would agricultural accessory uses be allowed on all parcels. A system or set of standards must be developed to identify which parcels would be benefited by and could appropriately utilize ag. accessory uses.

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Example Applicability Standards

- **Parcel Size:** Parcels above a certain size are likely to be able to support agricultural activities and accessory activities without causing undue harm to surrounding residents. Access to ag. accessory uses may prevent a parcel from being further subdivided.
- **Size of Agricultural Activity:** A small garden on a large parcel may not justify access to ag. accessory uses beyond what is already allowed. Large agricultural productions may justify having more accessory options available to them.
- **Open Space Program Participation:** Properties in the Ag. Open Space program have demonstrated certain requirements for their agricultural operation and should be given special uses privileges in addition to special property tax status. Very easy to indemnify qualifying properties
- **Federal Filing Status:** Similar Benefits to above, but through the federal level.

7

Agricultural Accessory Activities

“Including but not limited to...”- Many uses can be classified as agricultural accessory uses, but all such accessory activities share certain common characteristics.

- Directly related and dependent on the agricultural activity taking place on site & commensurate to the scope and scale of the agricultural activity on site.

Specific performance standards will need to be adopted for each type of agricultural accessory.

8

Non-Agricultural Accessory Activities

“But wait, there's more”- Any use, not deemed an agricultural accessory use could be classified as a non-agricultural accessory use, and would be likely to share these characteristics.

- Not directly related or dependent on the agricultural activity taking place on site & not related to the scope and scale of the agricultural activity on site.

While potentially beneficial, the non-ag nature of the activity is likely to necessitate additional regulatory review.

9

Agricultural Accessory Structures

- Necessary for the full realization of the agricultural use
- Should not impede current or future agricultural use
- Building Permits Still Required
- Review necessary to ensure accessibility of structure if public access is desired

10

Non-Agricultural Accessory Structures

- More likely to inhibit future agricultural use of property
- Highly restrictive standards likely if considered
- Potentially beneficial to agricultural use dependent of use specifics

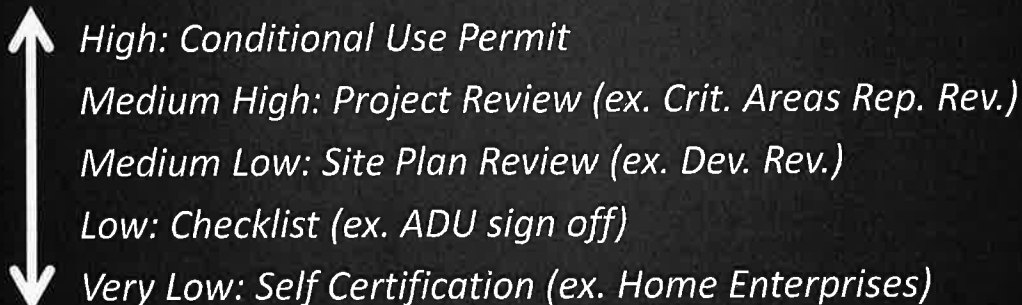
11

Review Process

"Least restrictive necessary..."

- *Potentially size and site specific:*

Levels of Review



12

Challenges

- What are the reasonable thresholds to create opportunity while minimizing impact?
- Balance the need to provide opportunity for diversification while protecting farm operations and rural communities.
- Would you want your grandmother living next to it?

13

Meetings Schedule

- Planning Commission January
- Additional Meetings as Necessary

14

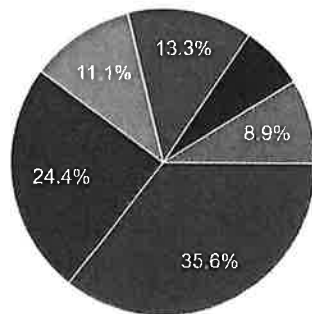
Your Comments are Welcomed

- Written Comments: Clallam County Department of Community Development, 223 E 4th Street, Suit 5, Port Angeles, WA 98362
- Email: holden.fleming@clallamcountywa.gov
- Survey Questionnaire and info online at:
<https://www.clallamcountywa.gov/1751/Agriculture-Accessory-Use-Outreac>
- Bruce Emery, DCD Director, 360-417-2323,
bruce.emery@clallamcountywa.gov

Ag. Producer Survey Highlights

How many acres do you use for the production of agricultural products (leased or owned)?

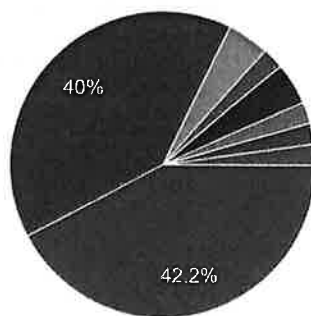
45 responses



- Less than 5 acres
- Between 5 and 10 acres
- Between 10 and 20 acres
- Between 20 and 40 acres
- Between 40 and 80 acres
- More than 80 acres

Do you currently qualify for Farm and Ag Tax Exemption?

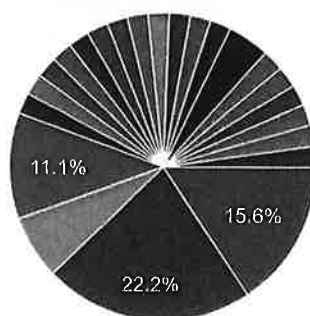
45 responses



- Yes
- No
- I lease farmland that is taxed as farm and ag
- Not sure
- We qualify but have not applied.
- Don't know
- I'm sure we do, just haven't looked into it

How do you sell your agricultural products?

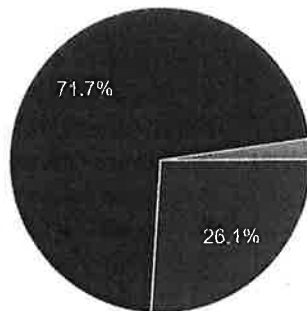
45 responses



- Wholesale
- Onsite farmstand
- Farmers' Market or similar
- Online
- Personal communications
- Farmstand, csa, and local wholesale t...
- Beef and pork
- Onsite retail shop and online

Do you import products from other farms to produce products?

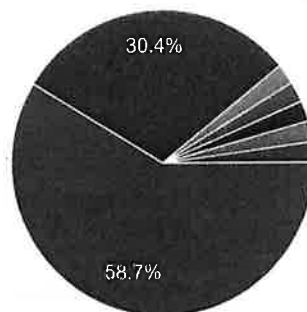
46 responses



- Yes
- No
- Plan to

Do you invite members of the public onto your property?

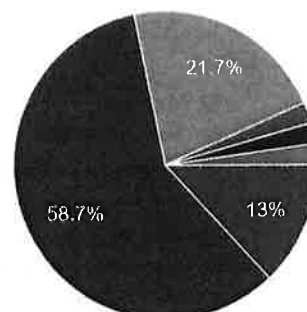
46 responses



- Yes
- No
- Only customers purchasing meat
- Sometimes in conjunction with WSU or conservation district workshops
- Plan to
- Occasionally
- Just to access the farm stand

Are you open year-round to the public?

46 responses

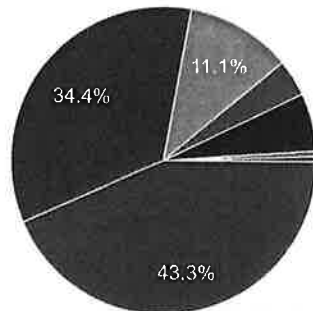


- Yes
- No
- By appointment
- April 1-October 1 everyday, Oct, Nov, Dec weekends, closed Jan, Feb, Mar
- Lavender season memorial day to Labor Day
- Open house to friends as time permits

Non-Producer Survey Highlights

Are you in support of local farms hosting public and private events on their property, such as weddings, classes, tours, festivals, retreats, etc?

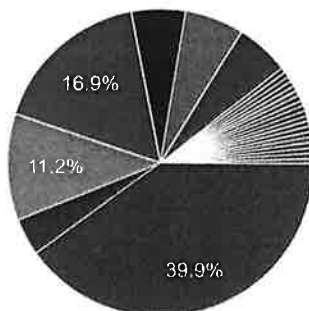
180 responses



- Yes, in all cases.
- Yes, in some cases.
- Maybe
- No, in some cases
- No, in all cases
- Depends on the nature of the event. Weddings are fine, very large rock concerts are not.
- Yes within limits of noise, trash, lighting and traffic

How often should local farms be allowed to host public or private events?

178 responses

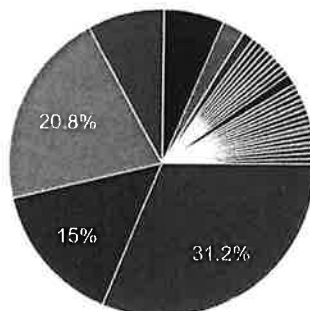


- No limit
- Daily
- Weekly
- Monthly
- Quarterly
- Yearly
- Never
- Location/Traffic Dependent

▲ 1/4 ▼

What is your greatest concern as it relates to your local farm hosting the public and/or events?

173 responses



- Parking and road access
- Trash pick up
- Noise levels
- Frequency of events
- None
- No concern
- none
- No concerns. Everything is very well...

▲ 1/4 ▼

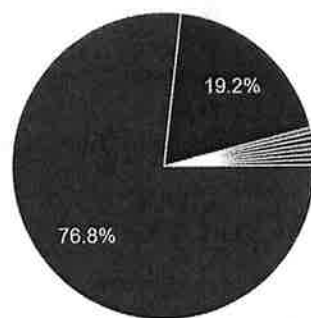
Should there be any limits on agritourism in Clallam County? (I.e. size of structures, hours operation, number of visitors, types of events, etc.) (2/3 in favor of some limits)

Agritourism should be allowed, BUT WITH VERY SIGNIFICANT GUARDRAILS. The reason that tourists want to visit agricultural lands in Callam County at all is that the lands are rural, quiet, pastoral, open, undeveloped, natural, unimproved, organic, etc. Agritourism by its very nature will reduce all of those desirable characteristics. If too much agritourism is allowed, then the very nature of the agricultural lands that makes them desirable for agritourism will be destroyed. Therefore, in order to protect both the lifestyle of people who live and work in agricultural areas, and to protect the viability of agritourism itself as a long term economic resource, AGRITOURISM SHOULD BE ALLOWED, BUT HIGHLY REGULATED. ERR ON THE SIDE OF OVER-REGULATION AT THE OUTSET, AS REGULATIONS CAN BE LOOSENED, BUT ESTABLISHED USES CANNOT LATER BE REMOVED.

No, we are slowly losing our agricultural land to development. Making a living in agriculture requires creative ways to generate income. We live in the county in order to have freedom with how we utilize our property.

Would you like the opportunity to comment on any future proposal related to agritourism occurring in your neighborhood?

177 responses



- Yes
- No
- In a survey
- not sure
- By email only.
- Maybe
- I live on a farm and my neighbor also farms also I rent lease or farm on shar...
- Depends on forum

Chapter 33.XX

AGRICULTURAL ACCESSORY USES

Sections:

33.XX.010	Purpose and intent.
33.XX.020	Applicability.
33.XX.030	General requirements.
33.XX.040	Additional standards for temporary onsite retail stands.
33.XX.050	Additional standards for onsite retail stores.
33.XX.XXX	<i>Additional Sections As Needed</i>

33.XX.010 Purpose and intent.

Clallam County recognizes the benefits that agricultural accessory uses community goals. The purpose and intent of this chapter is to:

- (1) Ensure that agricultural accessory uses remain clearly an incidental and subordinate use to ongoing agricultural activities on a parcel or parcels.
- (2) Protect the rural and neighborhood character in areas where commercial activities are otherwise not allowed.
- (3) Accommodate unique or creative accessory uses specific to onsite agricultural activities.
- (4) Increase and diversify revenue streams of agricultural producers in Clallam County.
- (5) Provide specific prescriptive standards to a wide range of agricultural accessory uses present in Clallam County.
- (6) Encourage the continued uses of agricultural lands for agricultural use.

33.50.020 Applicability.

Agricultural Accessory uses are allowed land uses in all rural and resource zones where otherwise consistent with the standards of this chapter and the Clallam County Code. Agricultural Accessory uses which conform to the standards in this chapter shall not be considered harmful intrusions of commercial activity within rural and resource zones and are in compliance with the comprehensive plan and zoning designation for the lot.

33.50.030 General requirements.

The requirements listed below apply to all agricultural accessory uses:

- (1) *Ongoing Agricultural Production.* A parcel must have at least one acre of land utilized primarily to produce agricultural products.
- (2) *Relationship to Onsite Agricultural Production.* Any proposed Accessory Agricultural Use must be related to and dependent on the agricultural activity taking place on site & commensurate with the scope and scale of the agricultural activity on site.
- (3) *Review Procedure.* Agricultural Accessory Uses shall be reviewed on a case by case, site by site basis utilizing the standards specified for each specific agricultural accessory use found in this chapter. When no specific standards are found for a proposed agricultural accessory use, the Administrator shall apply the least restrictive review procedure and performance standards necessary to ensure the agricultural accessory use remain clearly an incidental and subordinate use to ongoing agricultural activities on a parcel and protect the rural and neighborhood character of the surrounding area.
- (6) *Number of Uses.* There shall be no limit to the number of concurrent agricultural accessory uses taking place on a parcel, but the Administrator may require a higher level of review, at their discretion, when individual performance standards may be insufficient in addressing the cumulative impacts of multiple agricultural accessory uses.

33.50.040 Additional standards for temporary onsite retail stands.

In addition to the general requirements of CCC 33.XX.030, temporary onsite retail stands shall be subject to the following requirements.

Temporary Onsite Retail Stands					
Level of Review	Size of Parcel				
	Less than 3 Acres	3-5 Acres	5-10 Acres	10-20 Acres	20+ Acres
	Self Certification	Self Certification	Self Certification	Self Certification	Self Certification

(1) Additional Performance Standards

- a. *Structure:* Temporary Onsite Retail Stands shall be no larger than 400 sq. ft. and shall not be made internally accessible to the public
- b. *Product:* 75% of all products retailed at a Temporary Onsite Retail Stand must be agricultural products produced in the Pacific Northwest region.

33.XX.50 Additional standards for onsite retail stores.

In addition to the general requirements of CCC 33.XX.030, onsite retail stores shall be subject to the following requirements.

Onsite Retail Store					
Level of Review	Size of Parcel				
	Less than 3 Acres	3-5 Acres	5-10 Acres	10-20 Acres	20+ Acres
	Conditional Use Permit Required	Project Review	Site Plan Review	Checklist	Self Certification

(1) Additional Performance Standards

- a. *Structure:* Onsite Retail Stores shall be no larger than 1000 sq. ft. and The owner is responsible for obtaining an inspection by the Clallam County Department of Community Development, or by a qualified organization or person approved by the Administrator, to review that the structure has adequate means of egress, exits, smoke detectors, carbon monoxide alarms, fire extinguishers, and other fire protection systems in compliance with the Building Code.
- b. *Product:* 75% of all products retailed at a Temporary Onsite Retail Stand must be agricultural products produced in the Pacific Northwest region.
- c. *Parking:* The owner shall designate a number of parking spaces onsite capable of providing adequate parking for the onsite retail store. At least 1 ADA accessible parking space shall be provided.
- d. *Sewage Disposal:* The owner shall implement a sewage disposal plan meeting the minimum requirements of the Environmental Health Division
- e. *Setbacks:* An Onsite Retail Store shall be no closer than 100 ft. from the nearest side lot line.

AGRICULTURAL ACCESSORY USE WORKSHEET

The following worksheet is required to be approved with the submittal of a site plan & project description showing and/or describing proposed agricultural accessory uses in conformance with the requirements of CCC XX.XX. For specific questions concerning agricultural accessory uses, please consult the Permit Center at (360) 417-2420.

Applicant and Property Information

Applicant: _____		
FIRST	MI	LAST
Address: _____		Phone # _____
email: _____		
Tax Parcel Number(s): _____		Site Plan Attached? Yes / No
Size (acreage) of the Property: _____ Current Zoning Designation of the Property: _____		

Development Information

Gross Acreage of Agricultural Activity: _____	
Types of proposed Ag. Acc. Uses: ☐ Onsite Retail ☐ Onsite Processing	
☐ U-Pick ☐ Farm Tours ☐ Ag. Education ☐ Other _____	
Gross Floor Area of Enclosed Retail Space (not to exceed 1000 sq.ft.): _____	
Gross Floor Area of Enclosed Processing Space (not to exceed 3000 sq.ft.): _____	
Potable Water Supply:	☐ Existing Individual Well ☐ Community Water System
Sewage Disposal:	☐ Existing Individual Septic ☐ Community System
	☐ Municipal Sewer ☐ Temporary System
Describe legal ingress/egress/access here: _____	

For Staff Only:

<i>Criteria</i>	<i>Yes</i>	<i>No</i>
Is an Ag. allowed in this zone?		
Is parcel inside the UGA? (If no, continue)		

Is the activity creating a new ingress/egress access point?		
Is adequate parking provided for the proposed use?		
Are adequate buffers from surrounding neighbors demonstrated?		

Is the parcel <i>at least 3 acres</i> ? If yes, continue.		
Is the gross acreage of agricultural activity greater than 1 acre? If yes, continue.		
Have all building accessible to the public received proper building permits?		

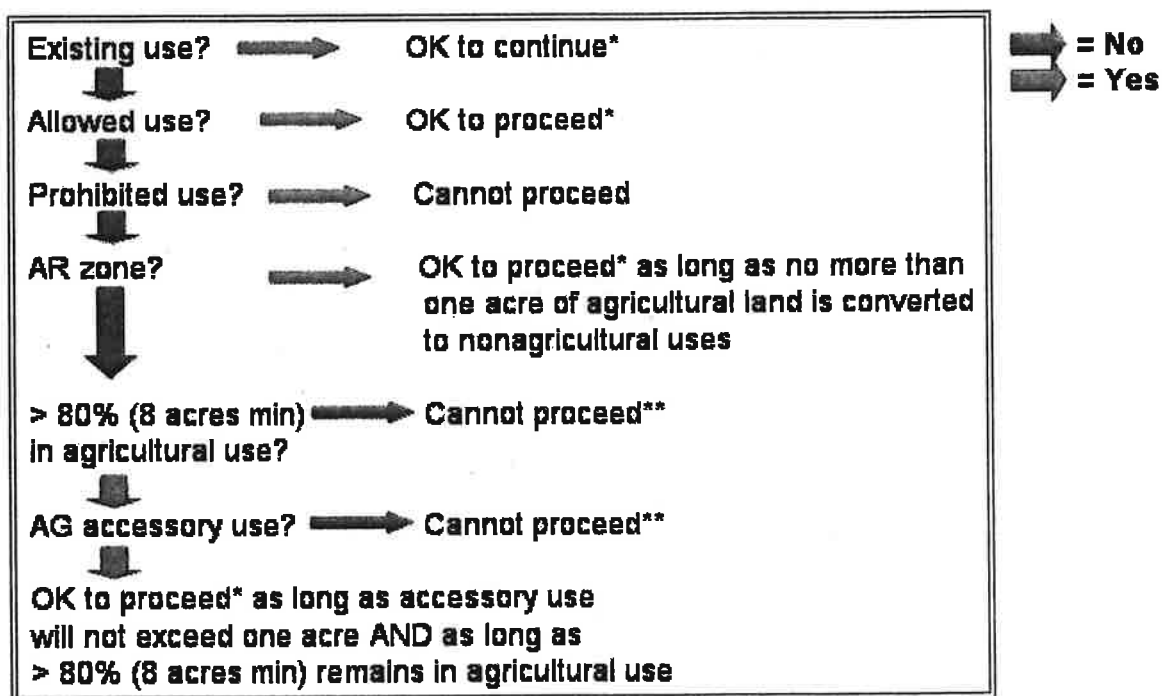
Is/Are the proposed Ag. Acc. Uses unlikely to create undue harm to surrounding neighbors & constitute a harmful intrusion of commercial activity?		
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Approved or Denied (circle one) Staff Signature _____

EXAMPLE FLOWCHART FROM 2008 REPORT

The following flow chart attempts to reflect the currently existing legislative definitions and related history as to existing and new agricultural and accessory activities, as well as the County's authority to designate zoning district, specify Allowed and Prohibited uses, and acknowledge pre-existing non-conforming uses.

Flowchart to determine whether use can proceed*



*subject to all relevant federal, state, and local regulations

**may be able to proceed according to terms of a conditional use permit

Allowing accessory uses on lands engaged in agricultural activities allows owners more flexibility to supplement their income, and is thus consistent with the goal of encouraging the continuation of agricultural