

BOARD OF COUNTY COMMISSIONERS  
DOUGLAS COUNTY, WASHINGTON

Ordinance No. TLS 11-02-02C

Amendments to the Douglas County Countywide ) LAND SERVICES  
Comprehensive Plan )

WHEREAS, Douglas County has adopted a Comprehensive Plan pursuant to the Growth Management Act (GMA), RCW Chapter 36.70A, which covers all unincorporated areas within Douglas County, through a series of planning area Comprehensive Plans which were found to be consistent with each other and with the adopted GMA plans of adjoining jurisdictions; and

WHEREAS, the Douglas County Planning Commission has transmitted a recommendation of approval to this Board regarding amendments to Douglas County Countywide Plan; and

WHEREAS, notice of all public hearings and public meetings on this matter have been published according to law.


NOW, THEREFORE, the Board of County Commissioners hereby adopts the Findings of Fact and Conclusions as set forth in Exhibit A and incorporate them in this ordinance by this reference as though fully set forth herein.

BE IT FURTHER, hereby resolved and ordained that the Board of County Commissioners adopt the amendments to the Douglas County Code as set forth in Exhibit B.

This resolution shall be effective immediately. Dated this 8<sup>th</sup> day of February 2011 in Waterville, Washington.




BOARD OF COUNTY COMMISSIONERS  
DOUGLAS COUNTY, WASHINGTON

  
Dale Snyder, Chair

  
Ken Stanton, Vice Chair

  
Steven D. Jenkins, Member

ATTEST:

  
Dayna Prewitt, Clerk of the Board

## EXHIBIT A

### Findings of Fact:

1. Douglas County has adopted a Comprehensive Plan pursuant to the Growth Management Act (GMA), RCW Chapter 36.70A, which covers all unincorporated areas within Douglas County, through a series of planning area Comprehensive Plans there were found to be consistent with each other and with the adopted GMA plans of the adjoining jurisdictions.
2. RCW Chapters 36.70 and 36.70A authorize the adoption of development regulations.
3. The Douglas County Planning Commission is responsible for long range planning matters and providing implementation recommendations to assure compliance with the growth management act for unincorporated areas of Douglas County. These measures include updates and amendments to the comprehensive plan; development regulations, environmental regulations, and any other rules, actions or regulations deemed necessary to implement the Growth Management Act.
4. Douglas County initiated a 60-day comment period as required by RCW 36.70A.106 on October 7, 2010. The comment period concluded on December 6, 2010.
5. Douglas County issued a Determination of Non-significance for the proposed amendments on October 6, 2010 pursuant to WAC 197-11.
6. A workshop was held on October 13, 2010 for the Planning Commission to review the proposed amendments.
7. The Notice of Public hearing before the Planning Commission was published on December 23, 2010.
8. The Douglas County Planning Commission conducted an advertised public hearing on January 12, 2011. The Planning Commission entered into the record the files on this amendment, accepted public testimony, and deliberated the merits of the proposal.
9. The Douglas County Planning Commission has reviewed the entire record including the goals and policies of the comprehensive plan and public testimony as it relates to the proposed development regulations.
10. The amendments to Table 3 - Comprehensive Plan Land Use Designations reflect recent amendments to the Countywide Comprehensive Plan
11. Programs qualifying for sales and use tax support must be listed in the economic development element of a county or city comprehensive plan to be eligible for the funding.
12. The proposed amendments to Chapter 5 of the Countywide Comprehensive Plan update the agricultural designation process to reflect changes to the minimum designation and de-designation guidelines under the Washington Administrative Code, provide for a de-designation process; and correct flaws in the current criteria.
13. The Washington Administrative Code Chapter 365-190-050(3) and the Washington Supreme Court decision in *Lewis County v WWGMHB* establish a three part process to designate and un-designate natural resource lands.
14. The Eastern Washington Growth Management Hearings Board in *DCCRG & Futurewise v Douglas County* found that Douglas County did not have a process to un-designate natural resource lands.
15. In an article entitled, *The Development of the Land Capability Classification System*, by Douglas Helms, soil types V-VIII are described as not being used for cropland but may have uses for pasture, range, woodland, grazing, wildlife, recreation, and aesthetic purposes.
16. The occupancy of recreational vehicles outside of an established RV park is problematic to enforce.
17. The Chelan-Douglas Health District enforces the provisions of WAC 246-272A On-site Sewage Systems, pursuant to WAC 246-272A-0430 Enforcement.

18. The proposed revisions to the definition of the term “engineer” are consistent with definition in RCW 18.43 Engineers and Land Surveyors, and provides internal consistency within the County Code.

Suggested Conclusions:

1. The procedural and substantive requirements of the State Environmental Policy Act have been complied with.
2. The procedural requirements of RCW 36.70A have been complied with.
3. The proposed amendments are consistent with the Douglas County Regional Policy Plan and the Douglas County Countywide Comprehensive Plan.
4. The proposed amendments are consistent with the requirements of Revised Code of Washington, the Washington Administrative Code, and decisions issued by the Washington Supreme Court and the Growth Management Hearings Boards.

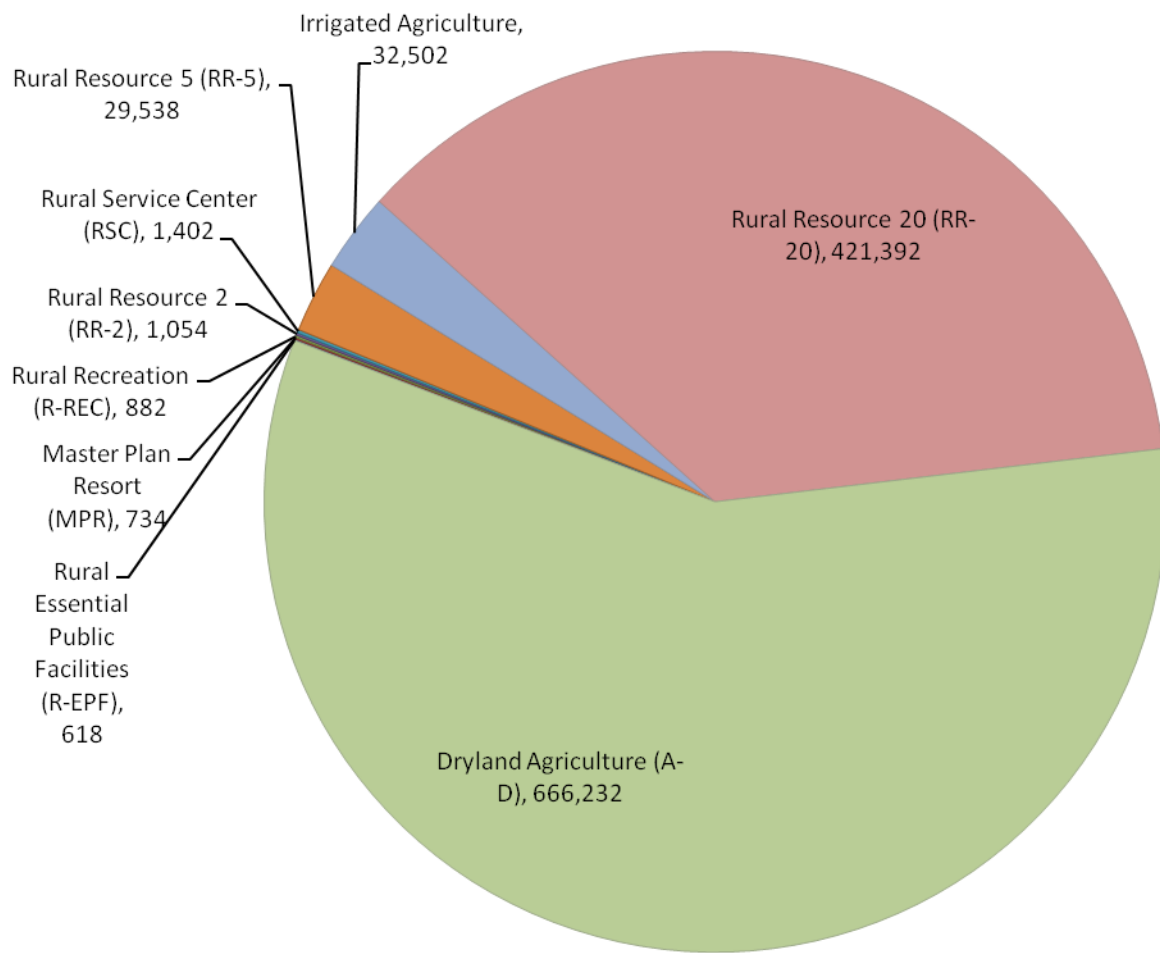
## EXHIBIT B

### 3.2.10 Comprehensive Land Use Designations and Acreage

Comprehensive land use designations indicate how the land will be utilized within a geographical area through time. The land use designations represent the most appropriate uses of land in the unincorporated areas of Douglas County and include urban, rural, resource and critical areas. Land use designations are described in Table 3 and are supported by the goals/policies set forth within the plan document and supporting materials. A Generalized Land Use Map is located at the end of this chapter.

**Table 3: Comprehensive Plan Land Use Designations**

	Acres	Category %	County Total %
<b>Rural Lands</b>			
Rural Recreation	<del>882,915</del>	0.2%	0.1%
Rural Service Centers	<del>1,402,404</del>	0.3%	0.1%
Rural Resource 2	<del>1,054,1,065</del>	0.2%	0.1%
Rural Resource 5	<del>29,538,29,757</del>	6.5%	2.5%
Rural Resource 20	<del>421,392,421,993</del>	92.7%	36.1%
<u>Rural Essential Public Facility</u>	<u>618</u>	<u>0.1%</u>	<u>0.1%</u>
<b>Sub total</b>	<del>454,886,455,134</del>	100.0%	39.0%
<b>Resource Lands</b>			
Dryland Agriculture	<del>666,232,667,921</del>	95.3%	<del>57.1%</del> <u>57.2%</u>
Irrigated Agriculture	<del>32,502</del> <del>32,677</del>	4.7%	2.8%
Mineral Lands	Overlay	--	--
<b>Sub total</b>	<del>698,734</del> <del>700,599</del>	100.0%	<del>59.8%</del> <u>60.0%</u>
<b>Urban Growth Areas</b>			
Incorporated UGA Areas	<del>4,474</del> <del>4,358</del>	<del>34.1%</del> <del>34.2%</del>	0.4%
Unincorporated UGA Areas	<del>8,666</del> <del>7,656</del>	<del>65.9%</del> <del>60.0%</del>	0.7%
<b>Sub total</b>	<del>13,140</del> <del>12,749</del>	<b>100</b>	
<b>Sub Planning Area</b>			
Spanish Castle Master Planned Resort	735	100	
<b>Sub total</b>	<b>735</b>	<b>100</b>	
<b>Total</b>	<del>1,167,494</del> <del>1,168,482</del>		<b>100</b>



### **9.1.3 Sales and Use Tax for Public Facilities**

The State of Washington, through a series of legislative enactments, has allowed county legislative authorities of rural counties to impose a sales and use tax not exceeding nine-hundredths of one percent (0.09%) for the purpose of financing public facilities in those counties. To qualify for financing under this program a public facility must be as defined as an eligible activity by RCW 82.14.370 and be listed as an item in the officially adopted county overall economic development plan, or the economic development section of the county's comprehensive plan, or the comprehensive plan of a city or town located within the county for those counties planning under the Growth Management Act.

The Board of Commissioners has made two long-term commitments for funding under this program. The first is to guarantee payments on a \$6 million capital bond issued for a major renovation/construction project involving County administrative facilities; and the second is to guarantee payments on an extension of sanitary sewer to the Pangborn Industrial Service Area. Through the years additional grants have been made to other projects. Researching project qualifications can be time consuming and may lead to questions of priority in funding absent a list of projects to choose from.

The following listing of projects is intended to be updated annually when knowledge of emerging projects warrants their inclusion. This will satisfy the requirements of RCW 82.14.370 for listing in the county's economic development element of the comprehensive plan. This may also qualify projects for other funding sources that may arise for projects already identified as having importance for the community.

The projects listed here would be sponsored either by the county or by other agencies or organizations. The listing of projects proposed inside the cities and towns should be listed in the comprehensive plans of those communities, and not the county, in order to be eligible for funding. Eligible activities include planning, design, engineering, environmental analysis, permitting, purchasing, construction, and for financing personnel in the economic development district office.

#### **Projects (not in priority order):**

- Realign Grant Road and Union Avenue associated with runway expansion at Pangborn Memorial Airport, including associated improvements and facilities, e.g. local access streets, non-motorized facilities, stormwater management and utilities.
- Extend Airport Way to Van Well Avenue.
- Intersection control facilities in Pangborn Industrial Service Area on Grant Road at Airport Way and Van Well Avenue; and at Van Well Avenue and 4<sup>th</sup> Street SE.
- Improve Rock Island Road from East Wenatchee city limits to Eller Street (widening, curb, gutter, sidewalks and storm sewer).
- Apple Capital Loop Trail and accessory facilities and activities including without limitation such components as trailheads, public access, reconstruction, bridges, trail extensions/additions, habitat enhancement, recreational areas, boating facilities, signs, sanitary and personal convenience facilities, utilities, etc.
- Multimodal link between Contractors Drive and Enterprise Drive in the Baker Flats industrial area.
- Public transit centers serving multi-modal users.
- Economic development district support (personnel).
- Pangborn Memorial Airport terminal and accessory activities, e.g. parking, utilities, etc.

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- Sanitary sewer extensions to North Bridge (Odabashian) commercial and mixed use areas; Rock Island Road and Kentucky Avenue mixed use area; and Baker Flats industrial area.
- Pedestrian overpass over SR 28 connecting the Rock Island Road and Kentucky Avenue mixed use area with Kirby Billingsley Hydro Park.
- Storm sewer system serving the Pangborn Industrial Service Area.
- Public domestic water systems providing fire flow to the rural service center at Bridgeport Bar.
- “Bench Route” multimodal transportation corridor linking the Pangborn Industrial Service Area in Douglas County with the Olds Station Industrial Area in Chelan County.
- Cascade Avenue interchange at US 2/97 and SR 28 including associated improvements and facilities, e.g. local access streets, non-motorized facilities, stormwater management and utilities.
- Improvements to 12<sup>th</sup> Street SW to establish a southerly route connecting Pangborn Industrial Service Area.
- Domestic water transmission line between regional wellfield at Rocky Reach Dam to 37<sup>th</sup> Street NW booster station to meet demand for commercial/industrial fire flow.
- [Industrial land analysis for Pangborn Industrial Service Area and Baker Flats Industrial Area; planned action master plan for Pangborn Industrial Service Area.](#)
- [Subarea corridor plan for area generally between 13<sup>th</sup> Street NW, Columbia River, Odabashian Bridge and Sunset Highway, East Wenatchee.](#)
- [Projects listed in the Six-Year Transportation Improvement Program and Capital Facility Plan, as they now exist or may be revised, insofar as the projects qualify as an eligible activity defined by RCW 82.14.370.](#)

## 5.2 AGRICULTURAL RESOURCE LANDS

### 5.2.1 Agriculturale Lands

Agriculture represents a significant economic segment in Douglas County. The diversity of the agricultural industry provides the County with a relatively stable economic base and contributes to the areas' cultural heritage and quality of life. This quality of life is created and defined through the physical development and environmental aspects of the county as well as through lifestyles and community attitudes.

The goals and policies set forth in this element recognize and acknowledge the importance of agricultural lands and activities to Douglas County. Existing and future agricultural activities are permanent land uses and provide significant economic benefit within the community. It is important to preserve and encourage these activities as viable operations and to protect them from the encroachment of incompatible uses, particularly through innovative development techniques.

Agricultural resource areas are defined in GMA as "those lands primarily devoted to or important for the long-term commercial production of horticultural, viticultural, floricultural, dairy, apiary, vegetable or animal products or of berries, grain, hay, straw, turf, seed, Christmas trees not subject to the excise tax imposed by state law, finfish in upland hatcheries, or livestock, and that have long-term commercial significance for agricultural production." (RCW 36.70A.030(2)).

There are approximately ~~643,519~~666,232 acres, or ~~57~~58% of the land in Douglas County designated as dryland agriculture. This designation includes all non-irrigated cropped lands and grazing lands for cattle production. There are approximately ~~32,609~~32,502 acres or ~~2.93~~2.93% designated as irrigated agriculture. These lands are primarily located along the Columbia River corridor and Moses Coulee areas. These figures do not include dryland or irrigated lands located within an urban growth area ~~or within the Greater East Wenatchee Planning Area.~~

The remaining land area, approximately ~~456,652~~453,432 acres or 40% of the land in Douglas County, are not designated for either cropped/dryland agriculture, grazing, irrigated agriculture or urban growth areas. However, it is anticipated that a portion of the land area not designated as agricultural lands of long-term commercial significance will be utilized for agricultural purposes.

### 5.2.2 Designation of Identifying Agricualture Resource Lands

The designation of agricultural lands of long term commercial significance shall be based upon consistency with each of the following three factors, reviewed in the sequential order listed below:

- a. The land is not already characterized by urban growth based upon analysis consistent with WAC 165-196-310 (February 8, 2011).
- b. The area is primarily devoted to the commercial production of agricultural products enumerated in RCW 36.70A.030(2). This factor shall evaluate whether

lands are well suited to agricultural use based primarily on their physical and geographic characteristics including one or more of the following categories:

1. Lands classified as having a total rangeland vegetation production of greater than or equal to 800 lbs of dry weight per acre.
  2. Land has been utilized for grazing in the commercial production of livestock within the last twenty years.
  3. Land currently enrolled within an agriculture conservation program such as the Conservation Reserve Program (CRP) Conservation Reserve Enhancement Program (CREP).
  4. Lands generally used for the production of hard and soft fruit products, vegetables, or grain crops such as hay, grass, silage, etc., which are located within an irrigation district and currently receive irrigation water or land that receives irrigation water from a private irrigation system or groundwater well supply.
  5. Land that contains soil characteristics of ~~irrigated or non-irrigated~~ Class I, II, III and ~~IV~~ as classified and defined by the Natural Resources Conservation Service Land Capability Classification System.
  6. Land identified as lands of State-wide importance.
  7. The classification of prime and unique farmland soils as mapped by the Natural Resources Conservation Service.
- c. The land has long-term commercial significance for agricultural production as indicated by the following criteria. Agricultural lands of long-term commercial significance do not have to comply with all of these criteria, but the county must be satisfied that it has long term commercial significance. ~~To~~ The following factors were used to identify agriculture lands of long term commercial significance ~~the following general identification criteria, consistent with WAC 365-190-050, were utilized. The criteria are and are not listed in order of priority. One or more criteria may be utilized to assist in the designation of agricultural land under this chapter.~~
- Land that contains soil characteristics of Class I, II, or III as classified and defined by the U.S. Soil Conservation Service's (SCS) Capability Class Classification System;
  - Land identified as lands of State-wide importance;
1. The classification of prime and unique farmland soils as mapped by the Natural Resources Conservation Service.;
  2. The availability of public facilities, including roads used in transporting agricultural products.;
  3. Tax status, including whether lands are enrolled under the current use tax assessment under chapter 84.34 RCW and whether the optional public benefit rating system is used locally, and whether there is the ability to purchase or transfer land development rights.;
  4. The availability of public services.;
  5. Relationship or proximity to urban growth areas.;
  6. Predominant parcel size.;
  7. Land use settlement patterns and their compatibility with agricultural practices.;
  8. Intensity of nearby land uses.;
  9. History of land development permits issued nearby.; ~~and~~
  10. Land values under alternative uses.; ~~and~~

### 11. Proximity to markets.

~~Lands identified as agriculture lands of long-term commercial significance in Douglas County are categorized either as Dryland or Irrigated agricultural lands based on the following additional criteria:~~

~~A. Dryland Agricultural Land: Lands generally used for the cultivation of row crops such as wheat, barley and other similar crops; livestock production; and livestock grazing.~~

~~Criteria:~~

~~a. Land that contains soil characteristics of Class I, II, or III as classified and defined by the U.S. Soil Conservation Service's (SCS) Capability Class Classification System;~~

~~b. Land identified as lands of State-wide importance;~~

~~c. Lands classified as having a total rangeland vegetation production of greater than or equal to 800 lbs of dry weight per acre;~~

~~d. Land has been utilized for grazing in the commercial production of livestock within the last twenty years;~~

~~e. Land that was currently in agricultural use, as of December 31, 1995;~~

~~f. Criteria set forth in WAC 365-190-050, which includes, but is not limited to, predominant parcel size, and land use settlement patterns;~~

~~g. Land currently enrolled within an agriculture conservation program such as the Conservation Reserve Program (CRP) Conservation Reserve Enhancement Program (CREP), etc.; and/or~~

~~h. Lands that have been divided for recreation purposes or into a combination of lots, tracts or parcels less than 20 acres in size should not be designated as agriculture, except as otherwise necessary to support agricultural operations, e.g. family farm support divisions, ag-to-ag transfer.~~

~~B. Irrigated or Irrigated Agricultural Land: Irrigated lands generally used for the production of hard and soft fruit products, vegetables, and grain crops such as hay, grass, silage, etc.~~

~~Criteria:~~

~~19. Land meets one or more of the classification criteria set forth in A. above, and~~

~~20. Land that lies within an irrigation district such as the Greater Wenatchee Irrigation District and currently receives irrigation water; and/or land that receives irrigation water from a private irrigation system or groundwater well supply.~~

~~21. Land that receives irrigation water from a private irrigation system or groundwater well supply.~~

### **5.2.3 De-designation of Agricultural Resource Lands**

The following policies provide the criteria and process for removing land from designation as agricultural the agriculture lands of long-term commercial significance designation.

1. Removal of properties from designation as the agricultural lands of long-term commercial significance-designation must be evaluated against the same criteria as for initial designation (see Section 5.2.2 above).
2. Removal of properties from designation as the agricultural lands of long-term commercial significance-designation shall be processed as an area-wide amendment and must meet one or more of the following criteria:
  - a. A change in circumstances pertaining to the comprehensive plan or public policy related to designation criteria in Section 5.2.2;
  - b. A change in circumstances to the subject property, which is beyond the control of the landowner and is related to designation criteria in Section 5.2.2;
  - c. An error in designation or failure to designate;
  - d. New information on natural resource land or critical area status related to the designation criteria in Section 5.2.2;
  - e. A change in population growth rates or the removal is for the purpose of expanding an Urban Growth Area (UGA), provided that the jurisdiction proposing the de-designation and expansion of the UGA has demonstrated that such expansion is consistent with RCW 36.70A.110 and no other alternatives for UGA expansion exist, per WAC 365-196-310 (February 8, 2011).

#### **5.2.35.2.4 Agriculture Goals and Policies**

**GOAL: Agricultural uses will be preserved, enhanced and maintained to the greatest extent possible feasible outside of Urban Growth Areas (UGA).**

#### **Policies:**

- A-1. The County will encourage the retention of agricultural lands of long-term commercial significance, including rangelands and will prevent haphazard growth into these areas.
- A-2. Douglas County will encourage the maintenance and viability of the family farm. The concept of large-scale “corporate farms” is not characteristic of farming in Douglas County. Smaller sized farms may be encouraged to support changing family and “boutique” style farming and lifestyles.
- A-3. Protect agricultural lands and activities from conflicting non-farm uses and influences.
- A-4. Douglas County will encourage continued agricultural activities within areas designated as agricultural and preserve right-to-farm policies as set forth by the County. Ensure that public policies minimize disruption of agricultural activity.
- A-5. Encourage the use of agricultural value assessment, open space designations, and/or other tax benefits that help retain the economic viability of farming practices.

- A-6. Designate "commercially significant agricultural resource lands" based on the U.S. Soil Conservation Service classification for farmland soils, identified lands of statewide importance, and other guidelines.
- A-7. Preserve agricultural tracts that are adequate in size, in relation to the particular activity, to maintain the economic viability of farming operations.
- A-8. In the event of a conflict between residential uses and the normal agricultural activities of a preexisting agricultural use, County support will be in favor of the agricultural use.
- A-9. Encourage farm-based businesses as an accessory use in agriculturally designated areas. A farm-based business is an on-farm enterprise devoted to the direct marketing of unprocessed and/or value-added agricultural products that are produced, processed and sold on-site as the primary activity. Farm based businesses are intended to supplement farm income and may include other limited secondary services and/or retail activity.
- A-10. Facilitate resource-based economic activities throughout Douglas County in areas that have poor soils, or are not otherwise suitable for agriculture and that minimize conflicts with agriculture and adjacent agricultural resource lands.
- A-11. Encourage the location and siting of agricultural support activities, such as commercial granaries, storage buildings, packing sheds and chemical fertilizer operations, within agricultural areas, rural service centers and resource industrial areas.
- A-12. Clustering of residential development will be allowed in areas designated agriculture. This will provide for an innovative land division technique that allows development to occupy that portion of an area that is most conducive to development while providing the opportunity to protect resource lands, rural character and critical areas consistent with the provisions of the Growth Management Act and the goals and policies of the comprehensive plan.

Cluster divisions will be processed as either a subdivision or a short subdivision in accordance with the established procedures for those land divisions under RCW Chapter 58.17 and Title 17 of the Douglas County Code and in conformance with other applicable standards of the Douglas County Code.

Cluster divisions create two types of lots:

- a. Individual lots that meet minimum dimensional standards, and
- b. The reserve lot that is the portion of a proposed cluster division that is intended for one or a combination of the following uses: critical area, agriculture, forestry, open space, historic/cultural area, undeveloped area, recreation, and/or other similar use. The reserve lot is included as a lot for the purpose of determining the applicable land division process in accordance with RCW Chapter 58.17. Lots created by a cluster division may be further divided not more frequently than five (5) years from the date of final plat approval. Statements disclosing the proximity of resource land activities will be required to be recorded on deeds of record if applicable.

The following standards will be incorporated into development regulations that implement cluster divisions:

- a. The maximum density permitted for cluster divisions will be the same as specified for the zoning district.
- b. Reserve lots shall be at least equal in size to seventy (70) percent of the original parcel of record for the cluster division.
- c. The reserve lot shall be contiguous unless no other reasonable alternative exists.
- d. Appropriate separation between individual lots and adjacent resource operations will be necessary where a reserve lot does not provide a buffer.
- e. A management plan will be required for the reserve lot.
- f. Structures/buildings will not be allowed within reserve lots except as described in the management plan and necessary for associated recreational uses, historic buildings, public facilities or agricultural accessory structures essential to an agricultural use.
- g. Residential density shall not be transferable from rural to irrigated agriculturally designated lands. Residential density within irrigated agriculturally designated lands is encouraged to be located within rural land use designations of a development.

A-13 The intent of clustered land development is to provide limited opportunities for development at non urban densities. These developments shall not be used as justification for reclassification to higher density land use designations.

A-14 Allow for the clustering of existing lots through the exempt parcel transfer process and establish a limited lot segregation process for use in circumstances where the construction of a residence will not affect neighboring agricultural operations.

A-15 Farm practices will be consistent with best management practices for the industry.

A-16 Agricultural lands considered for acquisition for public, recreational, scenic and/or park purposes, or for wildlife habitat, will first be evaluated for their impact on commercial agricultural and socioeconomic structure of the immediate area, and of the County as a whole.

A-17 Consider use of the National Resource Conservation Service's Land Evaluation and Site Assessment (LESA) system to aide in evaluating the appropriateness of changes in land use from agricultural to non-agricultural (e.g. when siting a cluster development or MPR).

A-18 Encourage the control of noxious weeds in all affected areas of construction and development projects.

~~A-19—Agricultural lands of long-term commercial significance may be considered for de-designation and inclusion into an urban growth boundary only upon demonstration that no other options exist, consistent with WAC 365-196-310.~~

**5.2.45.2.5 Implementation:**

Land classified as agricultural lands of long-term commercial significance consider many factors including the growing capacity, productivity and soil composition; predominant parcel size, adjacent land uses and land use compatibility. Agricultural lands are classified in the following two categories on the Land Use Map:

Dryland Agricultural - lands used primarily for grain, feed, crop production livestock raising, livestock grazing; and lands in conservation programs (i.e. CRP, CREP) programs. The majority of this land is found on the plateau areas of the County. The density of the district is one unit per twenty acres, with a minimum lot size of twenty acres, except as otherwise noted in this document for clustering and agricultural support activities.

Irrigated Agricultural - irrigated lands used for the production of hard and soft fruit products, as well as forage and grain crops such as hay, grass, silage, etc. The majority of these lands are located adjacent to the Columbia River and Moses Coulee areas.

Commercial Agriculture – 5 The purpose of this designation is to protect lands that meet the criteria for agricultural lands of long term commercial significance and to protect the primary use of the land as agriculture and agricultural related activities. Areas of this designation are often located adjacent to urban growth areas or existing development of higher densities and is intended as a buffer area between commercial agricultural areas and developing areas. The density of the district is one unit per five acres, with a minimum lot size of five acres, except as otherwise noted in this document for clustering and for agricultural support activities.

Commercial Agriculture – 10 The purpose of this designation is to protect lands that meet the criteria for agricultural lands of long term commercial significance and to protect the primary use of the land as agriculture and agricultural related activities. The density of the district is one unit per ten acres, with a minimum lot size of ten acres, except as otherwise noted in this document for clustering and for agricultural support activities.