



WHATCOM COUNTY PLANNING COMMISSION

5280 Northwest Drive
Bellingham WA 98226

AGENDA January 25, 2024

The Whatcom County Planning Commission will hold a **hybrid** meeting at 6:30 p.m., with the option to attend remotely or in person at 5280 Northwest Drive, Bellingham.

- Call to Order
- Roll Call
- Flag Salute
- Department Update
- Open Session for Public Comment
- Commissioner Comments
- Approval of Minutes of: December 14th, 2023
- *Proposed amendments to WCC 20.40.150, Agriculture (AG) District, to allow propane sales, reload, storage, and distribution facilities in the Agriculture District as a conditional use under certain circumstances. Included in this proposal are amendments to Chapter 20.66 Light Impact Industrial (LII) District, 20.68 Heavy Impact Industrial (HII) District, and 20.68 Rural Industrial and Manufacturing (RIM) District to allow propane distribution.*
 - *Public Hearing and Work Session*
- Unfinished Business
- Adjournment

NOTE: For information on how to watch and participate in the meeting in real time, please visit the following web page: [Participate in Virtual Planning Commission Meeting](#)

Individuals who require special assistance to participate in the meetings are asked to contact "PDS_Planning_Commission@co.whatcom.wa.us" at least 96 hours in advance.

There are nine members on the Whatcom County Planning Commission. If you will be giving written information to the Commissioners, please give a copy to the Coordinator for our office files.

*For more information please contact Becky Boxx at (360)778-5944 or PDS_Planning_Commission@co.whatcom.wa.us
5280 Northwest Drive, Bellingham WA 98226*



**RECORD OF PROCEEDINGS OF THE
WHATCOM COUNTY PLANNING COMMISSION
December 14, 2023**

Public Hearing and Work Session

1

1 **Call to Order**

2 The meeting was called to order by Whatcom County Planning Commission Chair,
3 Kelvin Barton at 6:33 p.m.

4 **Roll Call**

5 **Present:** Kelvin Barton, Atul Deshmane, Jim Hansen, Stephen Jackson, Julie Jefferson,
6 Dominic Mocerri, Scott Van Dalen

7 **Absent:** Kimberly Lund, Daniel Dahlquist,

8 **Staff Present:** Steve Roberge, Lucas Clark, Rod Lamb, Dave Bramer, Kelly
9 Chamberlain, Becky Boxx, and Aileen Kogut-Aguon

10 **Department Update**

11 Steve Roberge, Assistant Director of Planning and Development Services (PDS)
12 provided an update on the Planning Commission Docket, the Whatcom County
13 Comprehensive Plan, and the upcoming February Business Meeting. The Planning
14 Commission Docket has been mostly addressed by Planning Commission; nearly all
15 items have been touched on during the year or will be included in the Comprehensive
16 Plan. A new item was recently added by the Agriculture Advisory Committee which will
17 be presented to Planning Commission in January. Mr. Roberge continued with
18 explanation that the County's many advisory committees will be providing analysis and
19 details to the Commission throughout the year so most of the work for the Commission
20 will come through near the end of 2024 or beginning of 2025. Additionally, there is a
21 business meeting in February to elect officers and discuss business rules.

22 **Open Session Public Comment**

23 **Timestamp: 0:15**

24 Dave Widner provided comment regarding the 2025 Comprehensive Plan and
25 recommending expansion of the UGA North of Sunset Avenue. Mr. Widner suggested
26 there may be desirable commercial growth available in this area.

27 **Approval of Meeting Minutes**

28 **Timestamp: 0:19**

29 **1 Commissioner Van Dalen moved** to approve the meeting minutes from October
30 12, 2023.

31 **Commissioner Mocerri seconded.**

32 **Roll Call Vote: Ayes - Barton, Deshmane, Hansen, Mocerri, Van Dalen Abstain -**
33 **Jackson, Jefferson; (Ayes-5; Nays-0; Abstain-2). The motion carried.**

34 **Comprehensive Parks Recreation and Open Space (CPROS) Plan**

35 **Timestamp: 0:21**

36 Lucas Clark, Whatcom County Planning and Development Services Long Range
37 Planner, provided public notice details regarding the Determination of Non-Significance
38 distributed for the CPROS Plan.



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1 Whatcom County Parks Design Development Manager, Rod Lamb, provided a
2 presentation on the details of the CPROS Plan. The CPROS Plan is a requirement of the
3 State Recreation and Conservation Office in order for Whatcom County to be eligible
4 for certain grants. The Plan works on a six-year time frame and must be kept up to
5 date and relevant for the Recreation and Conservation Office; the Plan identifies
6 objectives, inventories existing facilities, includes public engagement, analyzes public
7 demand, and provides for a Capital Improvement Program which lists specific projects
8 to help achieve the goals and objectives of the Plan
9 Plan accomplishments include approximately \$1.3 billion in grant funding, a recreation
10 easement at the Lummi Island Aiston Preserve, miles of recreational trail development,
11 replacement of two playgrounds, and development and improvement of multiple
12 specific facilities.

13 Mr. Lamb continued that the CPROS Plan takes inventory of facilities and performs a
14 Demand and Need Analysis in order to determine how to provide adequate recreational
15 facilities for the needs of the County. Recommendations within the Plan are framed as
16 either system-wide; applicable to all facilities, or site-specific. The Plan then identifies
17 potential funding sources that will allow the Department to complete the projects laid
18 out in the Plan. Funding sources may include partnerships with community
19 organizations, recreational groups, volunteers, etc., in addition to traditional sources
20 such as the general fund, taxes, donations, endowments, and grants.

21 Mr. Lamb concluded by requested that Planning Commission recommend approval to
22 Whatcom County Council. In which case, a hearing would then be scheduled with
23 Whatcom County Council for the Parks Department to present the CPROS Plan for
24 Council adoption. Once adopted, the Parks Department will submit the Plan to the
25 Recreation and Conservation Office for certification; this would likely happen in mid-
26 February.

27 **a) CPROS Commissioner Questions**

28 Commissioner Hansen asked about progress on the projects at Nessel Farm and
29 Galbraith Farm Park; has progress been blocked by an adjacent land owner? What is
30 the status of access?

31 Mr. Lamb responded, clarifying the whole complex is now called "South Fork Park" and
32 added that there was initially a tentative agreement with private land owners for
33 access, but later one owner decided not to grant an easement so other options have
34 been considered by the Parks Department to provide recreational access to the
35 property; an additional property that will provide trailhead access was acquired nearby
36 very recently.

37 Commissioner Hansen asked what actions the Parks Department has taken regarding
38 security concerns at Lake Whatcom Park, and additionally, how does the Department
39 plan to increase parking availability without removing too many trees?

40 Mr. Lamb answered that the Department intends to do community outreach and
41 present a plan to the community in 2024 demonstrating how they will protect the most
42 significant trees in the area. Specifically, older growth and mature trees. In terms of
43 security, Mr. Lamb explained the Parks Department believes an expanded parking area
44 with more open visibility and higher traffic will deter crime on site.



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b) Public Hearing and Work Session Regarding CPROS

Timestamp: 0:57

Angela Anderson provided public comment requesting the County consider needs for indoor recreational facilities. Ms. Anderson specifically proposed a skating rink would be a benefit to the community due especially to the growing demand from multiple local and regional hockey organizations. Ms. Anderson hazarded that the County focuses much on outdoor recreation but indoor recreation is similarly important.

Katharine Bothel provided public comment asking if there can be an indoor recreation center to provide recreation for hockey players as well as other members of the community, providing that many outdoor activities available in Whatcom County may be prohibitively expensive but many people are interested in dropping in for occasional use of a pool, ice rink, or gym. Ms. Bothel noted that her organization hosted Whatcom County's first hockey tournament recently which included eight teams and their families traveling to Whatcom County for the weekend, and although there have been requests for another tournament, there is not enough available time at the ice rink.

Amy Cully provided public comment requesting additional indoor recreation in Whatcom County. Ms. Cully noted that her daughter is the only girl on her team and although there have been efforts to launch a local girls' hockey team, there is not enough time available at the ice rink.

Brad Kilmer provided public comment mentioning that people of all ages share an interest in an indoor recreation center. People of all ages skate on the ice during open hours, the indoor fields are used for lacrosse and ultimate frisbee. There are opportunities for an older population to participate with their younger family members in these kinds of facilities. Mr. Kilmer specified that the Port of Bellingham has specifically highlighted a property near the Bellingham Airport where an ice rink would be appropriate and that the Port would be cooperative to development, but the hockey organizations can not afford to build a new facility themselves.

Rosemary Vanbeek provided public comment indicating her concern about the taxes being raised for construction of additional trails in the parks. Ms. Vanbeek suggested the County look into grants and alternate funding sources instead of increasing taxes to pay for additional trails.

CPROS Work Session

Timestamp 1:13

Commissioner Deshmane asked staff if Whatcom County has considered the type of indoor recreational facilities highlighted by the public speakers.

Rod Lamb responded that staff had reviewed the current Whatcom County Comprehensive Plan for mention of indoor facilities; the Plan specifies looking for opportunities for partnership, but specifically denoting aquatic facilities. Mr. Lamb mentioned past outreach by the Parks Department has focused on outdoor facilities, but recent surveys have seen an increase in mentions of a skating facility from the public. He noted that those public comments are included in the CPROS Plan appendices and thus will be provided to County leadership.



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1 Commissioner Barton asked Mr. Lamb if there is a future directive for a new indoor
2 facility; should this be part of the County's long-term goals?

3 Mr. Lamb responded it is not a recommendation in the CPROS Plan, but the current
4 Whatcom County Comprehensive Plan specifically instructs partnering when possible;
5 the County is not set up to manage those kinds of facilities with its own staff so a
6 partnership would be necessary.

7 Commissioner Barton asked if it is possible to add language to the CPROS Plan that the
8 Parks Department will consider adding indoor recreation.

9 Mr. Lamb responded the CPROS Plan may not be the appropriate place to recommend
10 these types of facilities, but it can acknowledge the increased demand and the
11 Department can modify the initial body of text before going to County Council. More
12 analysis would be needed to make a recommendation for a specific location and type
13 of facility.

14 Commissioner Deshmane noted that many public comments have been received about
15 Disc Golf, and asked staff to respond

16 Rod Lamb explained that discussions took place with a Disc Golf user group a few
17 years ago; they explored what types of facilities could be compatible, two or three in
18 Whatcom County could be appropriate, but The Parks Department requires a formal
19 proposal to evaluate and no formal proposal from a user group has been submitted.

20 Commissioner Deshmane noted that the currently commenting members of public may
21 not be aware of the discussions from years past and recommended that staff reach out
22 to inform them of the best path forward.

23 **Timestamp: 1:30**

24 **2Commissioner Barton moved** to note parks will add line – parks will evaluate
25 opportunities for indoor recreation facilities

26 **Commissioner Jackson seconded.**

27 Commissioner Mocerri asked where in the packet such a statement would be included.
28 Rod Lamb responded it would be placed in the public outreach section of the Need and
29 Demand Analysis

30 **Roll Call Vote: Ayes-Barton, Deshmane, Hansen, Jackson, Jefferson, Mocerri,**
31 **Van Dalen; (Ayes-7; Nays-0; Abstain-0). The motion carried.**

32 **Timestamp: 1:35**

33 Commissioner Deshmane provided that there has also been public comment regarding
34 the Plantation Rifle Range and argued that it is a public safety need to provide a safe
35 space for firearm owners, and that there is no such public facility since the Plantation
36 Rifle Range closure. Commissioner Deshmane asked staff if there is an urgency to
37 open a public facility.

38 Mr. Lamb responded the Plantation Rifle Range is indeed a public facility but is not
39 currently open while it undergoes intensive renovations and completion of an indoor
40 range. Parks Operations Manager Chris Thompson is the lead on the effort to address



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- 1 multiple issues including hazardous materials on site. Parks is working with the
2 Department of Ecology for a cleanup plan so the Plantation Rifle Range will remain
3 closed for approximately a year. Mr. Lamb continued that the Parks Department shares
4 the community's concern over the closure.
- 5 Commissioner Deshmane asked staff for details regarding the SEPA Determination of
6 Non-Significance issued regarding the CPROS Plan. Specifically, Commissioner
7 Deshmane noted he is skeptical that there are no impacts to Critical Areas.
- 8 Steve Roberge responded that SEPA, being one of the first environmental laws in
9 Washington State, predates the Critical Areas Ordinance and other existing
10 regulations. Such existing regulations address the potential impacts that would also be
11 captured by SEPA, so SEPA processes consider them "addressed." SEPA is intended to
12 catch unregulated impacts. Additionally, the CPROS Plan is a "Non-Project" action and
13 any on-the-ground Project actions will still require further review.
- 14 Commissioner Deshmane noted that it may be appropriate to include a statement
15 indicating additional environmental review will be required. Commissioner Deshmane
16 asked staff to clarify on the impact of Critical Areas on the CPROS Plan.
- 17 Mr. Lamb explained there is a dedicated section of the CPROS Plan on preserves and
18 natural areas that have specific goals and associated objectives to protect habitat and
19 sensitive areas.
- 20 Commissioner Deshmane noted that there was much public discussion last summer
21 concerning "Tubing," and that the CPROS Plan does not include language about
22 education for the general public. Public concern about the restrictions on tubing could
23 be alleviated with education on the reasons behind the restriction. Additionally,
24 Commissioner Deshmane asked staff if they have considered that it may be
25 appropriate to include more information the CPROS plan regarding protecting
26 ecosystem function including a focus on habitat protection and critical areas continuity.
- 27 Rod Lamb responded the forest lands adjacent to Lake Whatcom Park were acquired
28 expressly to protect water quality. A recreation plan for passive recreation with an
29 intention to accelerate old growth, protect the water quality of the lake, and protect a
30 sensitive habitat.
- 31 Steve Roberge added that the Wildlife Advisory Committee has also been looking
32 specifically at critical areas corridors in Whatcom County.
- 33 **Timestamp: 1:52**
- 34 **3Commissioner Deshmane moved** to adopt with revision to Findings of Fact Section
35 **6: Item 2 of the staff report; "DNS was issued for Non-Project action"**
- 36 Commissioner Mocerri commented, a separate footnote on this DNS seems to indicate
37 that this proposal is outside the regular purview of DNS statements that have been
38 reviewed in the past.
- 39 **Timestamp: 1:56**
- 40 **4Commissioner Deshmane amended his motion, to adopt a disclaimer: Item 2 will**
41 **read "A Determination of Non-Significance was issued for a non-project action under**



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1 *the state environmental policy act on November 22, 2023. No comments have been*
2 *received to date"*

3 **Commissioner Jackson seconded.**

4 **Roll Call Vote: Ayes- Deshmane, Jackson, Jefferson, Van Dalen; Abstain-**
5 **Hansen, Mocerri, Barton (Ayes-4; Nays-0; Abstain-3). The motion fails.**

6 **Timestamp: 2:00**

7 **5Commissioner Deshmane moved** to approve proposed revised plan as amended

8 **Commissioner Jackson seconded.**

9 **Roll Call Vote: Ayes-Barton, Deshmane, Hansen, Jackson, Jefferson, Mocerri,**
10 **Van Dalen; (Ayes-7; Nays-0; Abstain-0). The motion carried.**

11 **Forest Resilience Task Force**

12 Commissioner Deshmane nominated Commissioner Hansen for the position on the
13 Forest Resilience Task Force.

14 Commissioner Hansen accepted the nomination and noted his 25 years of experience
15 in forestry contracting and restoration forestry.

16 Commissioner Barton stated that Hansen is appointed as representative to Forest
17 Resilience Task Force

18 **Timestamp: 2:04**

19 **Adjournment**

20 **Timestamp: 2:05**

21 The meeting was adjourned at 8:38p.m.

22 Minutes prepared by Kelly Chamberlain

23 WHATCOM COUNTY PLANNING COMMISSION ATTEST:

24 _____
25 Kelvin Barton, Chair

Kelly Chamberlain, Secretary

26

Whatcom County Planning & Development Services Staff Report

Proposed Amendment to WCC 20.40.150 (Agriculture District) to allow Propane Distribution in Agriculture as a Conditional Use

I. File Information

File # PLN2023-00007

File Name: Propane sales, reload, storage, and distribution facility in Agriculture District (AG)

Applicant: Whatcom County Planning and Development Services (PDS)

Summary of Request: Proposed amendments to WCC 20.40.150, Agriculture (AG) District, to allow propane sales, reload, storage, and distribution facilities in the Agriculture District as a conditional use under certain circumstances. Included in this proposal are amendments to Chapter 20.66 Light Impact Industrial (LII) District, 20.68 Heavy Impact Industrial (HII) District, and 20.68 Rural Industrial and Manufacturing (RIM) District to allow propane distribution.

Location: Countywide

Recommendation: Planning and Development Services recommends that the Planning Commission forward the proposed amendments to the County Council with a recommendation of approval.

II. Background

On August 1st, 2023, a pre-application meeting was held to consider several existing permitted services and several new services at 5996 Lawrence Road, Deming. The site is zoned AG and has been used for feed storage, transport, and loading under conditional use permits since the 1970's. During the pre-application process, it was proposed to continue the previous uses and add a propane distribution facility. It was determined that propane sales would not be permissible in the Agriculture district, pursuant to WCC 20.40.162(1)(c) that states sales of a commodity in the Agriculture district must be "... limited to directly serving agricultural operators..." and the proposal was to include retail and wholesale sales.

On October 10th, 2023, the County Council approved Resolution AB2023-668, amending Resolution 2023-005 to docket a code amendment to:

"Amend Whatcom County Code 20.40.150, Agriculture (AG) District, to allow propane reload, storage, and distribution facilities in the Agriculture Zone as a conditional use under certain circumstances."

On December 13th, 2023, the Agricultural Committee deliberated the proposal. There was a discussion and hesitation by some of allowing any new uses in Ag zoning and the possibility of other uses in the future. The main concern was any new allowed use and the conversion of any Ag land to a use that was non-Ag. It was stated that the proposed code confines the use of propane to minimal impacts, and the conditional use permitting process will further limit the proposed use. The Ag Committee forwarded it to the Planning Commission with three votes in favor of forwarding the proposal and two against it.

III. Code Amendment

The proposal is to conditionally allow sales, reload, storage and distribution of propane in the Agriculture District. Currently, WCC 20.40.162 only allows commercial operations “that directly provide agricultural goods or services to farmers.” The proposal would allow propane to be retailed and wholesaled to the general public.

As proposed in Exhibit A, the amendment would minimize the conversion of productive agricultural land to non-agricultural, as the conditional proposal requires the use to be located in existing structures to the extent practical. Allowing propane sales in AG-zoned parcels could increase propane distribution range. In the Ag zone, the proposal must meet the conditional use criteria in WCC 22.05.026 and the specific criteria in the proposed amendment.

Currently, WCC does not provide for propane sales, reload, storage, and distribution as a permitted or conditional use in any zoning district. Allowing it as a conditional use in AG could lead to an interpretation that would preclude it in other districts. Included in this proposal are amendments to Chapter 20.66 Light Impact Industrial (LII) District, 20.68 Heavy Impact Industrial (HII) District, and 20.68 Rural Industrial and Manufacturing (RIM) District to allow propane distribution facilities and remain consistent with past interpretations of allowed uses in those zones.

When the Council approved Resolution AB2023-668, they included a draft ordinance. The Council's draft ordinance is included in Exhibit B. The recommended draft code language is included in Exhibit A.

IV. Policy Evaluation

Comprehensive Plan Consistency

The proposed amendment is consistent with the Comprehensive Plan’s Goals as follows:

Goal 8A: Conserve and enhance Whatcom County's agricultural land base for food and fiber production.

Policy 8A-5: Discourage conversion of productive agricultural land to incompatible non-agricultural uses.

***Analysis:** As proposed, the code would minimize the conversion of land with long-term commercial significance for agriculture. It would limit the permitting of propane sales, reload, storage, and distribution facilities in the Agriculture Zone to sites that have existing structures that could house such a use, of which there aren’t many. This would limit the total number of parcels possible for conversion. It would focus development on parcels with existing infrastructure compatible with propane storage and sales.*

Policy 8A-10: The Agricultural Advisory Committee shall advise the Whatcom County Executive and Council on agricultural issues and agricultural land use. Whatcom County shall support the Agricultural Advisory Committee with staff and other resources and shall recognize the AAC’s input with regard to agricultural resource lands.

Policy 8C-2: Involve those who actually are engaged in agricultural activities, and give high regard to their opinions in the County’s decision-making during the planning process. Use groups working

effectively with the agricultural community to help preserve and/or create a sustainable economic agricultural base.

Analysis: The proposal was brought before the Agricultural Advisory Committee, which voted to forward to the Planning Commission with a recommendation of approval.

V. Proposed Findings of Fact and Reason for Action

It is recommended the Planning Commission recommends the following findings of fact and reasons to the County Council for action:

1. Council amended Resolution 2023-005 to docket an additional Comprehensive Plan/zoning amendment, "Amend Whatcom County Code 20.40.150, Agriculture (AG) District, to allow propane reload, storage, and distribution facilities in the Agriculture Zone as a conditional use under certain circumstances," as there was interest in modifying the regulations to allow commercial and retail propane sales in Ag.
2. There is not a specific propane distribution facility use identified within Whatcom County code. The county has interpreted code to allow propane distribution facilities in Light Impact Industrial (LII) District, 20.68 Heavy Impact Industrial (HII) District, and 20.68 Rural Industrial and Manufacturing (RIM) District through a similar use determination.
3. A determination of non-significance (DNS) was issued under the State Environmental Policy Act (SEPA) on 11/22/23. No comments were received.
4. Notice of the subject amendment was submitted to the Washington State Department of Commerce on 12/4/23 for their 60-day review.
5. The Agricultural Committee reviewed the proposed amendment at a public meeting on December 13th, 2023, and recommended the Planning Commission forward the proposed amendment to the County Council with a recommendation of approval.

VI. Proposed Conclusion

1. The amendments are in the public interest.
2. The amendments will support Agriculture and Agriculture related activities.

VII. Recommendation

Planning and Development Services recommends that the Planning Commission forward the proposed amendments to the County Council with a recommendation of approval.

VIII. Attachments

1. Exhibit A – Proposed Code Amendments
2. Exhibit B – Original Proposed Code Amendment from Resolution AB2023-668

EXHIBIT A

Chapter 20.40 AGRICULTURE (AG) DISTRICT

20.40.150 Conditional uses.

(...)

.198 Propane retail, reload, storage, and distribution facilities, provided all of the following criteria are met:

- (1) The use shall not result in the conversion of Agricultural Lands of Long-Term Commercial Significance or land in active agricultural use.
- (2) The use shall be located, designed, and operated so as not to interfere with the overall agricultural character of the area.
- (3) The facility's size, scale, and character shall be compatible with the agricultural/rural character of the surrounding area.
- (4) To the extent practicable, a facility shall only be permitted within existing buildings and on hard surfaces, although said buildings may be improved as permitted by applicable codes.
- (5) The use shall only be allowed to expand into pervious surfaces when said expansion will have minimal impact on the agricultural land base and any current agricultural use.
- (6) The proposal will not preclude the property's present or future agricultural uses or substantially detract from on-site agricultural production.
- (7) The proposal will not preclude the property's present and future agricultural uses or substantially detract from on-site agricultural production in the area.
- (8) The proposal will not adversely impact or interfere with accepted farm practices on adjacent or nearby agricultural operations.

Chapter 20.66 LIGHT IMPACT INDUSTRIAL (LII) DISTRICT

20.66.050 Permitted uses.

(...)

.097 Propane distribution facilities.

Chapter 20.68
HEAVY IMPACT INDUSTRIAL (HII) DISTRICT

20.68.050 Permitted uses.

(...)

.110 Propane distribution facilities.

Chapter 20.69
RURAL INDUSTRIAL AND MANUFACTURING (RIM) DISTRICT

20.69.050 Permitted uses.

(...)

.056 Propane distribution facilities.

EXHIBIT B

Chapter 20.40 AGRICULTURE (AG) DISTRICT

20.40.150 Conditional uses.

(...)

.198 Propane reload, storage, and distribution facilities, provided all of the following criteria are met:

- (1) The use shall not result in the conversion of Agricultural Lands of Long-Term Commercial Significance or land in active agricultural use.
- (2) The use shall be located, designed, and operated so as not to interfere with the overall agricultural character of the area.
- (3) The facility's size, scale, and character shall be compatible with the agricultural/rural character of the surrounding area.
- (4) To the extent practicable, a facility shall only be permitted within existing buildings and on impervious surfaces, although said buildings may be improved as permitted by applicable codes.
- (5) The use shall only be allowed to expand into pervious surfaces when said expansion will have minimal impact on the agricultural land base and any current agricultural use.
- (6) The applicant shall provide proof that any new permanent structures and soil alterations are generally located on predominantly nonagricultural soils or on the least productive portion of the property.
- (7) The proposal will not preclude the property's present and future agricultural uses or substantially detract from on-site agricultural production in the area.
- (8) The proposal will not adversely impact or interfere with accepted farm practices on adjacent or nearby agricultural operations, given the type of agriculture in the area and its relative susceptibility to nuisance complaints due to accepted farm operations and management practices.