



Klickitat County

Protecting Agriculture and Agricultural Lands in Klickitat County

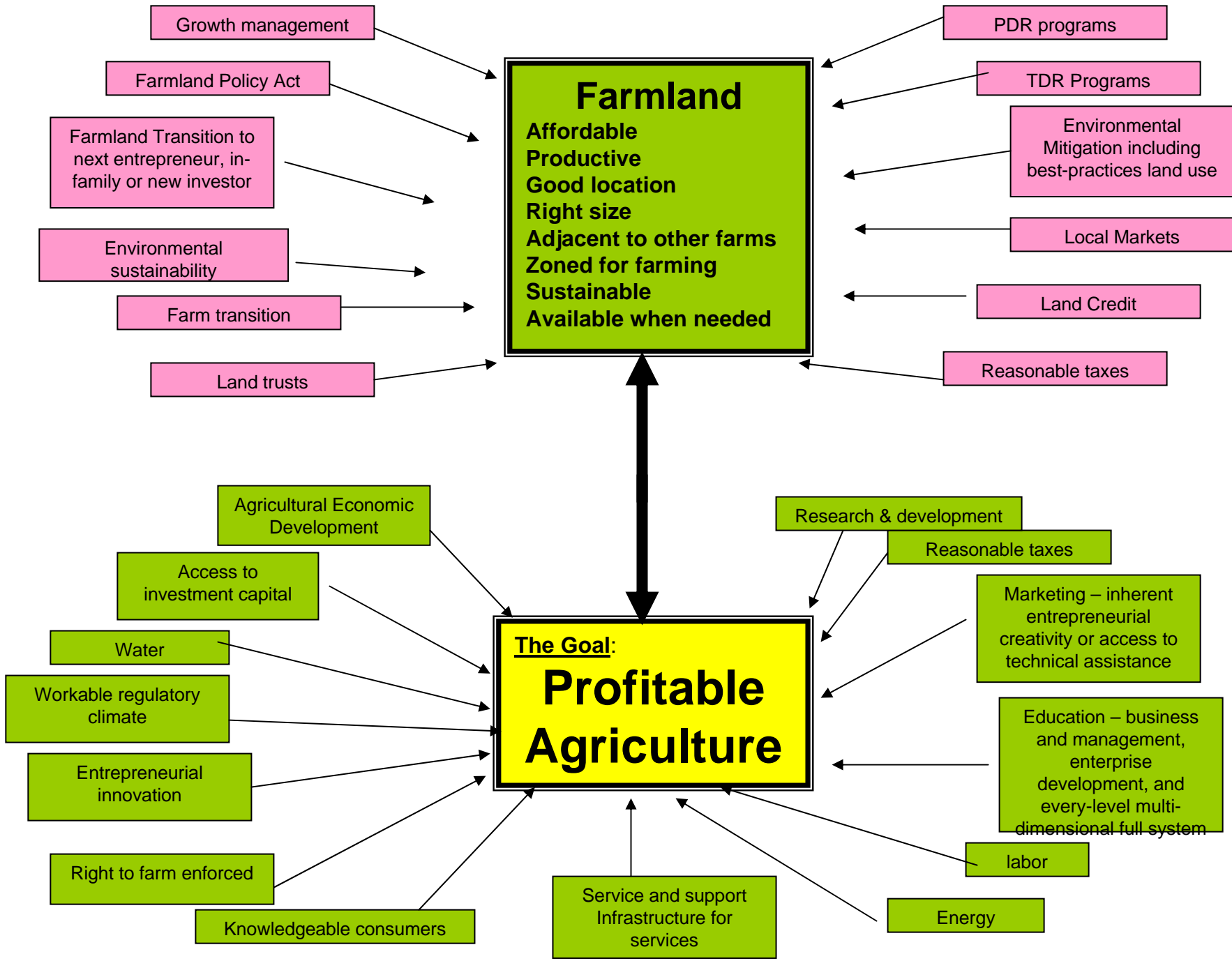
Don Stuart

**Pacific Northwest States Office
American Farmland Trust**

What are these meetings about?

- Concerns about the fragmentation of the agricultural land base in Klickitat County
- Concerns about the rising cost of agricultural land
- Increase in non-farm population – inconsistent uses
- Struggles of agricultural businesses to survive
- Importance of agriculture to the local economy
- Importance of agriculture to the local environment

What can be done to better support agriculture and to preserve agricultural lands in Klickitat County?



Zoning

- Large parcel zoning
- Identification of specific areas for agriculture
- Cluster zoning
- Etc. . . .

Purchase of Development Rights

- Voluntary program
- Purchase at market value (difference between Ag & Market value)
- Owner made whole – reinvests as needed
- Availability of State and Federal programs

Transfer of Development Rights

- Same result for landowner as purchase
- Must have a “receiving” area – depends on rigorous zoning (Pierce County Example)
- Could match State and Federal funds

Donated Agricultural Easements

- Define agricultural conservation easement
- Work with local land trusts
- Charitable contribution with tax deductions
- Expenses associated with transaction

Right to farm laws

- Common law nuisance claims
- Effect of inconsistent land uses
- Constitutional limits
- Some solutions:
 - Notification of buyers
 - Waiver by buyers

Local Market Demand and Economic Development

- Local markets supporting local lands
 - Green demand
 - Local connections
 - Local marketing
- Economic development
 - Planning for agriculture
 - Local community support

Current Use Taxation

- Describe program – not all farmers use
- Two impacts:
 - Reduce farmer expenses
 - Slow conversion to development
- Discretion with local Auditor
- Fiscal impact on local community
- Cost of Community Services

Environmental Sustainability

- Regulatory exposure
- Conservation incentives programs
- Conservation (ecosystem) markets
- Green markets

Assistance with farm transition

- Estate planning
- Farm business planning
- Farm-Link programs
 - Listings of farmers selling
 - Listings of interested buyers
 - Mentoring programs
 - Education programs

Credit for Land

- Rising land values and costs
- Effect of “business loan” principles
 - “Security loans” vs. “business loans”
- Federally guaranteed – effect on interest
- Impact of current economic crisis – less credit available

Limiting impacts of Government

- Need in Cattle industry
- Actions of public institutions
- Environmental mitigation on farmland
- Farmland Protection Policy legislation

Access to Public Lands

- Need in cattle industry
- Impact of recreational properties ringing public lands
- Coordinated Resource Management

Agricultural Districts

- Designated area for exclusive agriculture
- Voluntary entry
- Incentives offered can vary
- Requirements of landowners also may vary
- Hybrid possibilities

- What is your vision for agriculture and agricultural lands in Klickitat County 20 years from today?
- What barriers, problems, or issues seem likely to prevent that vision from happening?
- What actions could we, here, locally take today that would help make that vision a reality?

Contact information:



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