

No. 80395-1

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SUPREME COURT
STATE OF WASHINGTON
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**THE SUPREME COURT
OF THE STATE OF WASHINGTON**

CITY OF ARLINGTON, DWAYNE LANE, & SNOHOMISH COUNTY,

Respondents,

v.

CENTRAL PUGET SOUND GROWTH MANAGEMENT HEARINGS
BOARD, STATE OF WASHINGTON;

RECEIVED
SUPREME COURT
STATE OF WASHINGTON
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Respondent,

and

1000 FRIENDS OF WASHINGTON aka FUTUREWISE;
STILLAGUAMISH FLOOD CONTROL DISTRICT; PILCHUCK
AUDUBON SOCIETY; THE DIRECTOR OF THE STATE OF
WASHINGTON DEPARTMENT OF COMMUNITY, TRADE, AND
ECONOMIC DEVELOPMENT; & AGRICULTURE FOR
TOMORROW,

Appellants.

***AMICUS CURIAE BRIEF OF THE
WESTERN WASHINGTON AGRICULTURAL ASSOCIATION***

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ORIGINAL

Table of Contents

<u>Section</u>	<u>Page</u>
<i>Table of Authorities</i>	<i>ii</i>
1. Introduction	1
2. Identity and Interest of Amicus	1
3. Statement of the Case	3
4. Argument	3
4.1. The agricultural industry is an important part of the state’s economy and Snohomish County agriculture contributes significantly to the economic benefits of the agricultural industry	3
4.2. The GMA’s measures to conserve agricultural lands and to protect agriculture from incompatible uses are a necessary response to the loss of agricultural land and its adverse impacts on working farms and ranches	6
4.2.1. The conversion of agriculture land removes that land from the agricultural land base	7
4.2.2. The conversion of agriculture land allows incompatible uses which adversely affect nearby farmland	9
4.2.3. The conversion of agriculture land causes the “impermanence syndrome” which leads to the conversion of more farm land	11
4.2.4. The conversion of agriculture land reduces the critical mass necessary to maintain the businesses that support agriculture in an area	12
5. Conclusion	15
Appendix A: United States Department of Agriculture, National Agricultural Statistics Services, 2002 Census of Agriculture <i>County Profile: Snohomish, Washington</i>	
Appendix B: USDA/National Agricultural Statistics Service Washington Field Office, <i>2007 Washington Annual Agriculture Bulletin</i> cited excerpts	
Appendix C: USDA/National Agricultural Statistics Service Washington Field Office, <i>Agri-Facts</i> (May 2, 2008)	
Appendix D: Tom Daniels, <i>What to Do About Rural Sprawl?</i>	

Table of Authorities

<u>Authority</u>	<u>Page</u>
Cases	
<i>King County v. Central Puget Sound Growth Management Hearings Bd. (Soccer Fields)</i> , 142 Wn.2d 543, 14 P.3d 133 (2000).....	12, 14
<i>Lane v. Central Puget Sound Growth Management Hearings Bd.</i> , 2001 WL 244384 (Wash. App. Div. 1, March 12, 2001).....	7
<i>Redmond v. Central Puget Sound Growth Management Hearings Bd.</i> , 136 Wn.2d 38, 959 P.2d 1091 (1998)	6, 7
<i>State v. Nolan</i> , 141 Wn.2d 620, 8 P.3d 300 (2000).....	7
<i>State v. Nolan</i> , 98 Wn. App. 75, 988 P.2d 473 (1999).....	7
Other Authorities	
Jeanne S. White, <i>Beating Plowshares Into Townhomes: The Loss of Farmland and Strategies for Slowing Its Conversion to Nonagricultural Uses</i> , 28 ENVTL. L. 113 (1998)	8, 14
Richard L. Settle & Charles G. Gavigan, <i>The Growth Management Revolution in Washington: Past, Present, and Future</i> , 16 U. Puget Sound L. Rev. 867 (1993)	6
Regulations	
7 CFR § 657.....	9
Board Cases	
<i>City of Ellensburg, Williams, and Diefenbach v. Kittitas County</i> , EWGMHB Case No. 95-1-0009, Final Decision and Order (May 7, 1996).....	11, 12, 13
<i>Green Valley, et al. v. King County</i> , CPSGMHB Case No. 98-3-0008c, Final Decision and Order (July 29, 1998)	14
<i>Williams and Diefenbach v. Kittitas County</i> , EWGMHB Case No. 95-1-0009 Order of Noncompliance (November 6, 1998).....	13

1. Introduction

The Western Washington Agricultural Association was founded in 1944. Over the past 64 years, our association and our members have seen many changes in the agricultural industry. But there has always been one constant: we need land to grow the food, fiber, and the other agricultural products that our society and our world rely upon. Indeed, the food our members produce is essential for life.

In this era of dramatically increasing food costs (only a small part of which is passed on the farmer and rancher), food riots, and increased demands on our land to produce food, fiber, and biofuels, the newspaper reminds us daily of the need to conserve our agricultural land base. That is why the Western Washington Agricultural Association (WWAA) is filing this *Amicus Curiae* Brief, to respectfully urge this Court to conserve the prime farmland at Island Crossing in Snohomish County.

2. Identity and Interest of *Amicus*

The Western Washington Agricultural Association (WWAA) is a Washington State non-profit corporation. Our members are the people and companies engaged in agriculture its allied industries. We have members throughout Western Washington including the Stillaguamish Valley in Snohomish County. While the original mission of the WWAA was to negotiate prices for Western Washington's vegetable farmers, and

we still provide that important service to our members, our mission has broadened over our 64 year history. Our mission is now:

- To represent agriculture by providing services for the entire agricultural community;
- Take a lead role in dealing with internal and external pressures on agriculture:
 - *Economic
 - *Environmental
 - *Regulatory
- Interact with county, state and federal legislators and regulators;
- Seek and obtain new pest and disease controls;
- Interact with and support the agricultural research community;
- Seek out and develop future opportunities and direction for agriculture;
- Continue with our historic role of negotiating processed vegetable prices.

Along with our members, we work for the protection of the agricultural land base. As an association of farmers, ranchers, and allied industries we have an interest that is unique to this litigation. Our members rely on the availability of farm and ranch land to continue their work. They are adversely affected by the location of incompatible uses near their operations. They are also adversely affected by the increased flooding that results from floodplain filling. Finally, the reduction in the land base harms all of agriculture because it puts at risk the processing plants, farm suppliers, and farm services on which the industry depends. These are the interests we seek to represent in this litigation.

3. Statement of the Case

Amicus Western Washington Agricultural Association adopts the Statement of the Case in the Brief of Respondent Director of the State of Washington Department of Community, Trade, and Economic Development (CTED). This brief provides additional facts as needed under the “Argument” below.

4. Argument

4.1. The agricultural industry is an important part of the state’s economy and Snohomish County agriculture contributes significantly to the economic benefits of the agricultural industry.

Washington is the third-largest producer of fruits and vegetables in the nation behind California and Florida. Agriculture is the largest industry in the state, employing roughly 160,000 people and pumping \$32 billion into the state’s economy every year.¹

Snohomish County is a major producer of vegetables and other agricultural products. According to the 2002 Census of Agriculture, Snohomish County ranks first in the state in the number of mink produced, third in the state in the acres used to grow nursery stock, fifth in the state in the acres used to grow corn for silage, sixth in the state in the acres used to grow peas, and 12th in the state in acres from which vegetables are

¹ Les Blumenthal, *Bill Would Help State’s Produce Growers*, THE SEATTLE TIMES, May 9, 2008, at A8 (available at: http://seattletimes.nwsourc.com/html/politics/2004402324_farm09.html).

harvested.² In terms of farm gate sales, Snohomish County ranks fourth in Washington State in the value of dairy products sold, seventh in the value of the poultry and eggs sold, and 15th in the value of the vegetables and potatoes sold by its agricultural producers.³ In 2007, Snohomish County tied with Skagit County to have the third largest dairy herd in Washington State.⁴

Washington's economy and its agricultural producers have also benefited from strong agricultural product price increases in recent years. For example, milk sold for \$19.20 a hundred weight in 2007, up from \$12.10 a hundred weight in 2003.⁵ In terms of the value of production, milk is our state's second highest grossing agricultural product after apples.⁶ In 2007, the state's milk farmers earned over a billion dollars for their milk, up from \$672,034 in 2003.⁷ In 2007 eggs sold for 83.2 cents

² United States Department of Agriculture, National Agricultural Statistics Services, 2002 Census of Agriculture *County Profile: Snohomish, Washington*, at 2 (available at: http://www.agcensus.usda.gov/Publications/2002/County_Profiles/Washington/cp53061.PDF) and included in Appendix A.

³ *Id.*

⁴ USDA/National Agricultural Statistics Service Washington Field Office, *2007 Washington Annual Agriculture Bulletin*, at 99 (available at: http://www.nass.usda.gov/Statistics_by_State/Washington/Publications/Annual_Statistical_Bulletin/2007/content7.asp) cited excerpts in Appendix B.

⁵ USDA/National Agricultural Statistics Service Washington Field Office, *Agri-Facts* (May 2, 2008), at 3 (available at: http://www.nass.usda.gov/Statistics_by_State/Washington/Publications/Agri-facts/agri1may.pdf) and in Appendix C.

⁶ *Washington Annual Agriculture Bulletin*, at 4.

⁷ *Agri-Facts*, at 3.

per dozen, up from 64.6 cents per dozen in the 2003.⁸ In 2007, Washington's egg farmers, including those in Snohomish County, earned \$105,372,000, up from \$70,323,000 in 2003.⁹ For Snohomish County agriculture as a whole, the market value of production in 2002 was \$126,947,000, up eight percent from the 1997 figure of \$117,076,000.¹⁰ On a per farm basis, the market value of production was \$80,653 in 2002, up 25 percent from the 1997 figure of \$64,363.¹¹

Between 1997 and 2002, the land in farms in Snohomish County declined by 4,270 acres.¹² Maintaining the economic value of agricultural production is dependent on maintaining our agricultural land base and providing the conditions that allow our farmers to farm. As the following section will show, farming is vulnerable to being disrupted by poorly planned and poorly located development.

⁸ *Id.* at 1.

⁹ *Id.*

¹⁰ 2002 Census of Agriculture *County Profile: Snohomish, Washington*, at 1.

¹¹ *Id.*

¹² *Id.*

4.2. The GMA's measures to conserve agricultural lands and to protect agriculture from incompatible uses are a necessary response to the loss of agricultural land and its adverse impacts on working farms and ranches.

One of the principle reasons for the adoption of Washington's Growth Management Act (GMA) was to address the loss of working farms and working forests to poorly planned sprawl.¹³ As the Supreme Court wrote in *Benaroya I*,

Both knew the land was zoned agricultural at the time they bought it. Both hoped that at some future time, the City would agree to upzone the land for more intensive development. In the normal course, as economic conditions changed with the growth of the City, they might have reaped the rewards of developing their land. But the GMA changed the normal course. The GMA sought to control and regulate growth, and specifically emphasized the protection of natural resource lands, including agricultural land. The Legislature hoped to preserve agricultural land near our urban centers so that freshly grown food would be readily available to urban residents and the next generation could see food production and be disabused of the notion that food grows on supermarket shelves.¹⁴

Like the agricultural zoning at issue in *Benaroya I*, the part of Island Crossing at issue in this case was designated and zoned agricultural in

¹³ Richard L. Settle & Charles G. Gavigan, *The Growth Management Revolution in Washington: Past, Present, and Future*, 16 U. Puget Sound L. Rev. 867, p. 880 (1993).

¹⁴ *City of Redmond v. Central Puget Sound Growth Management Hearings Bd.* (*Benaroya I*), 136 Wn.2d 38, 57-58, 959 P.2d 1091, 1100 (1998).

1978.¹⁵ This was long before Mr. Lane purchased part of Island Crossing. This land should be designated agricultural to protect the working farms in the area and provide fresh food for the residents of the nearby urban areas.

The development of farmland adversely affects more than the land converted to other uses, it also adversely affects nearby farmers, and the larger agricultural industry. There are four principle adverse impacts.

4.2.1. The conversion of agriculture land removes that land from the agricultural land base.

The GMA set aside special land it refers to as “natural resource lands,” which include agricultural, forest, and mineral resource lands. “Natural resource lands are protected not for the sake of their ecological role but to ensure the viability of the resource-based industries that depend on them. Allowing conversion of resource lands to other uses or allowing incompatible uses nearby impairs the viability of the resource industry.” Richard L. Settle & Charles G. Gavigan, *The Growth Management Revolution in Washington: Past, Present, and Future*, 16 U. PUGET SOUND L. REV. 867, 907 (1993).¹⁶

Farmland is especially attractive to developers.

A primary factor in the conversion of productive farmland is the real estate market’s speculative pricing of farmland. Real estate speculators stand to profit exorbitantly from purchasing a parcel in low-density use and converting it into a high-density marketable product. Low-density

¹⁵ *Lane v. Central Puget Sound Growth Management Hearings Bd.*, 2001 WL 244384, 1 (Wash. App. Div. 1, March 12, 2001). This decision is unpublished, but unpublished decisions may be cited as evidence of the facts established in an earlier proceeding involving the same parties. *State v. Nolan*, 98 Wn. App. 75, 78 n.1, 988 P.2d 473 (1999) *affirmed*, 141 Wn.2d 620, 8 P.3d 300 (2000).

¹⁶ *Benaroya I*, 136 Wn.2d at 47, 959 P.2d at 1094-95.

farming operations which lie on the fringe of urban development are particularly vulnerable “[s]ince suburban land values average 1800% more when utilized for building purposes than for cultivation or grazing.” Also, developers purchase rural land because it is relatively inexpensive, and it is in large, contiguous parcels of land suitable for commercial, industrial, recreational, and housing development.¹⁷

The land at issue in this case consists of prime farmland soils.¹⁸

These soils are both productive and at risk. About 56 percent of the crops in the United States are grown on prime farmland, but according to the United States Department of Agriculture prime farmland soils are the most likely to be converted to non-agricultural uses.¹⁹ Prime farmland is a national standard. As the United States Department of Agriculture officially describes this standard:

Prime farmland is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops, and is also available for these uses (the land could be cropland, pastureland, rangeland, forest land, or other land, but not urban built-up land or water). It has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed, including water management, according to acceptable farming methods. In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable

¹⁷ Jeanne S. White, *Beating Plowshares Into Townhomes: The Loss of Farmland and Strategies for Slowing Its Conversion to Nonagricultural Uses*, 28 ENVTL. L. 113, 116 (1998) (footnotes omitted).

¹⁸ CP XI, pp. 2183 – 84 (*DSEIS* pp. 2-34 – 2-34).

¹⁹ American Farmland Trust, *Saving Farmland: What Works* p. 3 (1997).

acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. They are permeable to water and air. Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently [during the growing season] or are protected from flooding.²⁰

Conserving prime farmland soils and protecting them from conversion is important to maintaining the land base on which Washington and Snohomish County's agricultural industry depends.

4.2.2. The conversion of agriculture land allows incompatible uses which adversely affect nearby farmland.

While the conversion of a particular parcel of farmland to other uses makes it unavailable for farming, the other impacts can affect a larger land area. The uses on de-designated farmland can interfere with the use of other farms.

Rural residents also have added to the national trend of Americans consuming more land per person for a residence. The demand for 2- to 10-acre house lots has driven up land prices in rural fringe areas beyond what a farmer or forester can afford to pay. Moreover, as land prices rise, farmers and foresters are more likely to sell their land for house lots. This in turn causes a greater fragmenting of the land base, making it more difficult for remaining farmers and foresters to assemble land to rent. Rented land is especially important for commercial farming. Nationwide, about 40 percent of farmland is rented.

²⁰ 7 CFR § 657.5(a)(1); 7 CFR § 657.5(a)(2)(iv). The specific criteria for prime farmland soils are in 7 CFR § 657.5(a)(2).

Newcomers to the countryside often have little understanding of the business of farming or forestry. The conflicts between farmers and non-farm neighbors are well-known. Neighbors typically complain about farm odors, noise, dust, crop sprays, and slow moving farm machinery on local roads. Farmers point to crop theft, vandalism, trash dumping, and dogs and children trespassing and harassing livestock. In forested areas, the increase in residents brings a greater likelihood of fire. In short, farming and forestry are industrial uses. They should be kept as separate as possible from rural residential development.²¹

Many of these impacts can also result from non-residential uses of agricultural lands. Dust and overspray on commercial parking lots and parked automobiles that are offered for sale can generate nuisance complaints. Traffic from new commercial development can interfere with the movement farm machinery. Odor complaints can come from commercial uses as well residential uses. While addressing the uses allowed within designated agricultural lands, the Eastern Board made the same point about incompatible uses:

Indeed, many uses are simply incompatible with commercial agriculture, a hospital, for instance. It is important to note that production practices of commercial agriculture are not always bucolic, even though for large parts of the year they may seem to be. Commercial agriculture as practiced today is an industrial activity, often necessitating precise chemical applications and work regimes encompassing all hours of the day. When conflicts

²¹ Tom Daniels, *What to Do About Rural Sprawl?* p. 1 (Paper presented at the American Planning Association Conference, Seattle, Washington: April 28, 1999) (available at: <http://www.mrsc.org/subjects/planning/rural/daniels.aspx>) and in Appendix D.

arise with other uses in an agricultural area, the agricultural viability of the area often goes down. Over time, the cumulative burden becomes unbearable for some producers, resulting in further conversion of agricultural lands and ever greater burdens on the remaining producers.²²

4.2.3. The conversion of agriculture land causes the “impermanence syndrome” which leads to the conversion of more farm land.

The “impermanence syndrome” is the opinion among some members of the agricultural industry that agriculture’s days are numbered in a particular location. It leads to the idling of farmland and less investment in the business of farming. The end result is that more farmland is converted to other uses.

[F]or every acre converted to nonfarm uses, University of Delaware agricultural economist Gerald Vaughan warns that on average, an acre on another farm is likely to be idled; and other farmers reduce investment on two or more acres. In other words, for every acre of farmland that is developed, neighboring farmers allow output to decline on three acres.²³

This effect may extend for up to three miles and is accelerated by leapfrog development in farming areas.²⁴ The perception that other uses will be

²² *City of Ellensburg, Williams, and Diefenbach v. Kittitas County*, EWGMHB Case No. 95-1-0009, Final Decision and Order (May 7, 1996), at 7 (available at: <http://www.gmhb.wa.gov/eastern/decisions/1995/61-09cityofellensburg.fdo.05-07-96.htm>).

²³ Tom Daniels and Deborah Bowers, *Holding Our Ground: Protecting America’s Farms and Farmland* p. 72 (Island Press, Washington DC: 1997).

²⁴ *Id.* at 73.

allowed in an agricultural area will result in land owners demanding land prices higher than farmers can afford to pay and profitably farm, again contributing to the conversion of agricultural land.²⁵

4.2.4. The conversion of agriculture land reduces the critical mass necessary to maintain the businesses that support agriculture in an area.

Another adverse effect of farmland conversion is that it can lead to the loss of the “critical mass” of farmland necessary to support the businesses that support agriculture and buy agricultural products from farmers, such as Twin City Foods. As this Court has held, the natural resource goal in RCW 36.70A.020(8) directs the county “to conserve agricultural land in order to maintain and enhance the agricultural industry and to discourage incompatible uses.”²⁶ This is consistent with the intent of the Washington State Legislature.

Even more telling is the legislative history found in Section 1 of Chapter 307 of S.S.B. 6228 of the 1994 session. This is found in the notes after RCW 36.70A.030 and the pertinent parts read as follows:

The legislature finds that it is in the public interest to identify and provide long-term conservation of those productive natural resource lands that are critical to and can be managed economically and practically for

²⁵ *City of Ellensburg, Williams, and Diefenbach v. Kittitas County*, EWGMHB Case No. 95-1-0009, Final Decision and Order (May 7, 1996), at 15.

²⁶ *King County v. Central Puget Sound Growth Management Hearings Bd. (Soccer Fields)*, 142 Wn.2d 543, 556 – 57, 14 P.3d 133, 140 (2000).

long-term commercial production of good, fiber, and minerals. Successful achievement of the natural resource industries' goal set forth in RCW 36.70A.020 requires the conservation of a land base sufficient in size and quality to maintain and enhance those industries and the development and use of land use techniques that discourage uses incompatible to the management of designated lands...²⁷

The Eastern Board has concluded that to maintain the agricultural industry, it is necessary to designate and conserve a "critical mass" of agricultural resource land.²⁸ "[C]ritical mass" is "that quantity of resource land necessary to assure survival of the agricultural support system, the suppliers, processors and marketing structures, required for survival of the agricultural industry" in the county.²⁹ The incremental conversion of agricultural land will eventually reduce the critical mass of farmland below that necessary to conserve agricultural land. As Roger Lervick of Twin City Foods, Inc., a Stanwood agricultural processor, wrote to the Snohomish County Council "[a]ny loss of agriculture ground is detrimental to our industry...."³⁰

²⁷ *Williams and Diefenbach v. Kittitas County*, EWGMHB Case No. 95-1-0009 Order of Noncompliance (November 6, 1998), at 9.

²⁸ *City of Ellensburg, Williams, and Diefenbach v. Kittitas County*, EWGMHB Case No. 95-1-0009, Final Decision and Order (May 7, 1996), at 8.

²⁹ *Id.*

³⁰ CP VII, p. 1286.

The loss of agricultural land not only affects buyers of agricultural products, it also affects agricultural support industries. They provide the production inputs, transportation, labor, and marketing needed by farm operations.³¹ When a farm is lost, there is a loss of agricultural service industries. When these businesses move or go out of business, farmers are forced to look for alternative, usually more distant, providers, thereby increasing their costs of production.³²

As we have seen, the loss of farmland adversely affects all of the sectors of the agricultural industry, many of whom are members of the Western Washington Agricultural Association (WWAA). Once agricultural lands are de-designated and converted to other uses, they are permanently lost to agricultural use. As the Central Puget Sound Growth Management Hearings Board wrote in the case this Court affirmed in the *Soccer Fields* decision, “both experience and common sense indicate that conversion of agricultural resource lands to nonagricultural uses is a one-way ratchet.”³³

³¹ White, 28 ENVTL. L. at 114.

³² *Id.*

³³ *Green Valley, et al. v. King County*, CPSGMHB Case No. 98-3-0008c, Final Decision and Order (July 29, 1998), at 13 *affirmed*, *King County v. Central Puget Sound Growth Management Hearings Bd. (Soccer Fields)*, 142 Wn.2d 543, 14 P.3d 133 (2000).

5. Conclusion

For all of the above reasons, the legislature's natural resources industry goal and the requirements to designate and conserve farmland are a necessary response to the pressures to convert agricultural lands. These measures are needed to protect our industry, the largest employer in Washington State, and the farmers who make up our industry. We respectfully request that the Supreme Court give effect to the goal and the requirements by affirming the Central Puget Sound Growth Management Hearings Board and Superior Court in this case and reversing the Court of Appeals.

Respectfully submitted on May ²⁷, 2008,

ARAMBURU & EUSTIS, LLP



Jeffrey M. Eustis, WSBA No. 9262

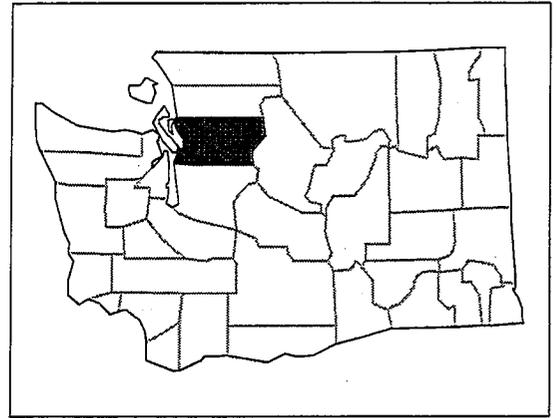
Attorney for the Western Washington Agricultural Association

Appendix A:
United States Department of
Agriculture, National Agricultural
Statistics Services, 2002 Census of
Agriculture *County Profile: Snohomish,
Washington*



2002 Census of Agriculture County Profile

Snohomish, Washington



Number of farms

1,574 farms in 2002, 1,819 farms in 1997, down 13 percent.

Land in farms

68,612 acres in 2002, 72,882 acres in 1997, down 6 percent.

Average size of farm

44 acres in 2002, 40 acres in 1997, up 10 percent.

Market Value of Production

\$126,947,000 in 2002, \$117,076,000 in 1997, up 8 percent.

Crop sales accounted for \$57,961,000 of the total value in 2002.

Livestock sales accounted for \$68,987,000 of the total value in 2002.

Market Value of Production, average per farm

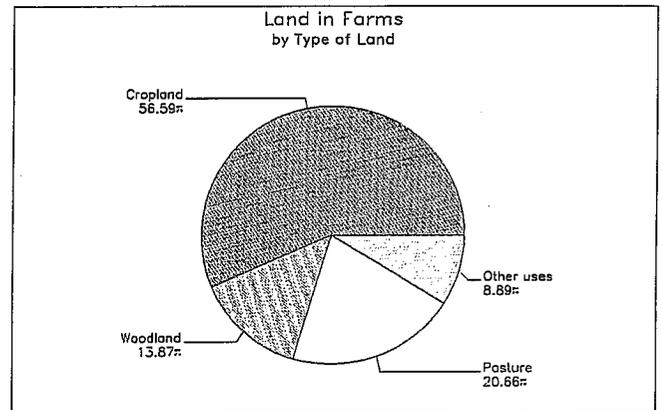
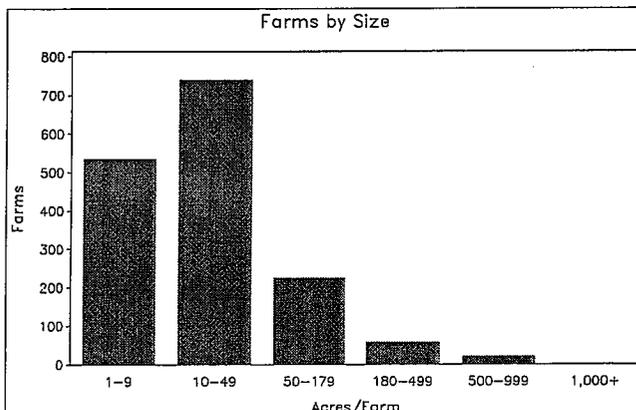
\$80,653 in 2002, \$64,363 in 1997, up 25 percent.

Government Payments

\$1,070,000 in 2002, \$343,000 in 1997, up 212 percent.

Government Payments, average per farm receiving payments

\$15,502 in 2002, \$3,775 in 1997, up 311 percent.



2002 Census of Agriculture
 County Profile
 United States Department of Agriculture, Washington Agricultural Statistics Service

Snohomish, Washington

Ranked items among the 39 state counties and 3,078 U.S. counties, 2002

Item	Quantity	State Rank	Universe ¹	U.S. Rank	Universe ¹
MARKET VALUE OF AGRICULTURAL PRODUCTS SOLD (\$1,000)					
Total value of agricultural products sold	126,947	12	39	339	3,075
Value of crops including nursery and greenhouse	57,961	16	39	382	3,070
Value of livestock, poultry, and their products	68,987	5	39	363	3,070
VALUE OF SALES BY COMMODITY GROUP (\$1,000)					
Grains, oilseeds, dry beans, and dry peas	499	20	34	2,000	2,871
Tobacco	-	-	-	-	560
Cotton and cottonseed	-	-	-	-	656
Vegetables, melons, potatoes, and sweet potatoes	2,769	15	36	451	2,747
Fruits, tree nuts, and berries	1,839	19	39	251	2,638
Nursery, greenhouse, floriculture, and sod	50,973	3	36	56	2,708
Cut Christmas trees and short rotation woody crops	851	8	31	60	1,774
Other crops and hay	1,030	21	39	1,213	3,046
Poultry and eggs	6,605	7	39	552	2,918
Cattle and calves	10,145	11	39	987	3,053
Milk and other dairy products from cows	42,439	4	34	101	2,493
Hogs and pigs	102	9	38	1,448	2,919
Sheep, goats, and their products	188	8	38	468	2,997
Horses, ponies, mules, burros, and donkeys	913	6	39	151	3,014
Aquaculture	6,487	11	35	42	1,520
Other animals and other animal products	2,107	2	37	44	2,727
TOP LIVESTOCK INVENTORY ITEMS (number)					
Layers 20 weeks old and older	362,301	6	39	201	2,983
Broilers and other meat-type chickens	289,752	5	36	439	2,599
Cattle and calves	32,165	8	39	994	3,059
Mink	11,996	1	6	31	117
Horses and ponies	4,907	5	39	58	3,065
TOP CROP ITEMS (acres)					
Forage - land used for all hay and haylage, grass silage, and greenchop	13,929	18	39	1,436	3,059
Corn for silage	5,119	5	28	359	2,307
All Vegetables harvested	2,307	12	36	252	2,710
Green peas	1,711	6	28	37	821
Nursery stock	1,004	3	32	87	2,129

Other County Highlights

Economic Characteristics	Quantity	Operator Characteristics	Quantity
Farms by value of sales		Principal operators by primary occupation:	
Less than \$1,000	599	Farming	821
\$1,000 to \$2,499	232	Other	753
\$2,500 to \$4,999	173	Principal operators by sex:	
\$5,000 to \$9,999	150	Male	1,167
\$10,000 to \$19,999	116	Female	407
\$20,000 to \$24,999	27	Average age of principal operator (years)	55.2
\$25,000 to \$39,999	54	All operators ² by race:	
\$40,000 to \$49,999	22	White	2,495
\$50,000 to \$99,999	66	Black or African American	9
\$100,000 to \$249,999	44	American Indian or Alaska Native	22
\$250,000 to \$499,999	33	Native Hawaiian or Other Pacific Islander	-
\$500,000 or more	58	Asian	33
Total farm production expenses (\$1,000)	116,078	More than one race	7
Average per farm (\$)	73,841	All operators ² of Spanish, Hispanic, or Latino Origin	39
Net cash farm income of operation (\$1,000)	16,693		
Average per farm (\$)	10,619		

(D) Cannot be disclosed. (Z) Less than half of the unit shown. See "Census of Agriculture, Volume 1, Geographic Area Series" for complete footnotes.

¹ Universe is number of counties in state or U.S. with item.

² Data were collected for a maximum of three operators per farm.

Appendix B:
USDA/National Agricultural Statistics
Service Washington Field Office, 2007
*Washington Annual Agriculture
Bulletin* cited excerpts

2007 WASHINGTON ANNUAL AGRICULTURE BULLETIN

Compiled by
USDA/NATIONAL AGRICULTURAL STATISTICS SERVICE
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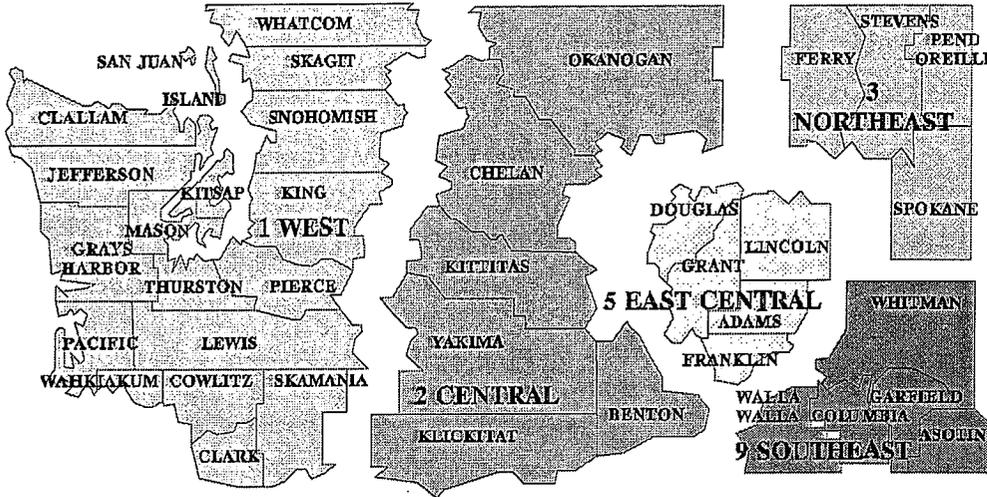
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Revision Policy of the National Agricultural Statistics Service (NASS):

Most estimates are subject to revision, if necessary, when the next estimate is prepared. Revisions are made to provide data users with the best possible data for evaluating the current estimates. Revisions are based on additional data, such as new surveys, late reports, correct data or more complete administrative data. Revision may also be based on a re-evaluation of previous survey data when making current estimates to improve survey-to-survey relationships. When the Census of Agriculture becomes available every 5 years, all estimates made during these 5 years are reviewed for possible revisions. After reviewing estimates with Census data, there are no further revisions to NASS estimates. This publication generally contains ten years of data. The estimates for the next to last year may have been revised since the previous issue of this publication. Additionally, the estimates for the most recent year may be revised after this publication is printed.

TABLE OF CONTENTS

STATE SUMMARY

Value of Production	3
Top Forty Agricultural Commodities	4
Value of Production and Harvested Acres	5
Washington's Rank in the Nation's Agriculture	6
Record Highs and Lows of Commodities.....	7-8
Farm Numbers.....	9
Farm Labor.....	10

PRICES:

Prices Received by Farmers	11-14
Prices Paid by Farmers.....	15
Index of Prices Received and Paid.....	16-18
Grazing Fees.....	19

INCOME and EXPORTS:

Agricultural Balance Sheet.....	20
Cash Receipts by Commodity	21-22
Farm Business Balance Sheet.....	23
State Agricultural Exports.....	24
Farm and Cropland Value Per Acre	25

FIELD CROPS:

Field Crop Summary and Acreage.....	26
Wheat (All, Spring and Winter)	27-37
Barley	38-41
Oats	42-43
Corn (Grain and Silage)	44-46
Dry Edible Beans	47-50
Dry Peas, Lentils, and Wrinkled Seed Peas.....	51
Potatoes (Fall)	52-58
Hops	59-60
Hay (All, Alfalfa, and Other)	61-63
Forage Crops and New Seedings of Alfalfa	64
Grass and Legume Seeds.....	65-66
Sugarbeets	67
Mint (Spearmint and Peppermint).....	68-69

VEGETABLES:

Acreage, Yield, Production, Price and Value	70-73
Vegetable County Estimates	74
Mushrooms.....	75

FRUITS, NUTS, and BERRIES:

Acreage, Yield, Production, Price and Value	76-80
Cherry Processed Utilization	81
Refrigerated Storage	81
Apple Refrigerated Warehouses	81
Wine Grapes by Variety.....	82
Berries.....	83-84

LIVESTOCK and DAIRY:

Livestock and Products	85
Milk Production and Disposition	86
Marketing, Income and Value of Milk Production	87
Manufactured Dairy	88-97
Milk Cows, Milk Per Cow and Milk Production by Months	98
Milk Cow County Estimates.....	99
Cattle and Calves Inventory.....	100
Cattle and Calves Production and Income	101
Cattle and Calves Number of Operations by Size Groups and Percent of Inventory.....	102
Milk Cows Number of Operations by Size Group and Percent of Inventory.....	103
Cattle on Feed Inventory.....	104
Cattle Slaughtered.....	105
Marketing Year Average Price for Cows, Steers and Heifers and Calves.....	106
Cattle (All and Beef) County Estimates.....	107-108

MINOR LIVESTOCK:

Hogs and Pigs	109-111
Sheep and Lambs	112-114
Angora and Milk Goats.....	115
Poultry.....	116-117
Mink.....	118
Bees and Honey	119

AQUACULTURE:

Trout	120-121
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MISCELLANEOUS ESTIMATES:

Floriculture	122-125
Wheat - Fertilizer	126-130
Wheat - Pesticides and Chemicals.....	131

INDEX	132-135
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Top Forty Agricultural Commodities, Washington, 2004-2006

Commodity	Rank 2006	Value of Production			Change 2006 vs 2005 <i>Percent</i>
		2004 <i>\$1,000</i>	2005 <i>\$1,000</i>	2006 <i>\$1,000</i>	
Apples	1	742,415	1,031,504	1,386,118	34.4
Milk ⁴	2	861,144	835,592	688,464	-17.6
Wheat	3	524,493	456,316	625,821	37.1
Cattle & Calves	4	476,099	600,698	587,525	-2.2
Potatoes	5	459,669	534,688	561,875	5.1
Hay, All	6	379,648	367,350	398,464	8.5
Nursery & Greenhouse Products ¹	7	328,908	326,259	331,259	1.5
Cherries, All	8	242,018	336,708	273,424	-18.8
Pears, All	9	128,005	142,006	160,358	12.9
Onions, All	10	35,979	102,865	145,608	41.6
Grapes, All	11	122,335	140,425	144,204	2.7
Forest Products, Farm ²	12	140,000	150,000	140,000	-6.7
Aquaculture(incl. trout eggs & fish) ⁵	13	89,363	99,110	90,109	-10.1
Hops	14	75,811	73,413	88,626	20.7
Broilers ³	15	98,224	102,581	77,668	-24.3
Sweet Corn, All	16	67,298	69,609	70,789	1.7
Corn for Silage	17	51,545	59,157	60,372	2.1
Corn for Grain	18	62,370	46,084	57,488	24.7
Mint Oil	19	46,061	45,204	51,617	14.2
Christmas Trees	20	55,000	50,000	51,000	2.0
Eggs	21	77,348	44,791	50,840	13.5
Barley	22	34,643	27,011	34,474	27.6
Blueberries	23	16,000	19,160	30,140	57.3
Haylage	24	21,600	28,675	27,390	-4.5
Kentucky Bluegrass Seed	25	28,000	22,680	23,513	3.7
Dry Edible Beans	26	14,921	17,266	22,167	28.4
Red Raspberries	27	45,960	39,275	20,530	-47.7
Asparagus, All	28	31,802	27,580	18,911	-31.4
All Mushrooms (Agar. & Others)	29	16,043	17,711	17,957	1.4
Green Peas, Processing	30	17,610	17,240	13,873	-19.5
Alfalfa Seed	31	11,770	11,730	13,720	17.0
Peaches	32	7,502	11,732	12,504	6.6
Lentils	33	16,628	8,845	11,932	34.9
Nectarines ⁶	34		6,486	8,298	27.9
Dry Edible Peas	35	14,198	7,346	7,888	7.4
Strawberries	36	7,310	6,940	7,728	11.4
Carrots, Processing	37	11,340	9,768	7,483	-23.4
Wrinkled Seed Peas	38	10,005	8,085	7,140	-11.7
Other Grass Seeds	39	9,000	8,640	6,979	-19.2
Apricots	40	6,260	5,715	6,180	8.1
Total Top 40 Value of Production		5,384,325	5,916,245	6,340,436	7.2
TOTAL VALUE OF PRODUCTION		5,661,906	6,218,619	6,669,845	7.3

¹ Includes floriculture. ² Value of forest products sold from operations meeting the USDA farm definition. ³ Washington Fryer Commission total weight multiplied by USDA US average bird liveweight price per pound. ⁴ Value at average returns per 100 pounds of milk in combined marketings of milk and cream plus value of milk used for home consumption and milk fed to calves. ⁵ Excludes value of distributed fish. ⁶ Estimates began in 2005.

**Total Value of Production and
Value Per Harvested Acre, Washington, 2004-2006**

Crop	Total Value of Production			Value Per Harvested Acre		
	2004	2005	2006	2004	2005	2006
	<i>\$1,000</i>	<i>\$1,000</i>	<i>\$1,000</i>	<i>Dollars</i>	<i>Dollars</i>	<i>Dollars</i>
Sweet Cherries	236,609	334,512	267,794	8,159	11,535	8,926
Blueberries	16,000	19,160	30,140	6,667	6,843	8,865
Apples	742,415	1,031,504	1,386,118	4,759	6,570	8,773
Onions, Non-Storage	8,400	12,225	12,768	5,600	8,732	8,512
Pears, Winter	77,470	84,934	103,236	5,534	6,291	7,941
Apricots	6,260	5,715	6,180	5,691	5,715	6,505
Onions, Storage	27,579	90,640	132,840	1,379	4,648	6,642
Strawberries	7,310	6,940	7,728	4,300	4,627	5,520
Pears, Bartlett	50,535	57,072	57,122	4,394	5,096	5,193
Peaches	7,502	11,732	12,504	2,679	4,345	4,718
Sweet Corn, Fresh	9,408	14,934	17,088	3,360	3,930	4,272
Hops	75,811	73,413	88,626	3,911	3,494	4,116
Grapes, Wine	98,975	102,300	113,040	3,666	3,654	3,832
Potatoes, Fall	459,669	534,688	561,875	2,891	3,472	3,625
Cranberries	6,055	7,148	4,704	3,562	4,205	2,767
Prunes & Plums	1,059	1,791	1,867	1,324	2,239	2,489
Carrots, Processing	11,340	9,768	7,483	2,100	2,220	2,201
Red Raspberries	45,960	39,275	20,530	5,107	4,134	2,139
Asparagus	31,802	27,580	18,911	2,272	2,122	2,101
Sugarbeets ¹	5,342	3,064	3,286	1,406	1,802	1,643
Spearmint, Native	7,319	6,752	10,780	1,381	1,350	1,540
Peppermint	32,832	31,476	34,776	1,368	1,369	1,449
Spearmint, Scotch	5,909	6,976	6,061	1,407	1,550	1,347
Alfalfa Seed	11,770	11,730	13,720	942	902	973
Corn for Silage	51,545	59,157	60,372	793	845	929
Corn for Grain	62,370	46,084	57,488	594	576	767
Sweet Corn, Processing	57,890	54,675	53,701	611	673	678
Hay, Alfalfa	261,600	262,080	269,500	545	582	613
Kentucky Bluegrass Seed	28,000	22,680	23,513	596	473	470
Green Peas, Processing	17,610	17,240	13,873	499	470	432
Hay, Other	118,048	105,270	131,109	381	363	397
Beans, Dry Edible	14,921	17,266	22,167	515	360	366
Wheat, Winter	419,755	387,126	525,096	240	215	292
Wheat, Spring	104,738	69,190	100,725	200	163	237
Barley	34,643	27,011	34,474	141	132	181
Oats	924	990	1,307	132	124	163
Lentils	16,628	8,845	11,932	179	105	157
Dry Edible Peas	14,198	7,346	7,888	163	94	120

¹ Sugarbeets value for 2006 based on previous year's price. Data for 2006 will be published on February 29, 2008.

Washington's Rank in the Nation's Agriculture

Item	Rank Among States		Washington Production 2006	Units	Washington % of U. S.	Leading State
	2005	2006				
	<i>Rank</i>	<i>Rank</i>	<i>1,000</i>	<i>Units</i>	<i>Percent</i>	
CROPS						
Hops	1	1	44,312.9	Lbs	76.8	Washington
Spearmint Oil	1	1	1,498	Lbs	73.5	Washington
Wrinkled Seed Peas	1	1	510	Cwt	86.4	Washington
Peppermint Oil	1	1	2,760	Lbs	38.1	Washington
Potatoes, Fall	2	2	89.90	Cwt	22.9	Idaho
Lentils	3	3	760	Cwt	23.4	North Dakota
Dry Edible Peas	3	3	1,188	Cwt	9.0	North Dakota
Barley	4	4	11,970	Bu	6.6	North Dakota
Wheat, All	4	4	140,050	Bu	7.7	Kansas
Haylage, All ³	7	9	830	Tons	2.8	Wisconsin
Dry Edible Beans	8	8	968	Cwt	4.0	North Dakota
Sugarbeets	11	11	74	Tons	0.2	Minnesota
Hay, All	20	20	3,113	Tons	2.2	California
FRUIT						
Apples, All	1	1	2,825	Tons	57.4	Washington
Grapes, Concord	1	1	175	Tons	46.9	Washington
Sweet Cherries	1	1	168	Tons	58.1	Washington
Pears, All	1	1	361	Tons	43.4	Washington
Grapes, Niagara	1	1	21.0	Tons	39.8	Washington
Prunes & Plums	2	2	5.4	Tons	28.1	Washington
Apricots	2	2	5.4	Tons	11.6	California
Grapes, All	2	2	316	Tons	4.9	California
Tart Cherries	3	3	10.85	Tons	8.7	Michigan
Peaches, Freestone	6	5	23.0	Tons	3.7	California
VEGETABLES						
Carrots, Processing	2	2	105.40	Tons	24.2	California
Sweet Corn, Processing	2	2	806.14	Tons	26.2	Minnesota
Asparagus, Fr. & Proc.	2	2	378	Cwt	30.6	California
Green Peas, Proc.	2	2	80.48	Tons	19.6	Minnesota
Onions, All Summer	2	2	12,570	Cwt	20.8	California
BERRIES						
Red Raspberries	1	1	57,600	Lbs	90.4	Washington
Cranberries	5	5	11,400	Lbs	1.7	Wisconsin
Strawberries	5	5	12,800	Lbs	0.5	California
Blueberries (Cult.)	6	6	19,000	Lbs	6.9	Michigan
LIVESTOCK						
Trout, Value of Fish Sold	5	5	4,007	Dol	5.4	Idaho
Mink, Pelts Produced	7	7	92.0	Pelts	3.2	Wisconsin
Milk Production	10	10	5,464,000	Lbs	3.0	California
Milk Cows ¹	11	11	237	Head	2.6	California
Honey	14	17	2,548	Lbs	1.6	North Dakota
Eggs Produced	17	18	1,298,000	Eggs	1.4	Iowa
Chickens ²	20	20	6,105	Head	1.3	Iowa
Sheep and Lambs ¹	27	28	51	Head	0.8	Texas
All Cattle and Calves ¹	27	29	1,140	Head	1.2	Texas
Hogs and Pigs ²	34	32	36	Head	0.0	Iowa

¹ January 1, 2007 inventory. ² December 1, 2006 inventory. Excludes commercial broilers. ³ 2005 data based on 18 estimating states.

Dairy: Number of Milk Cows on Farms, by Months, Washington, 1997-2006 ¹

Year	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Annual Ave ²
	<i>1,000 Head</i>												
1997	255	255	254	254	255	254	253	252	252	251	251	250	253
1998	250	250	249	249	248	247	247	247	247	247	247	248	248
1999	248	248	249	248	247	247	249	247	247	245	245	246	247
2000	246	246	246	247	247	247	247	247	247	248	248	247	247
2001	246	247	246	246	246	247	247	247	247	247	247	247	247
2002	247	247	247	247	247	248	248	248	247	247	247	247	247
2003	247	248	248	248	244	244	244	244	244	244	243	241	245
2004	240	240	239	239	239	238	237	236	235	234	235	235	237
2005	235	237	239	241	243	243	245	245	245	243	240	237	241
2006	237	236	238	237	237	237	237	238	237	236	235	235	237

¹ Includes dry cows, excludes heifers not yet fresh.

² Average based on monthly totals.

Dairy: Milk Production Per Cow, by Months, Washington, 1997-2006 ¹

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Ann Total	Milk-fat
	<i>Lbs/Hd</i>													
1997	1,720	1,590	1,800	1,780	1,845	1,795	1,850	1,790	1,710	1,730	1,640	1,720	20,968	763
1998	1,745	1,605	1,805	1,790	1,885	1,835	1,845	1,840	1,775	1,815	1,740	1,805	21,476	786
1999	1,845	1,695	1,885	1,870	1,935	1,880	1,940	1,915	1,855	1,885	1,805	1,885	22,409	818
2000	1,900	1,795	1,945	1,935	1,980	1,910	1,965	1,940	1,845	1,860	1,765	1,815	22,644	826
2001	1,845	1,680	1,885	1,860	1,950	1,900	1,960	1,945	1,835	1,860	1,780	1,845	22,324	817
2002	1,880	1,735	1,930	1,910	2,005	1,925	1,965	1,965	1,855	1,870	1,800	1,890	22,753	835
2003	1,910	1,750	1,950	1,895	1,975	1,910	1,965	1,960	1,865	1,890	1,810	1,900	22,780	834
2004	1,895	1,790	1,945	1,905	1,985	1,920	1,965	1,910	1,870	1,895	1,825	1,925	22,852	841
2005	1,960	1,805	2,020	1,965	2,025	1,950	1,985	1,970	1,895	1,925	1,840	1,910	23,270	854
2006	1,940	1,790	1,980	1,950	2,025	1,960	1,960	1,980	1,880	1,910	1,815	1,890	23,055	853

¹ Excludes milk sucked by calves.

Dairy: Milk Production, by Months, Washington, 1997-2006 ¹

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Annual Total ²
	<i>Million Lbs</i>												
1997	439	405	457	452	470	456	468	451	431	434	412	430	5,305
1998	436	401	449	446	467	453	456	454	438	448	430	448	5,326
1999	458	420	469	464	478	464	483	473	458	462	442	464	5,535
2000	467	442	478	478	489	472	485	479	456	461	438	448	5,593
2001	456	415	464	458	480	469	484	480	453	459	440	456	5,514
2002	464	429	477	472	495	477	487	487	458	462	445	467	5,620
2003	474	434	484	470	482	466	479	478	455	461	440	458	5,581
2004	455	430	465	455	474	457	466	451	439	443	429	452	5,416
2005	461	428	483	474	492	474	486	483	464	468	442	453	5,608
2006	460	422	471	462	480	465	465	471	446	451	427	444	5,464

¹ Excludes milk sucked by calves.

² Total milk production for year.

Milk Cows: By Counties, Washington, January 1, 2003-2007

County and District	2003	2004	2005	2006	2007
	<i>Head</i>	<i>Head</i>	<i>Head</i>	<i>Head</i>	<i>Head</i>
COUNTY					
Adams	6,100	6,600	8,500	8,400	8,700
Clallam	1,000	0	(¹)	700	500
Clark	3,700	3,800	3,400	3,500	3,600
Cowlitz	700	(¹)	(¹)	800	(¹)
Franklin	6,200	5,900	6,200	6,400	7,100
Grant	16,500	16,800	16,600	16,500	13,500
Grays Harbor	3,100	3,000	2,600	2,500	2,400
Island	1,300	1,100	(¹)	1,200	(¹)
Jefferson	800	600	500	500	600
King	11,600	11,100	10,600	10,500	11,000
Klickitat	(¹)	900	0	(¹)	(¹)
Lewis	9,000	9,000	8,700	9,500	8,500
Pacific	1,900	2,000	2,100	2,200	2,100
Pierce	4,600	4,900	4,900	5,100	5,000
Skagit	17,000	17,000	16,200	16,000	15,500
Snohomish	15,700	16,000	16,000	16,500	15,500
Spokane	2,300	2,200	2,100	2,100	1,800
Stevens	2,200	2,100	2,200	2,200	2,500
Thurston	10,000	7,800	7,100	6,500	8,000
Wahkiakum	500	500	500	500	500
Whatcom	61,500	57,800	54,000	52,000	51,000
Yakima	67,200	66,300	67,600	70,500	73,000
Other Cos.	2,800	4,600	4,500	2,900	4,200
DISTRICT					
West	142,500	136,000	129,000	128,000	126,000
Central	70,500	70,000	70,000	73,000	75,000
Northeast	4,500	4,300	4,300	4,300	4,300
East Central	29,000	29,500	31,500	31,500	29,500
Southeast	500	200	200	200	200
STATE TOTAL	247,000	240,000	235,000	237,000	235,000
No. of Operations	850	820	810	790	(³)

¹ Included in "Other Counties" category to avoid disclosure of individual operations.

² Included in "Other Districts" category to avoid disclosure of individual operations.

³ Available February 2008

Appendix C:
USDA/National Agricultural Statistics
Service Washington Field Office, *Agri-
Facts* (May 2, 2008)



AGRI-FACTS

NATIONAL AGRICULTURAL STATISTICS SERVICE

United States Department of Agriculture • Washington, DC 20250

Washington Field Office • Olympia, WA 98507



Posted online May 2, 2008

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APRIL CROP WEATHER REVIEW



A very cool and generally wet April greeted ag producers throughout the State. Early April saw windy and wet conditions delaying the spraying of winter wheat. Several counties reported stubborn snow banks from winter storms were slow to melt, further delaying field operations.

One county noted the presence of winter wheat mosaic virus, but it did not appear to be widespread. Grain seeding progressed throughout the month but by the end of April Washington State was still 20% behind previous year's planting progress and grain development was delayed.

Fruit growers spent considerable time and money struggling to prevent frost damage. A significant cold snap occurred the week of April 17. By the end of the month, there were reports of extensive bud damage in some areas while other areas reported little to no frost. It will be several weeks before the full extent of April frost is known. Cattle producers were anxious to turn animals out on pasture but chilly range and pasture conditions slowed most down.

Chickens & Eggs: Production & Value, Washington, 1998-2007

Year	Chickens					Eggs		
	Number Lost 1/	Number Sold For Slaughter	Pounds Sold	Price Per Pound	Value of Sales	Eggs Produced	Price Per Dozen 2/	Value of Production
	1,000 Head	1,000 Head	1,000 Pounds	Cents	1,000 Dollars	Millions	Cents	1,000 Dollars
1998	648	3,209	10,911	2.0	218	1,394	59.4	69,023
1999	643	3,094	10,520	1.0	105	1,312	54.0	59,031
2000	671	2,683	9,122	1.0	91	1,306	54.9	59,759
2001	716	2,723	9,531	0.1	10	1,339	56.0	62,501
2002	569	2,272	7,498	0.1	7	1,369	48.6	55,445
2003	696	2,285	8,226	0.1	8	1,307	64.6	70,323
2004	706	2,577	8,762	0.1	9	1,332	69.7	77,348
2005	555	2,380	8,092	0.1	8	1,343	40.0	44,791
2006 3/	886	1,792	5,914	0.1	6	1,458	47.0	56,661
2007 4/	1,906	531	1,752	0.1	2	1,520	83.2	105,372

1/ Includes rendered, died, destroyed, composted or disappeared for any reason except sold during the 12-month period.

2/ Includes hatching and market (table) eggs.

3/ Revised.

4/ December 1, previous year, through November 30. Excludes broilers.

Livestock: Balance Sheet, Washington, 2006-2007

Livestock & Year	Beginning Inventory	Births	Inshipments	Marketings 1/		Farm Slaughter 2/	Deaths		Ending Inventory
	1,000 Head								
Cattle & Calves 3/		Calves		Cattle	Calves		Cattle	Calves	
2006 *	1,100	455	153	510	4	9	20	25	1,140
2007	1,140	460	149	595	5	9	22	28	1,090
Sheep & Lambs 3/		Lambs		Sheep	Lambs		Sheep	Lambs	
2006 *	50	53	6.0	3.0	49.2	1.8	2.0	2.0	51
2007 4/	51	52	8.0	5.0	50.0	2.5	2.5	2.0	49
Hogs & Pigs 5/		Pigs		Hogs/Pigs			Hogs/Pigs		
2006 *	30	48	2.9	42.0		1.5	1.4		36
2007	36	42	2.6	48.5		1.5	1.6		29

* 2006 Revised.

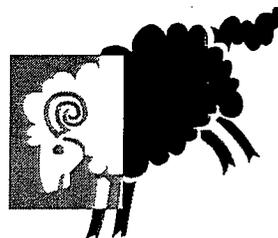
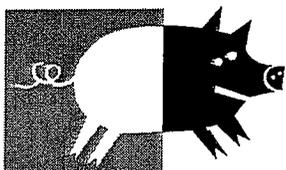
1/ Includes custom slaughter for use on farms where produced and state outshipments, but excludes interfarm sales within the state.

2/ Excludes custom slaughter for farmers at commercial establishments.

3/ Balance sheet estimates; the sum of inventory January 1, calf and lamb crop, and inshipments is equal to the sum of marketings, farm slaughter, deaths, and inventory January 1, following year.

4/ Includes new crop lambs.

5/ Balance sheet estimates; the sum of inventory December 1, 2006, pig crop, and inshipments is equal to the sum of marketings, farm slaughter, deaths, and inventory December 1, following year.



Livestock: Production, Disposition, & Income, Washington, 2006-2007

Livestock & Year	Production 1/	Marketings 2/	Price Per Cwt.		Value of Production 3/	Cash Receipts 3/ 4/	Value of Home Consumption	Gross Income
	1,000 Pounds		Dollars		1,000 Dollars			
Cattle & Calves 5/			Cattle	Calves				
2006 *	616,515	673,480	96.40	116.00	587,525	649,290	7,930	657,220
2007	630,218	779,850	92.90	106.00	580,947	724,533	7,647	732,180
Sheep & Lambs 5/			Sheep	Lambs				
2006 *	4,684	4,728	33.00	92.00	3,982	4,120	347	4,467
2007	4,519	5,060	30.00	100.00	4,207	4,605	486	5,091
Hogs & Pigs 6/			Hogs/Pigs					
2006 *	11,128	10,035	46.20		5,123	4,659	323	4,982
2007	11,140	11,455	47.80		5,329	5,503	388	5,891

* 2006 Revised.

1/ Adjustments made for changes in inventory and for inshipments.

2/ Excludes custom slaughter for use on farms where produced and interfarm sales within the State.

3/ Includes allowance for higher average price of state inshipments and outshipments of feeder pigs.

4/ Receipts from marketings and sale of farm slaughter.

5/ Inventory runs from January 1 current year to January 1 following year.

6/ Inventory runs from December 1 previous year to December 1 current year.

**Milk Production, Disposition, & Income, Washington
Milk Cows & Production of Milk & Milkfat, 2003-2007**

Year	Number of Milk Cows 2/	Production of Milk & Milkfat 1/				
		Per Milk Cow		Percentage of fat in All Milk Produced	Total	
		Milk	Milkfat		Milk	Milkfat
	1,000 Head	Pounds		Percent	Million Pounds	
2003	245	22,780	834	3.66	5,581	204.3
2004	237	22,852	841	3.68	5,416	199.3
2005	241	23,270	854	3.67	5,608	205.8
2006	237	23,055	853	3.70	5,464	202.2
2007	238	23,239	860	3.70	5,531	204.6

1/ Excludes milk sucked by calves.

2/ Average number during year, excluding heifers not yet fresh.

Quantity of Milk Used and Marketed by Producers, Washington, 2003-2007

Year	Milk Used Where Produced			Milk Marketed by Producers	
	Fed to Calves 1/	Used for Milk, Cream, & Butter	Total	Total Quantity 2/	Fluid Grade 3/
	Million Pounds				
2003	27	2	29	5,552	100
2004	25	1	26	5,390	100
2005	22	1	23	5,585	100
2006	17	1	18	5,446	100
2007	13	1	14	5,517	100

1/ Excludes milk sucked by calves.

2/ Milk sold to plants and dealers as whole milk and equivalent amounts of milk for cream. Includes milk produced by dealer's own herds and milk sold directly to consumers. Also includes milk produced by institutional herds.

3/ Percentage of milk sold that is eligible for fluid use (Grade A in most States). Includes fluid-grade milk used in manufacturing dairy products.

Milk & Cream: Marketings & Income, Value of Milk Production, Washington, 2003-2007

Year	Combined Marketings of Milk & Cream			Used for Milk, Cream, & Butter by Producers		Gross Producer Income 3/	Value of Milk Produced 2/ 4/	
	Milk Utilized	Average Returns 1/		Cash Receipts from Marketings	Milk Utilized			Value 2/
		Per Cwt. Milk	Per lb. Milkfat					
	Mill. Lbs.	Dollars		\$1,000	Million lbs.	\$1,000	\$1,000	
2003	5,552	12.10	3.31	671,792	2	242	672,034	675,301
2004	5,390	15.90	4.32	857,010	1	159	857,169	861,144
2005	5,585	14.90	4.06	832,165	1	149	832,314	835,592
2006	5,446	12.60	3.41	686,196	1	126	686,322	688,464
2007	5,517	19.20	5.19	1,059,264	1	192	1,059,456	1,061,952

1/ Cash receipts divided by milk or milkfat in combined marketings.

2/ Valued at average returns per 100 pounds of milk in combined marketings of milk and cream.

3/ Cash receipts from marketings of milk and cream plus value of milk used for home consumption.

4/ Includes value of milk fed to calves.

PRICES
AVERAGE PRICES RECEIVED BY FARMS FOR FARM PRODUCTS (DOLLARS/UNIT)

Commodity	Unit	Entire Month		Preliminary Apr. 2008	Entire Month		Preliminary Apr. 2008	U.S. Parity Price
		Apr. 2007	Mar. 2008		Apr. 2007	Mar. 2008		
		Washington			United States			
Wheat, All	Bu.	5.46	10.90	9.92	4.89	10.60	10.10	12.90
Wheat, Winter	Bu.	5.43	10.50	9.70	4.87	10.00	9.26	-
Wheat, Durum	Bu.	-	-	-	5.46	15.40	12.60	-
Wheat, Spring	Bu.	5.54	13.00	10.80	4.87	11.00	10.90	-
Barley, All	Bu.	3.91	5.45	5.04	3.07	4.17	4.53	8.89
Corn	Bu.	-	-	-	3.39	4.70	5.13	8.15
Oats	Bu.	-	-	-	2.46	3.44	3.59	5.29
Lentils	Cwt.	-	-	-	13.20	29.50	29.50	-
Chickpeas, All	Cwt.	-	-	-	20.80	32.90	8/	-
Dry Edible Beans	Cwt.	-	-	-	24.50	32.40	34.10	65.50
Dry Edible Peas	Cwt.	-	-	-	9.52	17.40	15.90	-
Potatoes, All 9/	Cwt.	7.10	7.90	7.65	8.71	8.37	8.75	20.00
Potatoes, Processed	Cwt.	6.40	6.50	-	6.56	6.15	-	-
Hay, All (baled) 1/	Ton	131.00	163.00	162.00	124.00	139.00	152.00	-
Alfalfa (baled) 1/	Ton	130.00	160.00	160.00	127.00	143.00	157.00	-
Other Hay (baled) 1/	Ton	135.00	170.00	170.00	115.00	128.00	140.00	-
Hops	Lb.	-	-	-	-	-	-	6.36
Apples, Fresh 2/	Lb.	0.288	0.348	0.334	0.281	0.344	0.335	0.773
Cattle, All Beef	Cwt.	-	-	-	93.70	87.70	85.10	247.00
Steers & Heifers	Cwt.	-	-	-	99.80	92.70	90.10	-
Calves	Cwt.	-	-	-	125.00	119.00	115.00	358.00
Milk Cows 3/	Head	1,700.00	-	2,100.00	1,730.00	-	1,940.00	-
Broilers, Live 4/	Lb.	-	-	-	0.460	0.460	0.450	-
Eggs, Market 1/ 5/	Doz.	0.640	1.430	1.010	0.561	1.300	0.884	2.15
Milk, All Wholesale 6/ 7/	Cwt.	16.40	16.70	17.40	16.60	18.10	18.00	47.10
Hogs, All	Cwt.	-	-	-	47.30	40.20	40.60	135.00
Sheep	Cwt.	-	-	-	34.20	28.30	-	113.00
Lambs	Cwt.	-	-	-	97.10	98.00	-	280.00

1/ Mid-month price.

2/ Equivalent packinghouse door returns for apples for CA, NY, and WA. Prices at point of first sale for other states.

3/ Animals sold for dairy herd replacement only. Prices available for January, April, July, and October.

4/ Equivalent liveweight returns to producers for most states. Includes growers and contractors.

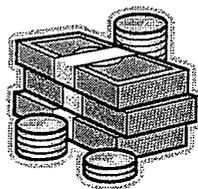
5/ Also referred to as table eggs.

6/ Before deductions for hauling. Includes quality, quantity, and other premiums. Excludes hauling subsidies.

7/ April 2008 fat test percent: all milk, 3.68.

8/ Insufficient sales to establish a price.

9/ Average price of potatoes sold for all uses, including table stocks, processing, seed, and livestock feed.



Appendix D:
Tom Daniels, *What to Do About Rural
Sprawl?*



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What to Do About Rural Sprawl?

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Paper Presented at The American Planning Association Conference
Seattle, WA
April 28, 1999

What is Rural Sprawl?

While "urban sprawl" and "suburban sprawl" steal the headlines, rural sprawl presents a thornier problem. Urban sprawl can be thought of as an inflating tire of growth. Suburban sprawl mimics some of urban sprawl, especially in commercial expansion along arterial highways, but also includes leapfrogging development that isolates parcels of farmland, forest land, and open space. Suburban sprawl also tends to separate residential districts from the commercial strip and office park districts, creating greater dependence on the automobile.

Rural sprawl takes two forms. The first is low-density residential development that is scattered outside of villages, suburbs, and smaller cities. The second type of rural sprawl is commercial strip development along arterial highways leading into and out of villages, suburbs, and smaller cities.

What Problems Does Rural Sprawl Create?

Rural sprawl creates a host of planning challenges. Rural residential sprawl usually occurs away from existing central sewer and water. Homeowners rely on on-site septic systems and on wells for water. Often, these systems are not properly sited or not properly maintained. For example, a 1998 study in the Indiana reported that between 25 and 70 percent of the on-site septic systems in the state were failing.¹

When septic systems fail in large numbers, sewer and water lines must be extended into the countryside, often a mile or more. Public sewer is priced according to average cost pricing. This means that when sewer lines are extended, there is a strong incentive to encourage additional hook-ups along the line. So when a sewer line is extended a mile or more, development pressure increases along the line. This usually results in a sprawling pattern, like a hub and spoke from a village to the countryside.

The spread-out rural residents are completely auto-dependent and are often long-range commuters. This puts greater demands on existing roads and increases the demand for more and better roads. The greater traffic also results in the burning of more fossil fuels, producing more air pollution.

Rural residents also have added to the national trend of Americans consuming more land per person for a residence. The demand for 2- to 10-acre house lots has driven up land prices in rural fringe areas beyond what a farmer or forester can afford to pay. Moreover, as land prices rise, farmers and foresters are more likely to sell their land for house lots. This in turn causes a greater fragmenting of the land base, making it more difficult for remaining farmers and foresters to assemble land to rent. Rented land is especially important for commercial farming. Nationwide, about 40 percent of farmland is rented.^{ll}

Newcomers to the countryside often have little understanding of the business of farming or forestry. The conflicts between farmers and non-farm neighbors are well-known. Neighbors typically complain about farm odors, noise, dust, crop sprays, and slow moving farm machinery on local roads. Farmers point to crop theft, vandalism, trash dumping, and dogs and children trespassing and harassing livestock. In forested areas, the increase in residents bring a greater likelihood of fire. In short, farming and forestry are industrial uses. They should be kept as separate as possible from rural residential development.

In September, 1998 the Iowa Supreme Court declared the Iowa Right-to-Farm law unconstitutional.^{lll} In February, 1999, the U.S. Supreme Court refused to hear the case on appeal, thus letting the ruling stand. The Iowa Supreme Court found that the law took away the right of non-farm neighbors to sue under the nuisance doctrine, and offered those neighbors no compensation under the 5th Amendment. Forty-nine states have a right-to-farm law, and those laws are certain to be challenged in the coming years. Farmers will be put on the defensive; and the legal costs of defending the farm could be high.

The irony here is that many farmers have resisted land use controls claiming that the controls were a "taking" of their private property rights. Now, courts may rule that farm operations are taking the rights of neighbors to enjoy their own property. Again, the bottom line is that farms and non-farm neighbors should be separated as much as possible.

What Are the Causes of Rural Sprawl?

There are several factors that combine to create rural sprawl. Sprawl doesn't just happen. It is the result of thousands of individual decisions that are made within a framework of local government land controls and local, state, and federal tax policies and spending programs.

- Individual Tastes and Preferences
- Federal Mortgage Interest Deduction
- Weak Local Planning and Zoning
- State Subdivision Control Acts
- State and Federal Highway Programs
- Population Growth

Many people perceive the countryside as a safer, cleaner, cheaper, and more rewarding place to live, compared to the congestion, crime, and high property taxes of cities and the monotony and rising taxes of the suburbs. At the same time, a house has become the major investment vehicle for many families. The strategy is to:

- a) buy as much house as possible;
- b) maximize the federal mortgage interest deduction;
- c) build up equity in the house while paying off the mortgage; and
- d) buy or build a house in the countryside where the appreciation potential is high.

The result is a strong demand for "McMansions" on 2- to 10-acre lots. This pattern is made possible by weak local planning and zoning and some state subdivision control acts. The standard

for zoning in many rural areas is one- and two-acre minimum lot sizes. This allows for considerable residential development, assuming that the ground will perc for on-site septic systems and that well water is readily available. Many newcomers to the countryside want their own septic and well systems and do not want to pay monthly utility bills. Also, local zoning typically does not limit the number of curb cuts along country roads. It is not uncommon to have a plethora of curb cuts along a country road, despite the traffic danger of limited sight-distance.

There are a number of states with subdivision control acts that effectively encourage the creation of large residential lots in the countryside. For example:

- 1) Ohio and Tennessee exempt new lots of more than 5 acres from subdivision review;
- 2) Vermont's Act 250 exempts new lots of greater than 10 acres from on-site septic system tests for location and type of septic system;
- 3) Colorado exempts lots of greater than 35 acres. That is one reason why Colorado has been losing farm and ranch land at a rate of 90,000 acres a year;^{iv}
- 4) Michigan's Subdivision Control Act allows divisions on parcels less than 20 acres, 5 divisions on parcels between 20 and 30 acres, 7 divisions on parcels between 40 and 50 acres, 11 divisions on parcels between 80 and 90 acres, and 16 divisions on parcels between 160 and 200 acres. For parcels over 20 acres, two additional lots may be created if a road is put in. (See Figures 1-4).

ISTEA and TEA-21 have been hailed by planners because of the regional participation by MPOs, a welcome departure from the old "one size fits all" federal approach to transportation planning. Also, more transportation money has become available for mass transit and bike and pedestrian-oriented projects. But most of the federal transportation money will continue to be spent on roads. The more roads, the more dispersed the settlement patterns are likely to become.

The more roads, ironically, will make telecommuting easier. People will be able to live farther from work and commute to the office a few days a week. Already, there are an estimated 10 million telecommuters in the United States.^v

Population growth will be a major factor in rural sprawl over the next several decades. The U.S. Census Bureau predicts there will be 393 million Americans in 2050, up from about 270 million today.^{vi} Perhaps equally important is the possibility of population shifts away from cities and suburbs to the countryside.

Potential Solutions to Rural Sprawl

Prior to a discussion about solving rural sprawl, I must point out that there are "compensation laws" in 25 states. Though the laws vary somewhat, they generally require a government to pay a private landowner if government regulations reduce the value of the property beyond a certain percentage (e.g. 5%, 10%). States with these laws will be hampered in their attempts to curb rural sprawl.

Solutions to rural sprawl must come in an integrated set of techniques. No one technique will suffice. These techniques must combine financial incentives with regulation, including:

- A Comprehensive Plan
- Agricultural, Forest, and Rural Residential Zones
- Subdivision Regulations
- Capital Improvements Plans
- UGB/VGBs

- Property Tax Incentives
- Purchase and Transfer of Development Rights

Solutions to rural sprawl must mesh with a county or regional comprehensive planning process. The comprehensive plan provides an inventory of land resources, projected population growth, and a vision of how to accommodate that population. The comprehensive plan is the legal foundation for the zoning ordinance, especially through the future land use map.

Zoning is a key ingredient in regulating rural sprawl. Places that have experienced some success in limiting rural sprawl use agricultural zoning of 20 acre or greater minimum lot sizes or fixed area ratio of one building lot of a maximum of two acres for every 25 or 50 acres. Timber zoning in Oregon at 80 and 160 minimum lot sizes has largely been effective, too. A more contentious problem arises in those places where commercial farming and forestry are fading and the land has low natural resource

production capacity. In these places, rural residential zones may be appropriate. Oregon has set up 250,000 acres in rural residential zones in the Willamette Valley alone. These zones carry 3- to 5-acre minimum lot sizes. The balance to be struck is to allow some rural residential development without sacrificing good quality land and without accommodating so many rural residents that sprawl develops.

It is important to recognize that "rural cluster" or "open space zoning" is not a solution to rural sprawl. In fact, many cluster developments in the countryside can simply create "clustered sprawl." Cluster developments may leave some land open, but the clusters are often based on fairly high densities, such as one dwelling per two acres. Fifty houses on 100 acres with 30 acres open still puts 150 or more new dwellers in the countryside. These developments are auto-dependent and the residents can bring on conflicts with farming or forestry neighbors as discussed above. In short, cluster development is a suburban style that will hasten the conversion of rural areas to suburbs.

State subdivision control acts should follow the California model in which any subdivision must go through a planning staff review to make sure that each lot will have adequate services.

Capital improvements programs have not been widely used in rural areas. The programs spell out what infrastructure will be supplied where and when, and how the infrastructure will be financed. In recent years, many sewer and water extensions have been privately financed.

This private infrastructure should comply with the public CIP. This is one way to limit arterial commercial sprawl.

A combination of the CIP and zoning is the Urban Growth Boundary and its smaller relative, the Village Growth Boundary. Both types of boundaries require cooperation among jurisdictions to identify land use needs over the next 20 years and to draw a limit to the extension of public services, especially sewer and water lines. The boundaries promote a more compact style of development that is cheaper to service and minimizes "expanding tire" type of sprawl.

An urban or village growth boundary strategy will work only if there is restrictive zoning in the countryside. If the countryside is zoned in 2-acre lots, a large amount of residential development will simply leapfrog over the boundary and spread through the hinterlands. Financial incentives can be combined with zoning to encourage farm and forestry operators to remain in business. Financial incentives are strictly voluntary.

Preferential farm property tax programs exist in every state. The shortcoming of these programs is that most have minimal eligibility requirements, and the size of the tax break often is small

compared to what a developer can offer. Three states—Oregon, Nebraska, and Wisconsin—link preferential farm property taxation to agricultural zoning. This helps to protect the public interest in the preferential taxation, and not simply reduce a landowner's holding costs while waiting for the land to ripen in value for development. The preferential taxation should be extended to commercial farm and forestry operations, not to subsidize the lifestyle of hobby farmers and rural homeowners.

The purchase and transfer of development rights hold some promise for protecting farming and forestry areas, and for directing growth away from these areas. To date, 15 states and dozens of counties have active PDR programs and have preserved over 520,000 acres at a cost of about \$1 billion.^{vii} In 1996, the federal government authorized \$35 million in grants to states and localities for PDR acquisitions. In November of 1998, voters in 31 states passed \$7.5 billion in spending measures to preserve farmland and open space and to invest in "smart growth". Leading the way, voters in New Jersey approved \$1 billion for land preservation projects over the next ten years.

The purchase of development rights can help create parts of growth boundaries (see Figure 5) and can strengthen zoning by stabilizing the land base. Although there will not be enough money to preserve the entire countryside, and although many landowners will choose not to participate, PDR programs are here to stay and their popularity is growing.

TDRs have enjoyed far less success than PDRs, but the opportunity to transfer development potential from the countryside to developing areas is intuitively attractive. The popularity of TDRs will likely increase as well. TDRs have the advantage of requiring some fairly sound planning in order for them to work, as in the case of Montgomery County, Maryland.

Conclusion

Rural sprawl is a planning challenge that will not go away any time soon. In many parts of the United States, rural sprawl will become more pronounced and will eventually lead to sprawling suburban-type settlements.

The impacts of rural sprawl must be examined in terms of the cumulative impact over time. Initially, a house here and a house there does not seem to place a large burden on the environment or local services; nor does it appear to cause major conflicts with farming or forestry neighbors. But over time, the scatter of houses can add up to sewage disposal and water quality problems, along with conflicts between farm and forestry operators and rural newcomers.

A common question I am asked when I make presentations is, "How do you keep people from moving out to the countryside onto one, two, five, and ten acres lots?"

This is a valid question. The answer is that there needs to be a public policy vision backed by tax, spending, and regulatory programs that discourages people from living in the countryside.

This is not far-fetched. At a recent conference on Smart Growth, a fellow-presenter smiled at me and said me, "You know government created the incentives for sprawl which means that government can create the incentives to curb sprawl."^{viii}

The answer to the question about keeping people from moving to the countryside is: "How far do you want to go with public policy to make that happen?"

Footnotes

ⁱ Indiana Dept. of Agriculture. The Hoosier Farmland Preservation Task Force Final Report, 1999, p. 21.

ⁱⁱ Daniels and Bowers, *Holding Our Ground: Protecting America's Farms and Farmland*, Washington D.C.: Island Press, 1997, p. 11.

ⁱⁱⁱ Iowa Supreme Court, No. 192/96-2276, September 23, 1998. Bormann and Bormann and McGuire and McGuire vs. Board of Supervisors in and for Kossuth County, Iowa.

^{iv} Daniels and Bowers, p. 1.

^v Daniels, Tom. *When City and Country Collide: Managing growth in the Metropolitan Fringe*. Washington D.C.: Island Press, 1999, p. 11.

^{vi} Daniels, p. 265.

^{vii} Remarks by Bob Wagner, American Farmland Trust PDR Conference, Loudonville, OH, March 29, 1999.

^{viii} John Lippman, March 3, 1999, Albany, NY.