

STRATEGY WORKSHEET

What is the issue being addressed here?

Taxes & Land Use –

1. Too Expensive to produce here (tax disincentives & regulations)
 - Tax exemptions/reduction for agriculture land getting through
 - Ag use 50% use, different classes of use
 - Find ways of eliminating disincentives of operating ag land
 - Ag use does not exclude building or equipment
 - Home is zoned at higher rate based on ag buildings
 - Present tax is both residential and commercial
 - Tax system imposes such a high rate it cannot be recouped
 - Taxes on buildings is extremely higher than on land
 - Looking for change in agricultural taxation vs residential/commercial
 - Programs in place need to be audited for effectiveness—70's regulations protect environmental but work against ag.
 - Tax regulations are complex and confusing.
 - Set backs
 - should be considered ag land and not be taxed as present
 - should be reimbursed if taken out of production (don't want to have it taken out of production but if it is, farmer should be reimbursed and not taxed.)
 - want the environmental protections not to take the land out of production
 - Zoning – ag production districts & rural land use
 - 25-35 category is too big for the traditional family farm but can't raise cattle or horses
 - Being bought for large homes
 - 5-10 parcels would allow land for production and can have small numbers of livestock/horses
 - May kill commercial ag if that is done
 - Local livestock sales have decreased considerably

Why is improving this situation important to agricultural economic development in the area?

Look at how to best use the city to promote ag on the plateau? Expense and regulations. Too expensive to produce here. Need support of City Council and Mayor.

- **Ag economic education program needed here (expand the knowledge of the problem). This will drive regulatory change by the county.**
- **Sponsor another summit to expand knowledge—land assessment, public rating program, land use/preservation program. Consider annex the ag land without the infra structure needs or re-zone. Cascade Land Conservatory group should be contacted to assist with adapting their education to ag land—they are currently trying to accomplish the same thing but with different emphasis—already have partnered with EFRA here.**

Strategy: City host a forum that includes:

- **Vision of Food & Fiber for 40 years**
- **Education on ag economics and value**

- Partnering with other Counties
- Identify regulatory programs that need change
- Land preserved for farming stays in farming and not allowed to be developed

What is the overall goal of the recommended strategy?

Briefly describe the strategy. Since there may be a series of steps to implement it, please note here the recommended order.

Describe how the Expo Center might assist.

What exists now that might be a barrier to implementing this strategy?

What trade-offs are anticipated if this strategy is implemented?

Name a feasible timeline for implementing this strategy, including benchmarks along the way.

Year 1:

Year 2:

Estimated costs to accomplish.

Describe the other resources necessary to implement the strategy (personnel, in-kind, volunteers, etc.).

List any potential sources of funding to help implement the strategy.

Name of group members who worked on this strategy.

Janet Baker, Claire Davis, Rich Elfers, Bob Draewal, Gary Hanson, Wade Bennett, David Fallon, Kathy Thomasson, Joelyn Higgins, Steve Hammond, Bryan Murray, Clare Flanagan, Greta Cooke, Gretchen McCallum, Josh Monayhan, Patti Lewis-Erwin, Liz Reynolds

(The sections below the line could be completed for the highest priority strategies at a later time.)

What agency, group, or individual does the group recommend to take the lead to implement this strategy?

What other agencies, groups, or individuals should be involved?

What exists now to help implement this strategy?

What relationships might need to be established or enhanced to implement this strategy?

Describe any other related issues important to this effort.