

Advantages and Disadvantages of Proposed New Agricultural Uses: A Conversation-Starter

<u>Proposed Use</u>	<u>Advantages</u>	<u>Disadvantages</u>	<u>Ideas on Potential Conditions</u>
Farm Stay/Short-term Rental (Existing Building)	<ul style="list-style-type: none"> ▪ Provides lodging and farming experience ▪ Use will occur within an existing building ▪ Provides farmers additional revenue (diversification opportunity) ▪ Regulated (e.g., hours of operation) ▪ Revenue generated stays within CCC ▪ Could be done in a way that is quiet – not a party place ▪ Keeps people off road after wine tasting ▪ Develops an image for CCC ▪ Promotes appreciation for the value of farming and beauty of the area ▪ Transient Occupancy Tax revenue 	<ul style="list-style-type: none"> ▪ Pesticide spray drift (may hinder neighbors right-to-farm; additional expense for Ag Dept.) ▪ Availability of sanitary and water services ▪ Constraints on roads and other rural infrastructure ▪ Other potential impacts on neighbors (noise, parking, traffic, groundwater/septic overburden, live next to guests rather than neighbors) 	<ul style="list-style-type: none"> ▪ County is working on news regs. Limited, part-time use may have a relatively simple permitting process. <u>The below relates to more extensive use:</u> ▪ Verifiable farming demonstrating ongoing agricultural use of the property (may be challenging to implement) ▪ Consider a minimum parcel size. ▪ Consider setting a numeric limit on establishments. ▪ Consider buffer/easement to avoid over-concentrations ▪ Consider septic options/alternatives ▪ Limit the number of guests at a given time ▪ Conditions could be tailored to avoid growth inducement and prevent urban uses outside of Urban Limit Line
Farm Stay/Short-term Rental (New Building)	<ul style="list-style-type: none"> ▪ Similar to above. A new facility could have greater market appeal and careful siting may reduce neighbor impacts. 	<ul style="list-style-type: none"> ▪ Similar to above. ▪ Adds to the developed footprint of agricultural areas and reduces available agricultural land. ▪ Possible to increase real estate speculation which could influence the economics of buying land to farm. 	<ul style="list-style-type: none"> ▪ See above ▪ Consider some kind of offset requirement (e.g. mitigate ag conversion through ag protection measure)
Camping (Yurts, Trailers, Tents)	<ul style="list-style-type: none"> ▪ Similar to above, but perhaps with less land conversion. ▪ Provides a very unique experience 	<ul style="list-style-type: none"> ▪ Similar to above ▪ Potentially different types of impacts on neighbors (could be unsightly if not done well, could be noisier, could change neighborhood character more, etc.) 	<ul style="list-style-type: none"> ▪ See above ▪ Also, consider conditions on location, construction manner, duration, seasonal removal, etc etc.

<u>Proposed Use</u>	<u>Advantages</u>	<u>Disadvantages</u>	<u>Ideas on Potential Conditions</u>
Farm Tours	<ul style="list-style-type: none"> ▪ Provides a unique experience ▪ CCC becomes a destination ▪ Promotes local farms ▪ Provides educational experiences related to farming ▪ Additional source of income for farmers 	<ul style="list-style-type: none"> ▪ Spray drift (expense for ag dept. and may hinder neighbors right-to-farm) ▪ Traffic/congestion 	
Equestrian, bike trail connecting farms	<ul style="list-style-type: none"> ▪ Provides a unique experience ▪ CCC becomes a destination 	<ul style="list-style-type: none"> ▪ Neighbor impacts / privacy 	
Farm Dinners	<ul style="list-style-type: none"> ▪ Connects residents directly to where their food comes from and who grows it ▪ Promotes local ag products ▪ Provides a place to eat while visiting the area ▪ Use will occur within an existing building 	<ul style="list-style-type: none"> ▪ See above for short term rental 	<ul style="list-style-type: none"> ▪ See above for short term rental
Farm-to-Table (e.g. a special type of Dine-in or Take-out Restaurant)	<ul style="list-style-type: none"> ▪ 	<ul style="list-style-type: none"> ▪ 	<ul style="list-style-type: none"> ▪