

Tall Chief Farm



Property Information

Address	1313 W Snoqualmie River Road SE, Fall City
Appraised Value	\$720,000
Sale Price	\$720,000
Assessor's Parcel	0524079002; 0524079025 & 0524079026
Zoning	RA-10
Council District	District 3, Councilmember Lambert

- Operated as a dairy farm until approximately 1950, when it was developed as a golf course and resort.
- In 2013 a development permit was approved for an 18-unit subdivision.
- In December 2013, King County purchased the property to protect the rural character and use it to increase farming in the Snoqualmie Agriculture Production District (APD).
- The property contains four structures, three of which are in poor condition. These include a house, the former pro-shop, the former clubhouse/barn building, and an equipment barn.
- The property includes water rights.

Tall Chief Property Photos



RFP Process/Timeline

- **12/17/2013** Purchase of Tall Chief Golf Course
- **3/20/2015** Tour of site and buildings with farmers to discuss ideas for site
- **6/10/2014** Conceptual Draft of RFP issued and distributed widely
- **6/24/2014** Public Meeting on site to gather comments on the draft RFP
- **July 2014** – Developed the Final RFP, including:
 - Incorporating public comments as appropriate into RFP
 - Responding to all 42 comments in supplemental Q&A document
 - Posted relevant documents on the internet
- **8/12/2014** Issued RFP
- **8/18/2014** Site inspection opportunity for interested bidders
- **8/21/2014** Pre-Submittal Conference at Fall City Library
- **9/24/2014** Additional site inspection opportunity
- **8/28/2014** Posted large sign at site entrance explaining the goal to get the site into farming and directing interested bidders to Procurement
- **10/14/2014** RFP response due date

RFP Evaluation

The evaluation committee consisted of three county staff members and three community representatives:

- King County Agriculture Commission
- King Conservation District
- Northwest Agriculture Business Center.

The evaluation included review of the written proposals and interviews with each of the proposers.

Tall Chief RFP Evaluation Scores			
Scores shown are the sums of the scores from all of the committee members	Keller	Seattle Tilth	Kou Oh and Fong Cha
Category 1: Experience and Ability to Carry Out the Proposal – 30 points	156	119	103
Category 2: Land Use – Economically and Environmentally Sustainable Agriculture – 30 points	150	155	90
Category 3: Maximize the Use/Benefit of Upland Area and/or Existing Infrastructure – 20 points	102	98	56
Category 4: Farmer / Farm Business Vocational Opportunities – 10 points	24	48	20
Category 5: Education Opportunities – 10 points	29	47	26
Category 6: Financial Benefit to King County – 5 points	22	7	12
Totals	483	474	307

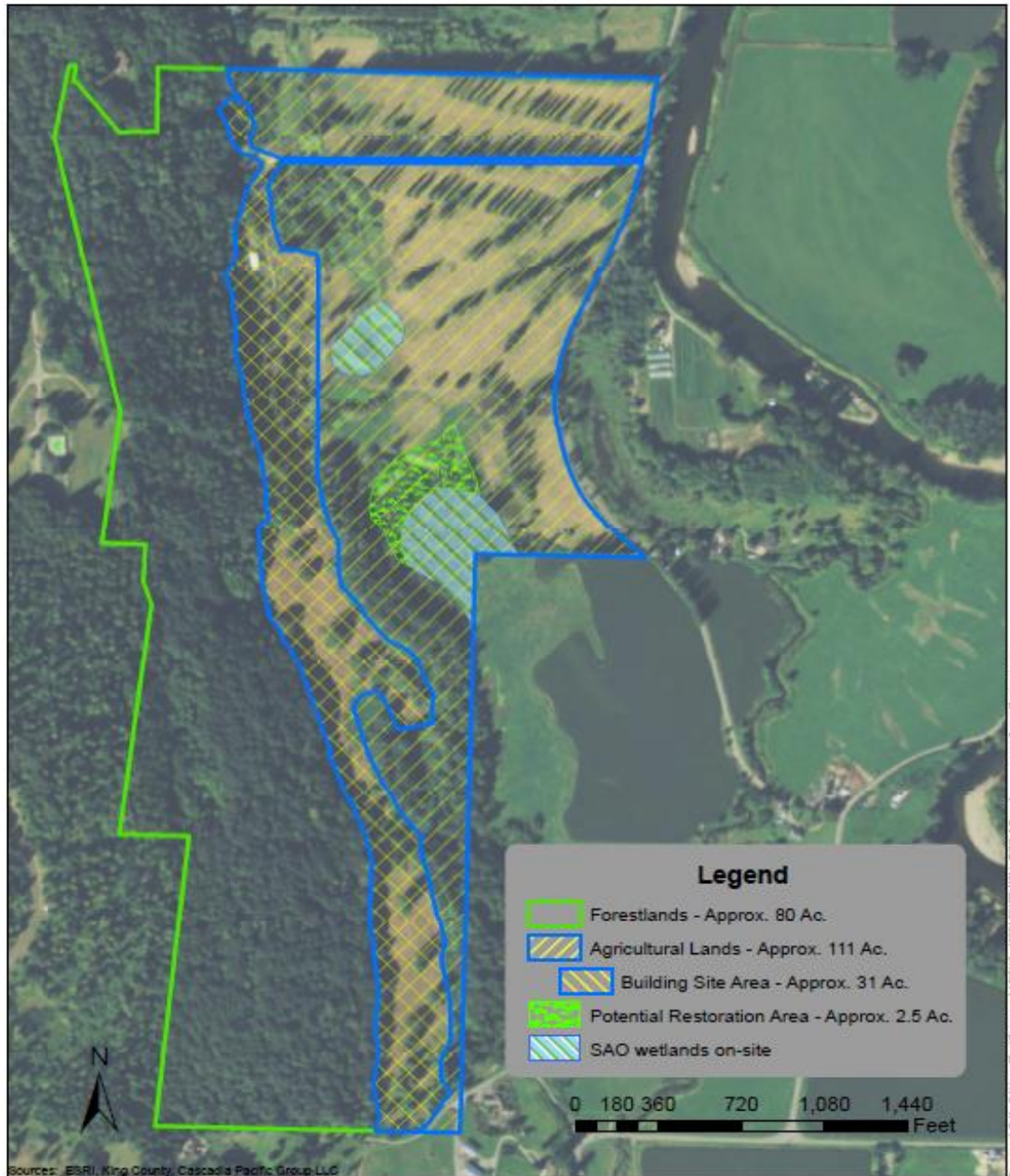
Keller Proposal

- Proposed to purchase entire farm to expand their adjacent farm
- Use lowland farmland for growing corn for dairy feed and for spreading manure from dairy operations. Would have land in production in 2016.
- Provide space outside of the floodplain for storage of equipment for valley farmers during floods.
- Provide housing for their next generation to be able to continue farming.
- Provide employee housing.
- Provide meeting space for community groups.
- Partner with local vegetable farmers to provide greenhouse space out of floodplain for early and late season crops.
- Provide equipment repair services under cover in storage building.
- Provide dry and cold storage areas.
- Manage forest under a forest stewardship plan.
- Provide informative signage on history of the site
- Explore the possibility of a value-added milk processing facility.

Sale/Easement Summary

- King County will be removing development rights for future sale through the TDR Bank
- Net proceeds of the sale will be put back into the Conservation Futures Tax Levy Fund for preservation of additional agricultural lands in King County
- Keller Family Dairy LLC will have one development unit under the easement and the option to buy two additional development units within 10 years
- Non-tillable area is limited to 10% (19.1 acres)
- The infrastructure (buildings, greenhouses, parking) must be built in an area designated as the Building Site Area (outside the floodplain)
- All Water Rights must be maintained and the water put to beneficial use.
- Forest and agricultural uses are permitted
- Allows agricultural employee dwelling units
- Allows passive recreation
- Commercial/Industrial uses not associated with agricultural or forestry are prohibited

Map Attached to Easement



Total acreage – 191

- Forestlands area approximately 80 acres
- Agricultural Lands area approximately 111 acres
 - Within Agricultural Lands area are:
 - Building Site Area – 31 acres
 - Potential Restoration Area – 2.5 acres



The Keller Family has been farming in the area for over 100 years. The dairy was moved from Redmond to Fall City in the 1980s.

Steve and Janet's four children are the 5th generation of the family working on the farm and are all involved in community activities.

Keller Dairy produces approximately 50,000 pounds of milk per day, employs 15 people and is part of the Darigold Farmers Cooperative.