



Agritourism Survey Results

Summary | May 18, 2021

Introduction and Summary

Skagit County is reviewing what agritourism means to the county’s agricultural community, residents, and businesses as well as how agritourism fits into the Skagit County Comprehensive Plan.

As part of its exploration of agritourism, Skagit County Planning and Development Services posted an online survey from late January to mid-April 2021. About 166 persons responded. The survey included a number of open ended questions. These responses are included and begin on Page 17 of this document. This summary is being sent to all the participants that provided contact information. Highlights of the survey include:

- Respondents were producers and rural residents of Skagit County, and some are involved in supporting farms through farm tours, farmers markets, or education.
- About 42% own farmland and another 8% are interested in owning farmland. The remaining half do not own farmland.
- About 11% conduct agritourism activities today and another 16% are considering it. The remaining do not conduct agritourism (64%) or had other responses (9% e.g. did in the past).
- Most did not have a regulatory barrier to establishing agritourism and those that did identified particular activities or uses that were limited by zoning or permits, such as food service.
- Seasonal events, festivals, farm tours, and accommodations were most often associated with agritourism activities.

Survey Dates

January 29 to April 12, 2021

Advertisements

Survey was posted on the Project Website:

<http://skagitcounty.net/SkagitAGT>

A press release and social media and brochures advertised the survey including:

- Skagit Valley Herald
- Social Media (Skagit County, Skagitonians to Protect Farmland, Other)

- Agritourism participation is happening across the county but particularly in the La Conner/Fir Island area followed by North Bayview/Bow.
- Primary concerns about more permissive agritourism activities included traffic, parking, and obstacles to farming activities.
- Most beneficial aspects of agritourism were education on food sources, additional income, and economic activity at other local businesses. About half of the respondents thought that agritourism could strengthen their ability to continue working the land (about 46-49 of 97 responding to question).
- Respondents offered ideas on how to condition agritourism to limit negative effects, suggested how the County could involve farmers and others in the policy making process, suggested minimizing regulations, as well as increasing enforcement.

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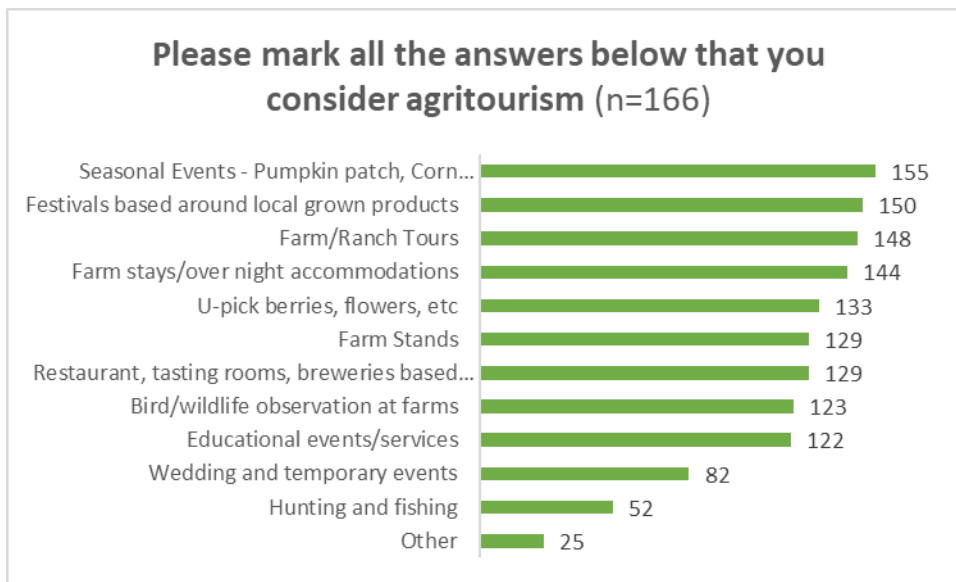
Results

Q1. Please mark all the answers below that you consider agritourism.

Survey respondents were asked to review a list of activities that could be considered agritourism. See Exhibit 1. Most marked the following as top answers:

- Seasonal Events
- Festivals
- Farm/Ranch Tours

Exhibit 1. Please mark all the answers below that you consider agritourism



Source: Skagit County PDS, BERK, 2021.

About 25 persons identified “other” activities considered agritourism, which included more specific examples of listed categories or activities they found distinct:

- Accommodations such as camping and camps
- Agricultural events including Festival of Family Farms
- Animal activities like petting zoos or dog herding
- Community events like parades
- Cultural places like museums
- Farm dinners and Chef tours
- Farm store
- Farmers' Markets
- Gardens
- Hiking
- Media about events
- Signage such as crop signs

See Open Ended Responses for details.

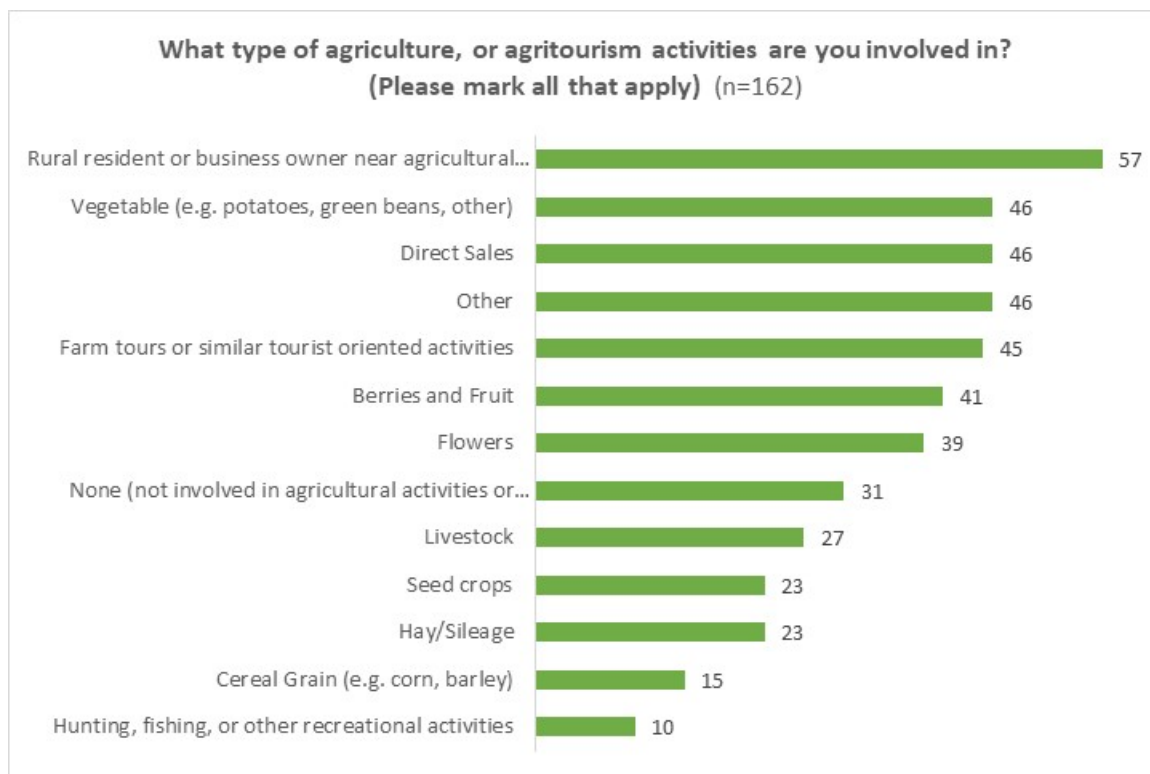
Q2. What type of agriculture, or agritourism activities are you involved in?

The survey asked about the types of agriculture or agritourism activities that respondents were involved with. Respondents could pick as many as applied. See Exhibit 2. Counting frequency regardless of the first answers selected, most indicated they were a rural resident or business owner, or were involved in vegetable production, or direct sales.

- Rural resident or business owner near agricultural activities or agritourism
- Vegetables (e.g. potatoes, green beans, other)
- Direct Sales

Reviewing the first answer selected by respondents about 71 of the 162 respondents (44%) identified a specific crop type or livestock they produced.

Exhibit 2. What type of agriculture, or agritourism activities are you involved in?



Source: Skagit County PDS, BERK 2021.

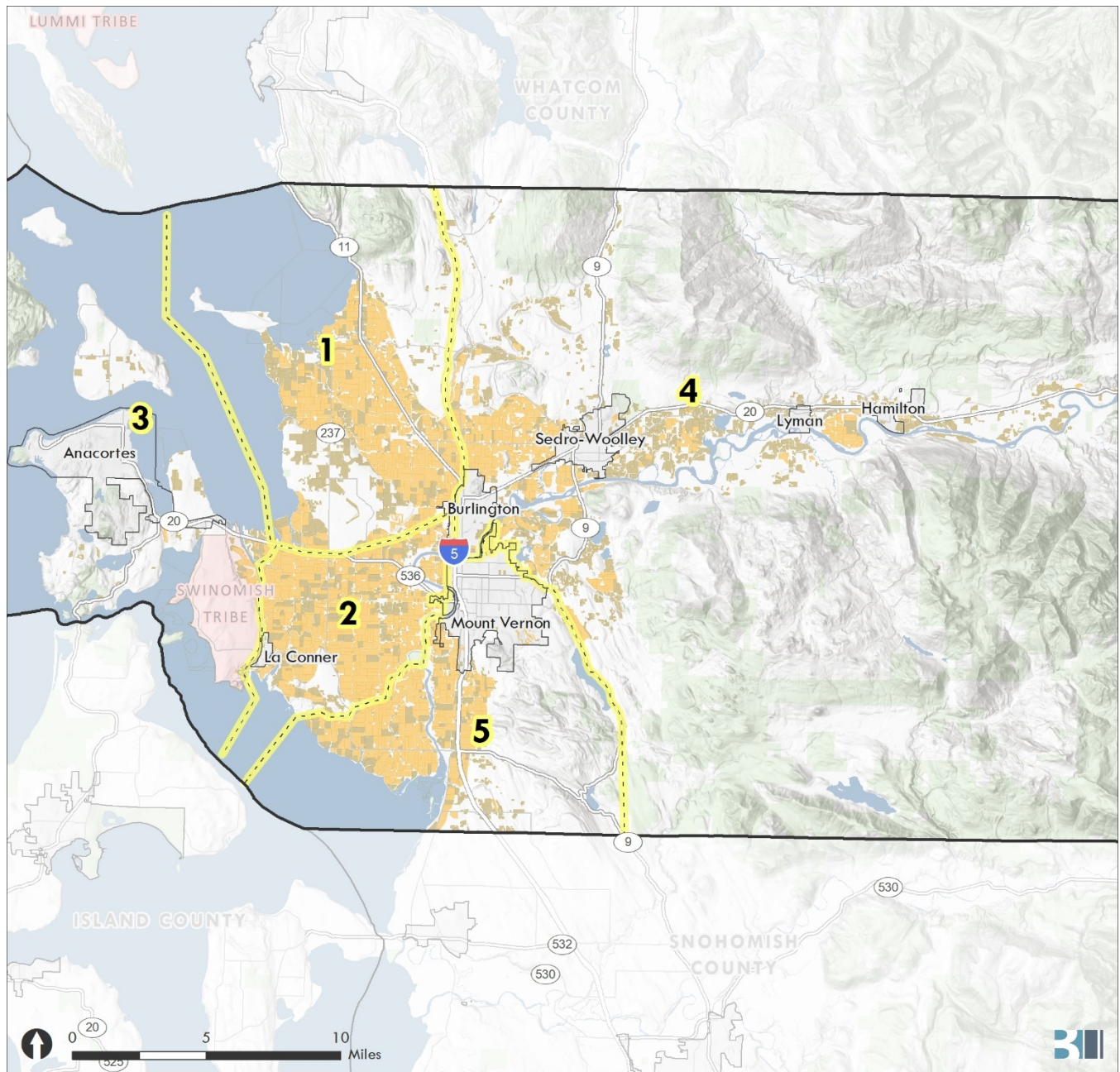
Details of “Other” responses are included in Open Ended Responses. Responses tended to highlight the respondents’ related activities or roles:

- Accommodations
- Agriculture employee
- Agriculture sourced food
- Agriculture stakeholder
- Agricultural events
- Agricultural support industry
- Agritourism activities
- Agritourism participant
- Animal activity
- Aquaculture
- Bird/wildlife observation at farms
- Cultural (e.g. museums)
- Educational events/ services
- Farmer/Producer
- Farmers' Market
- Forest
- Gardens
- Hiking
- Media

Q3. Where do you conduct or attend agritourism activities.

The survey provided a map (Exhibit 3) regarding where respondents conducted or attended agritourism events.

Exhibit 3. Survey Map: Where do you conduct or attend agritourism activities.



- | | |
|---|--|
| Agriculture Type: | Tribal Land |
| Irrigated | Public Ownership |
| Non-Irrigated/Unknown | Engagement Area |
| Other Layers: | |
| County Boundary | |
| Cities | |

Skagit County



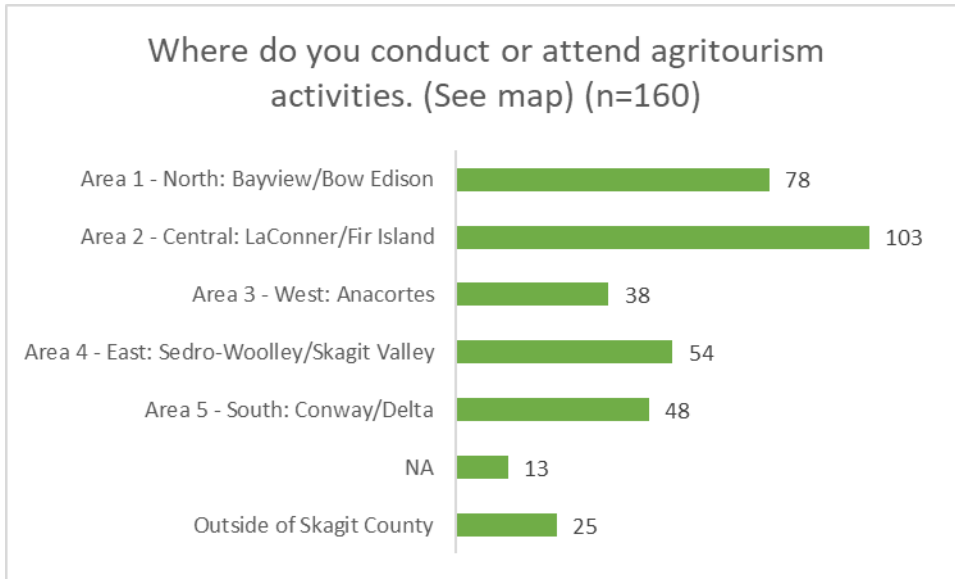
Map Date: January 2021

Source: BERK, 2021.

Results showed that persons attended events across the county but particularly in Area 2. See Exhibit 4.

- Area 2 - Central: La Conner/Fir Island
- Area 1 - North: Bayview/Bow Edison
- Area 4 - East: Sedro-Woolley/Skagit Valley

Exhibit 4. Where do you conduct or attend agritourism activities.

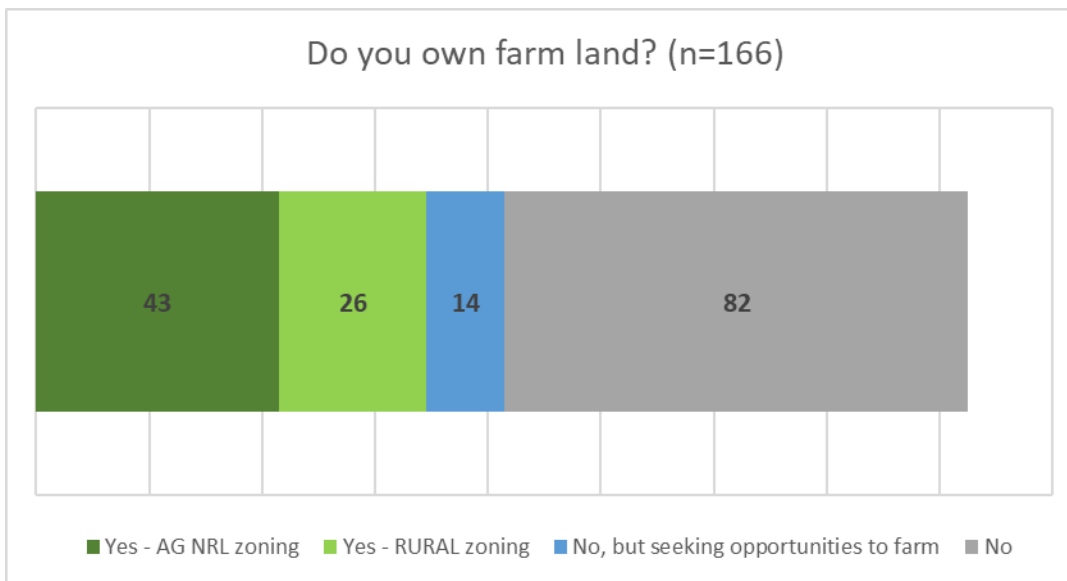


Source: Skagit County PDS, BERK 2021.

Q4. Do you own farm land?

About half of respondents do not own farmland. The remainder either own farmland or wish to. See Exhibit 5.

Exhibit 5. Do you own farmland?



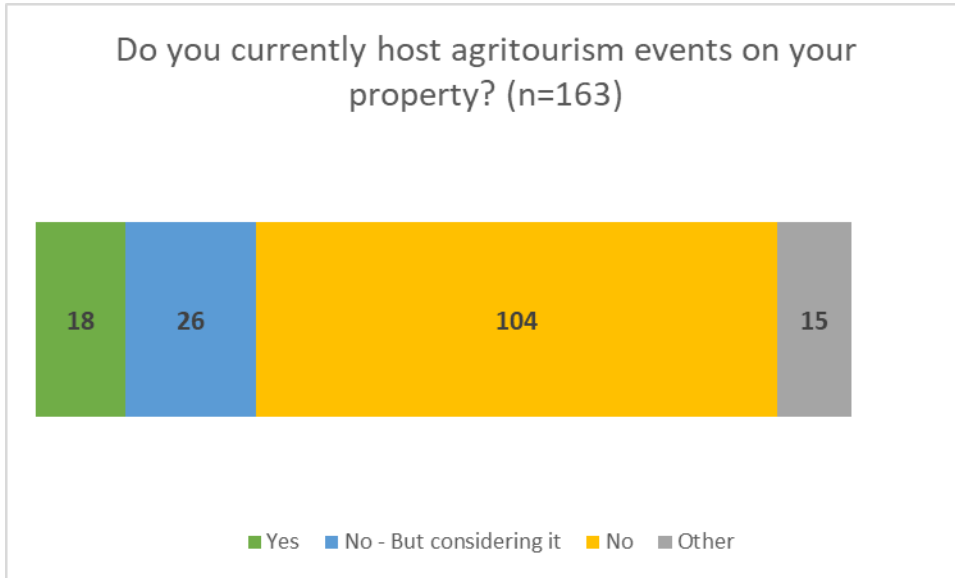
Source: Skagit County PDS, BERK 2021.

Those providing Open Ended Responses often indicated they had in the past farmed, grew up on a farm, or farmed in neighboring counties.

Q5. Do you currently host agritourism events on your property?

Few currently host agritourism events on their properties and some are interested in doing so. Most do not host agritourism events.

Exhibit 6. Do you currently host agritourism events on your property



Source: Skagit County PDS, BERK 2021.

Some indicated the type of agritourism activity they conduct in Open Ended Responses (e.g. farm stands) though some would consider farm stands or direct sales to be part of farming and not agritourism.

Q6. Have County or State regulations prevented you from pursuing an agritourism activity on your farm? If so, what regulations created an issue.

A question about regulatory barriers in pursuing agritourism showed most did not have a regulatory concern or it was not applicable.

- Yes/Concerned/Need Assistance: 15
- No: 46
- Not applicable: 102

Those with concerns referenced County regulations about allowing for food service (e.g. onsite food or alcohol, café, commercial kitchen), the permit process (e.g. special use, complexity), or zoning prohibitions (particular types such as wedding, events). See Open Ended Responses for details.

- Food Service 7
- Permits 3
- Zoning 5

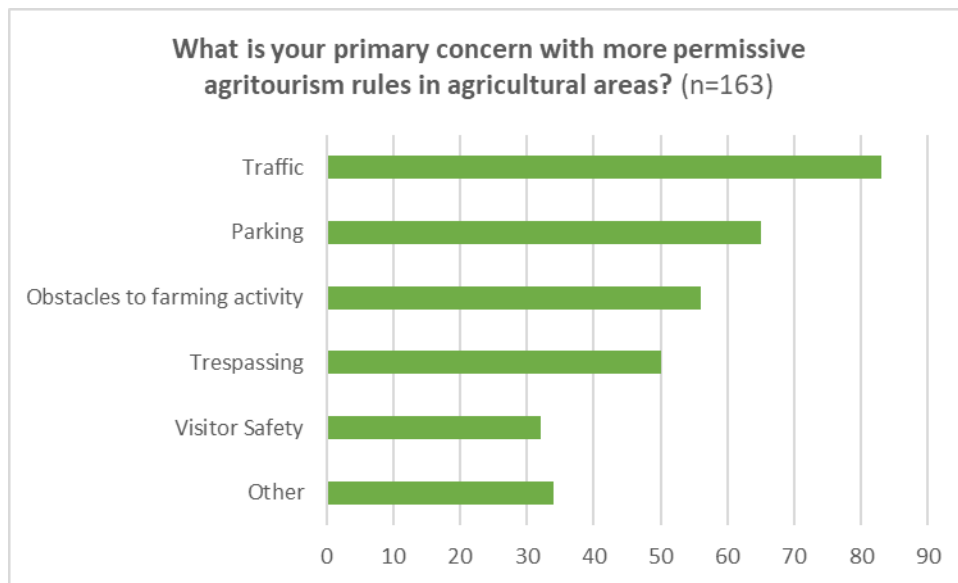
Q7. What is your primary concern with more permissive agritourism rules in agricultural areas?

The respondents' primary concerns with permissive agritourism rules primarily include:

- Traffic
- Parking
- Obstacles to farming activity

See details in Exhibit 7.

Exhibit 7. What is your primary concern with more permissive agritourism rules in agricultural areas?



Source: Skagit County PDS, BERK 2021.

About 31 persons gave open ended "other" responses about their concerns. These included:

- Conversion of agricultural land: 5
- Food safety, vandalism: 4
- Environmental impact: 3
- Legal: 2
- Quality of Life: 2
- Accessibility for disabled: 1
- Create bike trails between agritourism: 1
- Most are doing their best: 1
- Neighbor respect: 1
- Noise: 1
- Non-AG infrastructure: 1
- Want to be involved in regulations formulation: 1
- None/ None, support agritourism: 6
- N/A, do not own Ag: 1
- Safety: 1

Q8. What are your biggest concerns around agritourism?

Over 100 persons shared their biggest concerns. See a word cloud in Exhibit 8. Top themes included:

- Traffic, roads
- Parking
- Conversion of agricultural uses to non-agricultural uses
- Effect on neighboring farms
- Safety

Exhibit 8. Word Cloud: What are your biggest concerns around agritourism? (Top 100 words)



Source: Skagit County PDS, BERK, Tagcrowd.com, 2021

See Open Ended Responses for detailed comments. A range of comments includes:

Conversion of our remaining farmland. Incompatible uses with agricultural activities (e.g. wedding venues asking adjacent farmers to stop farming or calling in complaints about dust/noise/spraying etc.) Non-farm related retail sales etc. within the ag. zone.

Littering, trespassing, traffic violations, disrespect from tourists, disregard for necessary farm equipment traffic on roadways that could put our farmers and their workers in danger.

The lack of pedestrian safe walking/biking space along roadways. Lack of parking makes this issue worse, when cars use all of the shoulder.

While benefiting a portion of local producers, increasing traffic, pedestrians, bicycles, etc. pose a problem for large scale producers - how to move equipment on busy roads, complaints about noise and dust. We have a right to farm ordinance in this county - let's protect it. Loss of rural character - look south to Snohomish county as a cautionary tale.

I am concerned about good farming land being paved over with buildings and parking lots and made unusable. It is already a struggle to find farm land, as someone who runs a small farm and doesn't own land. I am also concerned about losing the feel of a local culture.

I believe that agritourism should only be of the utmost quality and educate people about agriculture, not be solely for recreation and "entertainment". ... It also should be done in such a way that it is respectful of our agricultural heritage and be respectful of our beautiful valley, lands, soil, barns, wildlife, etc. and not taking away from the quality of life of residents. Large festivals should be kept to a minimum. Noise should be kept to a minimum.

Q9. In your opinion what is the most beneficial part of agritourism?

Per Exhibit 9, most identified the following as the most beneficial part of agritourism:

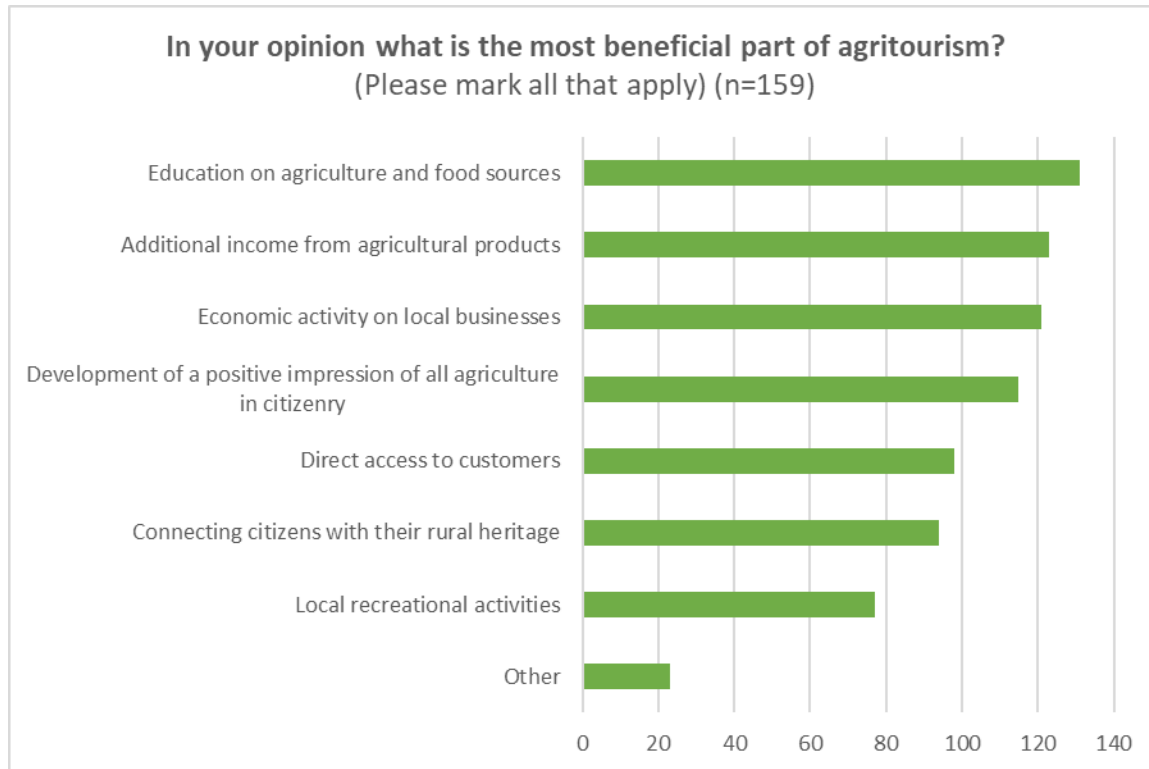
- Education on agriculture and food sources
- Additional income from agricultural products
- Economic activity on local businesses

About 22 persons shared "Other" responses, detailed in Open Ended Responses.

Example comments included:

- Would help vacation rental, and restaurants.
- Helping to preserve farmland and keep it from housing development.
- If used corrected there are a ton of benefits but we need to protect agriculture in the Skagit Valley before promoting agritourism!
- Open area conservation, preservation of rural character, providing more jobs for local people.
- No benefit.

Exhibit 9. What is the most beneficial part of agritourism?



Q10. Would agritourism strengthen your ability to continue working the land? If so, how?

About 97 persons provided a response. About 46 indicated yes agritourism could help support the farmer such as with additional income or revenue, and about 5 indicated it was “maybe” helpful with conditions. About 26 said no it would not strengthen their operation with concerns about a decreased ability to farm. Another 20 indicated it would not be applicable.

Agritourism adds income that puts my farm from subsistence to profitability.

For our business in its current form, it would do so if it brought consistent (not just seasonal) customers from nearby areas due to heightened awareness of our location. additionally supporting other small businesses that we sell to or could sell to in the future.

I love to provide education and being able to host small events where I can do farm tours and talk about my farm would be great. Also, as a small producer it is difficult to make money. Having an additional revenue stream would make my business more sustainable.

If it went a long side actual farming and was a side income to the farm. There should be a rule where you can have a restaurant/wedding venue on a farm if it's not the farm's main income!

No-- it may create hazards and risks for commercial farms that are neighboring to Agritourism operations.

No, lack of willing labor is the biggest hurdle. Regulations thru zoning changes impeding ability to earn from land investment.

Not really because it can change the focus on income to the events and non ag products for sale vs. the crops produced from the land.

Exhibit 10. Word Cloud: Would agritourism strengthen your ability to continue working the land? (Top 75 words)



Source: Skagit County PDS, BERK, Tagcrowd.com, 2021

Q11. What else should Skagit County consider when revisiting agritourism regulations?

About 111 persons provided responses. See Exhibit 11. Common responses were to offer conditions the county should consider applying to agritourism (e.g. types and where allowed, supporting facilities to require such as parking and restrooms), or to suggest who needs to be involved in the policy making process (e.g. farmers, tribes). Others felt regulations should be minimized when allowing for agritourism while others wanted to see no change to the rules.

Exhibit 11. Open Ended Themes:

What else should Skagit County consider when revisiting agritourism regulations?

Theme	Count
Conditions for agritourism	33
Policy development process	15
Minimize regulation	9
Media and Signage	6
Retain farmland	6
Environmental protection	5
No change to rules	5
Enforcement	4
Support agritourism	4
Connection of farms to community	3
Infrastructure needs	3
Dikes/trails connections	2
Increase incentives for farming	2
Legal concerns	2
Quality of life	2
Other	10

Example open ended responses included:

Any business providing agritourism should be required to also offer adequate restroom facilities for customers, tourists, and their workers.

the environment: land use, habitat preservation, pollution

The rights of the residents to privacy, peace and quiet. The rights of the citizens to enjoy our own walking and biking trails without people all over destroying the ambiance.

Allow Skagit farmers, producers, and value added businesses to build structures on their property to support retail sales of their products as well as the ability to host events to show case those products.

Consider allowing a wide range of activities...one property owner might want to run a honey farm stand + teach bee keeping and offer a tasting room all at the same time on the same property. Concentrate on permitting, health & safety issues (traffic, parking, utilities, wayfaring signage etc.) and give the farmer the latitude to do what works for them.

Do not allow Farms to become Disneyland , keep it rural

Please label crops. How many times have you driven by and wondered, "What are they growing there?" Brussels sprouts, cabbage or mustard seed? We recall seeing crops of wheat and rye with signs telling what it was.

Don't give up tillable land to permanent parking lots! Encourage local farmers to supply established local restaurants, encourage an investment in a local restaurant(s) to share the expanded profits of value-added food without giving up valuable farmland.

I don't think Skagit County should revisit or encourage any additional "agritourism", therefore I don't think the County has any need to "revisit agritourism regulations".

I support agritourism that maintains the amount of available farm land. I think events run by small family farms are great. Can we limit the amount of buildings/paving that can go on ag land?

Increase incentives for young adults to purchase farm land. Current short plat restrictions make it hard for young people interested in farming to purchase smaller lots of acreage and venture into farming.

Lighten the regulations so it makes it easier for this to happen. It will help keep Skagit rural, bring more money to Skagit residents and government, and will enhance the rural character of the area.

Make it fit Skagit County farms, both large scale farms and small scale farms. Land is owned and farmed for different reasons. We are very unique in the state, even in the US. Not everyone will be 100% happy, but we should keep in mind how unique we are and how we preserve this. We know this will be difficult with the increasing population. We need to make our own definition of what 'Agri Tourism' is for Skagit County.

Make it work for farmers without over regulation.

Rural neighbors, rights of neighboring farms

Simplicity. Easy for those providing the service to do so. Easy for those who want to participate to do so. Providing support for farmers to encourage these services in our area. Limit red tape.

Skagit County still has viable commercial farms that produce food so by encouraging agritourism the county needs to make sure not to damage the viability of the commercial farms.

Open Ended Responses

Open ended responses or responses to “other” are included in the following pages.

Q1. Please mark all the answers below that you consider agritourism

Please mark all the answers below that you consider agritourism: Other Responses	
1.	Agriculture related museums, gardens and tours
2.	any tourist event that invades our privacy and serenity so we can't enjoy our own backyard
3.	Camps for children
4.	Can only click one option. Please fix survey. I consider everything except Farm stands and u-pick agritourism activities.
5.	Chef tours
6.	County and town shows and parades
7.	Display gardens
8.	Farm store with farm products supplemented by complementary products, primarily local
9.	Farm to plate on farm dinners
10.	Farmers market
11.	Farmers Markets
12.	Festival of Family Farms
13.	Games ,hay rides apple ,cannons
14.	Herding Competitions (dogs)
15.	Hiking and exploring natural resource areas
16.	hiking/biking trails
17.	October Family Farms Tour
18.	Petting farms
19.	Petting Farms set up off-farm site
20.	Roadside crop signs
21.	RV / camping on farmland

Please mark all the answers below that you consider agritourism: Other Responses

22. Small scale overnight accommodations in agricultural setting.
23. Social media ambassadors, youtube shows based on farming
24. Tours, barns map, nurseries, museums, crop signs, seasonal specialties,, channel 21 if used
25. Tulip fields and display gardens

Q2. What type of agriculture, or agritourism activities are you involved in?

What type of agriculture, or agritourism activities are you involved in? Other

1. 4-H petting farm
2. 4-H petting farms around the area and during Tulip Festival
3. Agricultural support industry
4. bird watching
5. Brewery using local ingredients
6. Christmas trees
7. Coordinator of a local harvest festival held in Sept.
8. coverage in local newspaper
9. Discovery Garden Tours, Master Gardeners
10. Display gardens
11. Education
12. farm b&b
13. farm mechanic
14. farm stay
15. Farmer (No Agritourism on Farm)
16. Farmers Market Board
17. Farmers Markets
18. hiking/biking, camping

What type of agriculture, or agritourism activities are you involved in? Other

19. Hops

20. I am a participant but not a provider

21. I am developing a small community-scale resilience garden in central Mount Vernon (vegetables, berries, some corn) in the event of need.

22. I assume being involved in doesn't mean attending a farm tour.

23. I just bought 3 plus acers farm and plan to set up some sort of AG tourism

24. I participate in a summer and winter CSA, enjoy farmers markets and the open, rural space that farms provide. Additionally, I enjoy farms that have an element of fish and wildlife conservation measures in place.

25. I spent many years helping create the festival of family farms, Washington Tilth Annual Conference, Tulip Festival Involvement, I even helped get our conference held at Skagit Valley College.

26. Master Gardener

27. Member of Skagitonians to Preserve Farmland

28. Museum, barn map, seasonal migratory birds, berry sales.

29. None currently, but considering owning a Vacation Rental in Skagit valley

30. Our buisness model is based on sourcing from the local farms and producers in the Skagit valley and show casing the terrior of the area with the products we make from these ingredients

31. Overnight stays

32. Own a B n B property affected by tourism.

33. Owner of vacation rental in city of MV

34. plan to do more

35. Samish Bay shellfish

36. Small scale accommodations in rural setting.

37. suburban resident who uses as many local products as possible

38. Teaching herbal making with small farm grown goods. And teaching online about agricultural areas and topics

39. These are the potential activities.

40. This is weirdly written - what am I answering here?

41. Timber

What type of agriculture, or agritourism activities are you involved in? Other

42. vacation rental on working permaculture garden
43. We have u pick pumpkins not a agritourism business
44. We live here and grow our own veg and fruit and also visit u-pick, farmers market and buy local meat.
45. We own horses, have a large orchard
46. What type of agriculture, or agritourism activities are you involved in? (Please mark all that apply)
47. Working for a brewery that uses hyperlocal ingredients and is looking to relocate to an estate based brewery

Q3. Where do you conduct or attend agritourism activities. (See map)

No open ended responses.

Q4. Do you own farmland?

Other

1. adjacent to farmland
2. Ag zone whatcom co
3. Agriculture
4. Big family garden and orchard
5. Family does
6. Farming on rented land while trying to buy a farm
7. I did but now I don't
8. Open space forest & pasture Not designated farmland
9. partner with Tulip Town/Work at hotel management company
10. Raised on a farm!
11. Samish Bay tidelands

Other

12. We do live on one acre zoned Ag-NRL

13. We lease farmland

14. Yes - AG zoned

15. Yes - AG zoned

16. Yes - AG zoned

17. Yes, Island County

Q5. Do you currently host agritourism events on your property?

Do you currently host agritourism events on your property? Other

1. We have a farmstand

2. see # 8

3. Retired but will attend

4. Master Gardener Tours, Events and Classes

5. Limited; exploring adding multiple events

6. Kinda

7. Kind of, we invite people to watch over our unique brewing methods using all local ingredients

8. In the past. Currently online only.

9. I intend to build a air BB on the farm

10. I did for many years.

11. Have in the past, will in the future

Do you currently host agritourism events on your property? Other

12. Do not own ag property

13. But did farm stay for several years

14. Before Covid, not last year and probably not this year on the property

15. N/A

Q6. Have County or State regulations prevented you from pursuing an agritourism activity on your farm? If so, what regulations created an issue.

Have County or State regulations prevented you from pursuing an agritourism activity on your farm?

1. Yes. Many of the regulations prohibit the necessary opportunities such as food services
2. Yes. I would like to host more onsite teaching but zoning requires special permits. If you cross my street, that permit requirement goes away.
3. Yes.
4. Yes, we have 5.5 acres of space at our site to host agritourism events but due to Skagit County zoning we are unable to utilize our space. We have been trying to get the zoning updated and changed to allow us to host these types of events since 2015 but have been unable to make any progress.
5. Yes
6. Worried we won't get necessary permits for farm dinners/stays.
7. We want to purchase land to grow our own ingredients and offer visitors a true seed to glass/farm to table type experience, but have thus far been unable to find a suitable property due to county zoning ordinances.
8. We plan to operate a farm stand/store on our farm in the future. We would like to be able to include a modest cafe/counter service using farm-grown food to supplement our primary production and share the bounty of the Valley; current regulations prohibit this.
9. We are wanting to transform an older home (big) into a wedding venue, but the zoning precludes it.

Have County or State regulations prevented you from pursuing an agritourism activity on your farm?

10. Planning Dept interpretation of Ag Accessory Use, Associated with Tourism (7)

11. Our county is anti farms

12. Not yet. We are in the process of purchasing 33 acres near Big Lake, with the intention of farming, hosting petting farm visits and renting out an Agro-vacation unit.

13. Not yet.

14. Not yet, but regulations regarding bed and breakfasts are extremely narrow in Skagit County and the inability to serve food at agricultural sites severely limits local farm- to - table opportunities, which contribute jobs and more money staying in the local economy.

15. not that I am aware of

16. Not currently a farm owner, but zoning restrictions about public activities on Ag-NRL land, specifically food and beverage service, have been a large obstacle in our ability to buy farmland.

17. Not being able to host events with food and alcoholic beverages

18. None

19. No.

20. No, they have not.

21. No, there needs to be more regulations to protect farmland!! There isn't anyone enforcing anything now!

22. No, I don't know. Word is County only selectively enforces so it's worrisome that if you're not a "good ol boy" then you can't do anything.

23. No I just see it happening around the county. I would like to know more about the permitting process for on farm events and stays.

24. No and they need to stay out of it

25. Limitations on events, attendance, seating.

Have County or State regulations prevented you from pursuing an agritourism activity on your farm?

26. I have not had any problems yet.

27. I do not consider a farm stand agritourism

28. I am having a hard time figuring out if I would be able to open an on farm restaurant and bed and breakfast. It is unclear whether skagit will allow this. I know that other folks have had trouble with on farm restaurants.

29. Could use help in navigating the regs on what we can and can't do.

30. Commerical kitchen requirements for selling jam, inspection requirements for selling meat, but I understand some of these have changed for farmer's market lately, haven't looked into it for the last three years. Also building regulations on building additional buildings on property of only 20 acres have left us with a 20 acre farm that can't support us. Not enough land to farm big crops, and smaller crops and niche markets, along with inability to market "value added" products have left us just having a neighbor grow hay on our field while we work at outside jobs. Not the original plan for our property. But probably easier, in the long run.

31. No (35)

32. NA or N/A (18)

33. n/a haven't looked into it yet...

34. N/A do not own ag property

35. n/a - not currently doing any

36. n/a - not a farmer/landowner

Q7. What is your primary concern with more permissive agritourism rules in agricultural areas?

What is your primary concern with more permissive agritourism rules in agricultural areas? Other

- 1) conversion of farming to retail commercial activity unrelated to farming. 2) incompatibility of activities to neighbors and ag neighborhoods, 3) "horse out of the barn" belief that anything goes in the country, 4) bending the rules, 5) the County has no capacity or willingness to enforce existing or

What is your primary concern with more permissive agritourism rules in agricultural areas? Other

future codes, 6) a party in a barn is in no way agricultural and is a premier example of how agritourism really means using the rural resources for whatever makes money.

2. 1) Increased flow of "customers" in an ongoing, un filtered basis into rural areas.
3. 1) negative impacts (traffic, parking, trespassing) - these are issues that can be managed
4. Agritourism does not work well with Commercial Agriculture.
5. Agritourism should be defined to include events that are about agriculture- not just something that happens on farmland. Craft shows, weddings, and other non-ag events should not be classified as part of agritoursim.
6. As a participant, I am eager to support agritourism and would attend a wide array of opportunities when offered.
7. Being able to find a site where we can grow some of the ingredients we need, make fermented beverages, and present them to visitors in this truly beautiful setting. This doesn't seem like it should be too much to ask.
8. Changing land use
9. Charging enough to make the costs of making the property "city nice" justifiable. For example, wood chips, gravel paths, and wood shavings for mud mitigation, for people who wear cute shoes onto a farm, rather than boots. ADA accessibility.
10. City visitors to working farms can create problems, and they receive a bad reputation with MV locals. We must pay for, clean/maintain, and monitor safe, clean toilet facilities in downtown MV, along major street routes to Tulip Festival, and at Tulip farm sites.
11. Contaminating the Skagit river from increased traffic on the highways washing off. Disturbing wildlife.
12. Conversion of farmland, traffic, trespassing, theft, etc
13. conversion of farmland. Non-ag. related retail sales and activities that could be done in town.
14. Conversion of our remaining farmland. Incompatible uses with agricultural activities (e.g. wedding venues asking adjacent farmers to stop farming or calling in complaints about dust/noise/spraying etc.) Non-farm related retail sales etc. within the ag. zone.

What is your primary concern with more permissive agritourism rules in agricultural areas? Other

15. Conversion on farmland to other use-parking etc
16. create more bike trails linking farms and agritourism
17. Crowds at local spots that residents now enjoy.
18. Currently, at least under Covid guidance, the state lists all U picks as agritourism facilities. This is not a realistic interpretation of all the U picks in the state. Many, like me dont want to be lumped in with the agritourism trade. There are very clear distinctions to be made between a U pick farm that is agritourism and one that is not. My farm direct markets all of its produce either through farmers markets or U pick. In 2020 the spread was 83% U Pick, 15% farmers market, 2% misc. Farmers market sales did take a hit with Covid restrictions.
19. Decreased quality of life!
20. don't have any I think its a great way for farmers to make more money
21. Drawing more people to the region without providing adequate services. In particularly we are concerned about human and pet waste that can impact water quality on Samish Bay shellfish beds
22. Emphasis of events or kitsch over content based farming, i.e. farming that produces food or true commodity. Misrepresentation of what farms and farming are to the regional public.
23. ensuring we find the proper balance between allowing people to open up their farms and venues for events and public without negativley impacting the environment.
24. Excessive well intentioned, but harmful prohibitions.
25. Farm fields being contaminated by recreational misuses, loss of farmland due to parking lots and more buildings,
26. Farm fields being contaminated by recreational misuses, loss of farmland due to parking lots and more buildings,
27. Farmers must always come first.
28. Farmland being purchased at a premium by companies or individuals that don't maintain good stewardship and drive prices up so locals can no longer afford to purchase property or do business here

What is your primary concern with more permissive agritourism rules in agricultural areas? Other

29. Food safety, fresh & organic farm fields being contaminated by visitors, vandalism,
30. Food safety, fresh & organic farm fields being contaminated by visitors, vandalism,
31. Food security, food contamination, guests leaving barn doors open, leaving gates open.
32. Generally speaking, appears to me to be be aware of all the above potential issues + strives to do their BEST.
33. Growing too fast. Need to grow slow enough to make sure folks have a great experience.
34. Handicap accessibility
35. I am among many who love sharing their knowledge with others who are interested, yet the "Instagram" culture or social media fad makes me skeptical of people coming just to tag their location and take a few perfect shots.
36. I am concerned about good farming land being paved over with buildings and parking lots and made unusable. It is already a struggle to find farm land, as someone who runs a small farm and doesn't own land. I am also concerned about losing the feel of a local culture.
37. I am in the WSU program Cultivating Success and trying to come up with my plan, looking for contacts and information to lay my property out. I comes with 400 trees as someone tried to be a tree farmer so I intend to use as many on the property looking for help and ideas.
38. I believe that agritourism should only be of the utmost quality and educate people about agriculture, not be solely for recreation and "entertainment". I happen to feel that shooting pumpkins out of a cannon and shooting them is not agritourism and should not be labeled as such. That is sport. As is hunting and fishing. Those are not agritourism. It also should be done in such a way that it is respectful of our agricultural heritage and be respectful of our beautiful valley, lands, soil, barns, wildlife, etc. and not taking away from the quality of life of residents. Large festivals should be kept to a minimum. Noise should be kept to a minimum.
39. I do not personally have any major concerns around this. I see this as a great opportunity for our county to bring economic benefits into everyone's hands.
40. I don't have any concerns with agritourism. I think the rules should be loosened to allow for more agritourism opportunities.

What is your primary concern with more permissive agritourism rules in agricultural areas? Other

41. I don't really have any. I think it would be helpful for the county and allow its many small farmers to sustain the cost of keeping their ag land.
42. I don't think there are any concerns and is only win, win for the farmers, producers, supporting businesses, the tax revenue it would generate for the county
43. I don't think there are any concerns and is only win, win for the farmers, producers, supporting businesses, the tax revenue it would generate for the county.
44. I haven't given it any thought
45. I post the Farm Bureau limited liability signs on my properties. But city people see things on farms they don't understand. We need to be proactive about educating the public. And protecting each other's reputations.
46. I see people illegally parking and crossing into tulip fields & bird watching on Best road. Seems like a tragedy waiting to happen.
47. I think it is a valuable economic opportunity if managed correctly. Traffic around the Tulip Festival can create dangerous driving conditions.
48. I want small farms to be able to be viable, but I see too many people who's first desire is for tourism and do the least amount of farming to "comply". There is no follow up on compliance.
49. I worry that as our farmers age, the number of farms offering agritourism will dwindle. It is important for the general public to know where their food comes from and to understand the lifestyles and sacrifices of our farmers.
50. I'd rather call that "biggest aspirations for agritourism." I believe we have enormous untapped potential in the county for agritourism to expand on the fantastic Birds in Winter festivals, and similar, which focus on Skagit County and the floodplain as a critical habitat, flyway for migratory birds, and a sense of timeless place for weary urbanites and locals to reconnect with nature and understand the peaceful change of seasons, in an otherwise fast-changing, unsettling world. Birding routes (with certified B&B accommodation and other specialist attractions, such as "Tweets" cafe in Edison) could be further developed and marketed, along the lines of other countries and regions I've seen.
51. If it happens in a determinate date only, traffic and parking.
52. If it will be welcomed.

What is your primary concern with more permissive agritourism rules in agricultural areas? Other

53. Impact on environment & wildlife
54. Impact on quality of life for residents
55. Impeding daily activities of those who live in the area. Overcrowded rural areas not equipped for large events, Traffic affecting emergency responders access. Litter, clean up after events affecting residents not involved in events.
56. In Italy, many agriturismos are farms in name only now. I am concerned that, as the tourism aspect brings more profits, some farms will reduce or stop production, becoming farms in name only. This is probably only a concern for B&B type businesses.
57. Interest me
58. It destroys the current health of Skagit County agricultural land, commercial agriculture and production activities. Please take great care in your case studies.
59. It is a fun activity for families including young people.
60. It is far too limited in the biggest agricultural zone west of the Cascades. The current regulations limit the economic viability of smaller farms and promote larger farms more prone to automation and sending money out of the area.
61. It just seem to go on without any rules. People need a clearly defined set of conditions to abide by. County will need to have some sort of accountability for land owners.
62. It's important to enable farmers to make money off of their land. Farmers need to support their families. Tourism is a gateway to workforce tdevelopment in farming.
63. It's very important to us to be respectful of our neighbors while also offering visitors the type of experience we're striving to create.
64. Legal protection for farmers, legislation to protect farmland from vandalism
65. Littering, trespassing, traffic violations, disrespect from tourists, disregard for necessary farm equipment traffic on roadways that could put our farmers and their workers in danger.
66. Loss of agricultural priority

What is your primary concern with more permissive agritourism rules in agricultural areas? Other

67. Loss of agriculture land
68. Loss of farmland, overcrowded county roads preventing farm machinery use, safety, food security to visitors and their dogs, entering areas not safe for visitors.
69. Making sure birds and their habitat are not disturbed by undirected agritourism. This can be addressed by working with ornithologists, citizen scientists and organizations like Skagit Audubon, Padilla Bay Reserve staff etc. to create appropriate parking and designated viewing areas and perhaps tours from a designated meeting spot as occur around the annual Grays Harbor Shorebird Festival. This approach may also help protect farming activities and people walking through farmlands unappropriately.
70. Management of the people
71. Migration, increased land costs, increased tourism land uses, development pressures, traffic.
72. N/A do not own ag property
73. Need to offer goods, services and experiences that have value to consumers. If there are too many rules, we won't be able to be creative or successful. With too few rules, food safety or personal safety could be a problem and irresponsible farmers would ruin it for the rest of us. Interesting problems to solve.
74. No significant concerns. We agree it should be supplemental to agriculture production as a primary activity, but we feel there are many examples of how agritourism can be done tastefully and ultimately contribute to the economic viability of farms.
75. Noise
76. Non AG Infrastructure
77. Non Ag related business in the Ag zone, expanding infrastructure to accommodate tourism, conversion of failed Ag tourism infrastructure to non Ag related businesses
78. None (x9)
79. None of the above. I don't have any concerns about more permissive agritourism rules.
80. None, really, I think it's a great way for farmers to stay in business.

What is your primary concern with more permissive agritourism rules in agricultural areas? Other

81. Not getting in the way of the producer's actual work
82. Not one thing
83. Others interest
84. Over use of on site septic systems and runoff into water course
85. Protection of the farm land in terms of sub plotting and being sold off to non ag
86. Really I'm suprised there already hasn't been a death with people stopping on the side of the road, illegally to watch the bird or look at the tulips. The sheriff department isn't doing anythiing to ticket these vehicles for parking in a no parking zone, where there is no shoulder and it's dangerous!!! Plus farm equipment can't can't get down the road making farming impossible!
87. Regardless of whether or not more uses are permitted in agricultural areas, the interface between commercial farms and the visiting public is a challenge that should be planned for, rather than allowed to happen without organization. In some ways, I think allowing for more structured agritourism opportunities may alleviate some of this friction by separating the public from commercial operations - Tulip Town and Roozengarde's show garden are good examples of this. I think promoting alternative modes of transportation to these destinations is important. I don't necessarily support the expansion of parking lots in rural areas around the county, but in certain places such as Edison, visitation is constrained by the availability of parking.
88. Reports to Animal Control from ignorant city people
89. Safety
90. Slow Traffic
91. Survival of small/family farms
92. That a Theme Park will be allowed. That is not what I believe is needed.
93. That ag tourism, that rural environment will disappear, and that Agriculture is not able to contribute to the entire counties well bring.
94. That farming and tourism don't always mix well. that tourism could hinder farmers ability to farm.

What is your primary concern with more permissive agritourism rules in agricultural areas? Other

95. That is really agritourism and not just tourism. It is important to share our beautiful valley with the public so they can see the importance of fresh produce and other crops that are here. Plus the value added items that can be produced in our valley with our bounty.
96. That it might prioritize land use in a way less beneficial to the land.
97. That it will disrupt commercial agricultural production and disconnect the cost of land for farming from the return on investment from production of food and fiber.
98. That our county will miss a major financial opportunity to diversify its economy and make money on ag tourism and not just ag products. There is a huge new market and interest in where and how food is grown. This new direction is healthy for people and can be good for farmers if we pursue it and manage it properly. Keeping people out and selling to commodity markets is not the way.
99. That the county will get involved and screw it up
100. That we don't support our local growers more.
101. That we lose our identity of supporting the farmers and become a "fad". This needs to be sustainable.
102. The ability to have supplemental income potential. Profitable crops are disappearing so agritourism is critical to provide new revenue sources.
103. The benefits outweigh the concerns. In general, most people are so disconnected from the reality of agriculture and food production -- it's incredibly beneficial to make that connection. Nuisances like parking issues can be addressed. Food safety practices/GAP should not be compromised when food crops are involved.
104. The failure of the many dreamers that will fail leaving bankrupted facilities as in other counties. Loss of farmland for facilities and parking lots.
105. the increase in tourists
106. The lack of pedestrian safe walking/biking space along roadways. Lack of parking makes this issue worse, when cars use all of the shoulder.
107. The more the merrier! Place-based tourism that connects visitors with the local economy on a person to person level is hugely important.

What is your primary concern with more permissive agritourism rules in agricultural areas? Other

108. The over-commercialization of our local farming community and precious natural resources.
109. The site we are interested in could be arranged for off-county road parking and it is on a dead-end road, so no through traffic.
110. The tulip festival is already a disaster for traffic, and many rural roads can't handle any more traffic. Parking on shoulders is a safety hazard.
111. Too many visitors on private land. Birders are already an issue on our land/area.
112. Tourists disrespecting property. There are horror stories from the tulip fields every year, and most farmers aren't protected
113. Traffic
114. traffic
115. Traffic and Parking and increased capital and maintenance costs to the County with the increase in tourism. Bigger is not always better.
116. traffic blocking roads and parking
117. Traffic congestion
118. Transmitting diseases to the crops and/or livestock, damage to private ag property, de-certification of certified organic ag land, liability to ag land owners for injury/illness associated with visitors, increased need for emergency law enforcement, increased need for Emergency Medical Services
119. Transmitting diseases to the crops and/or livestock, damage to private ag property, de-certification of certified organic ag land, liability to ag land owners for injury/illness associated with visitors, increased need for emergency law enforcement, increased need for Emergency Medical Services. Traffic. Visitor safety. Obstructing ag activities.
120. Trespassing, Traffic, Disruptions to Farming, Exposure for farmers to people who may be farm/chemical/pesticide adverse. Right to farm ordinance violations.
121. trespass and lawsuits

What is your primary concern with more permissive agritourism rules in agricultural areas? Other

122. Turning private property into public greed.
123. Visitor safety and traffic
124. Visitors not understanding animal safety and welfare.
125. Visitors pollute soil and water/toilet facilities
126. we have a u pick pumpkin field and fall market which is not agritourism Im afraid we will get lumped in and face stupid new regulations
127. We need more to better educate and respect climate concerns and planet.
128. we would like to be involved in the rule decisions that are being made It is very important that the farms in the valley are part of this
129. Wedding venues and restaurants are popping up everywhere and taking over valuable farmland and there seams to be no one controlling it. For instance Tulip Town and Skagit Acres are in the process of building a restaurant on farmland where it goes against the zoning and no one is doing anything!
130. Wedding venues on ag zoned properties and the resulting party noise on weekend evenings and nights. There is a business in our neighborhood that presents itself as a farm but is only a wedding venue. Pre-pandemic lockdown, every summer Saturday night was ruined by wedding noise. I don't understand how a business like this gets a special use permit in a rural residential/farm area.

Q8. What are your biggest concerns around agritourism?

What are your biggest concerns around agritourism? Open Ended.

1. 1) conversion of farming to retail commercial activity unrelated to farming. 2) incompatibility of activities to neighbors and ag neighborhoods, 3) "horse out of the barn" belief that anything goes in the country, 4) bending the rules, 5) the County has no capacity or willingness to enforce existing or future codes, 6) a party in a barn is in no way agricultural and is a premier example of how agritourism really means using the rural resources for whatever makes money.
2. 1) Increased flow of "customers" in an ongoing, un filtered basis into rural areas.
3. 1) negative impacts (traffic, parking, trespassing) - these are issues that can be managed

What are your biggest concerns around agritourism? Open Ended.

4. Agritourism does not work well with Commercial Agriculture.
5. Agritourism should be defined to include events that are about agriculture- not just something that happens on farmland. Craft shows, weddings, and other non-ag events should not be classified as part of agritoursim.
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7. Being able to find a site where we can grow some of the ingredients we need, make fermented beverages, and present them to visitors in this truly beautiful setting. This doesn't seem like it should be too much to ask.
8. Charging enough to make the costs of making the property "city nice" justifiable. For example, wood chips, gravel paths, and wood shavings for mud mitigation, for people who wear cute shoes onto a farm, rather than boots. ADA accessibility.
9. City visitors to working farms can create problems, and they receive a bad reputation with MV locals. We must pay for, clean/maintain, and monitor safe, clean toilet facilities in downtown MV, along major street routes to Tulip Festival, and at Tulip farm sites.
10. Contaminating the Skagit river from increased traffic on the highways washing off. Disturbing wildlife.
11. Conversion of farmland, traffic, trespassing, theft, etc
12. Conversion of our remaining farmland. Incompatible uses with agricultural activities (e.g. wedding venues asking adjacent farmers to stop farming or calling in complaints about dust/noise/spraying etc.) Non-farm related retail sales etc. within the ag. zone.
13. Crowds at local spots that residents now enjoy.
14. Currently, at least under Covid guidance, the state lists all U picks as agritourism facilities. This is not a realistic interpretation of all the U picks in the state. Many, like me dont want to be lumped in with the agritourism trade. There are very clear distinctions to be made between a U pick farm that is agritourism and one that is not. My farm direct markets all of its produce either through farmers markets or U pick. In 2020 the spread was 83% U Pick, 15% farmers market, 2% misc. Farmers market sales did take a hit with Covid restrictions.

What are your biggest concerns around agritourism? Open Ended.

15. Drawing more people to the region without providing adequate services. In particular we are concerned about human and pet waste that can impact water quality on Samish Bay shellfish beds
16. Emphasis of events or kitsch over content based farming, i.e. farming that produces food or true commodity. Misrepresentation of what farms and farming are to the regional public.
17. ensuring we find the proper balance between allowing people to open up their farms and venues for events and public without negatively impacting the environment.
18. Excessive well intentioned, but harmful prohibitions.
19. Farm fields being contaminated by recreational misuses, loss of farmland due to parking lots and more buildings,
20. Farmers must always come first.
21. Farmland being purchased at a premium by companies or individuals that don't maintain good stewardship and drive prices up so locals can no longer afford to purchase property or do business here
22. Growing too fast. Need to grow slow enough to make sure folks have a great experience.
23. I am among many who love sharing their knowledge with others who are interested, yet the "Instagram" culture or social media fad makes me skeptical of people coming just to tag their location and take a few perfect shots.
24. I am concerned about good farming land being paved over with buildings and parking lots and made unusable. It is already a struggle to find farm land, as someone who runs a small farm and doesn't own land. I am also concerned about losing the feel of a local culture.
25. I am in the WSU program Cultivating Success and trying to come up with my plan, looking for contacts and information to lay my property out. I comes with 400 trees as someone tried to be a tree farmer so I intend to use as many on the property looking for help and ideas.
26. I believe that agritourism should only be of the utmost quality and educate people about agriculture, not be solely for recreation and "entertainment". I happen to feel that shooting pumpkins out of a cannon and shooting them is not agritourism and should not be labeled as such. That is sport. As is hunting and fishing. Those are not agritourism. It also should be done in such a way that it is respectful of our agricultural heritage and be respectful of our beautiful valley, lands, soil, barns, wildlife, etc. and

What are your biggest concerns around agritourism? Open Ended.

not taking away from the quality of life of residents. Large festivals should be kept to a minimum. Noise should be kept to a minimum.

27. I do not personally have any major concerns around this. I see this as a great opportunity for our county to bring economic benefits into everyone's hands.
28. I don't have any concerns with agritourism. I think the rules should be loosened to allow for more agritourism opportunities.
29. I don't really have any. I think it would be helpful for the county and allow its many small farmers to sustain the cost of keeping their ag land.
30. I don't think there are any concerns and is only win, win for the farmers, producers, supporting businesses, the tax revenue it would generate for the county.
31. I haven't given it any thought
32. I post the Farm Bureau limited liability signs on my properties. But city people see things on farms they don't understand. We need to be proactive about educating the public. And protecting each other's reputations.
33. I see people illegally parking and crossing into tulip fields & bird watching on Best road. Seems like a tragedy waiting to happen.
34. I think it is a valuable economic opportunity if managed correctly. Traffic around the Tulip Festival can create dangerous driving conditions.
35. I want small farms to be able to be viable, but I see too many people who's first desire is for tourism and do the least amount of farming to "comply". There is no follow up on compliance.
36. I worry that as our farmers age, the number of farms offering agritourism will dwindle. It is important for the general public to know where their food comes from and to understand the lifestyles and sacrifices of our farmers.
37. I'd rather call that "biggest aspirations for agritourism." I believe we have enormous untapped potential in the county for agritourism to expand on the fantastic Birds in Winter festivals, and similar, which focus on Skagit County and the floodplain as a critical habitat, flyway for migratory birds, and a sense of timeless place for weary urbanites and locals to reconnect with nature and understand the peaceful change of seasons, in an otherwise fast-changing, unsettling world. Birding routes (with

What are your biggest concerns around agritourism? Open Ended.

certified B&B accommodation and other specialist attractions, such as "Tweets" cafe in Edison) could be further developed and marketed, along the lines of other countries and regions I've seen.

38. If it happens in a determinate date only, traffic and parking.

39. If it will be welcomed.

40. Impeding daily activities of those who live in the area. Overcrowded rural areas not equipped for large events, Traffic affecting emergency responders access. Litter, clean up after events affecting residents not involved in events.

41. In Italy, many agriturismos are farms in name only now. I am concerned that, as the tourism aspect brings more profits, some farms will reduce or stop production, becoming farms in name only. This is probably only a concern for B&B type businesses.

42. Interest me

43. It destroys the current health of Skagit County agricultural land, commercial agriculture and production activities. Please take great care in your case studies.

44. It is a fun activity for families including young people.

45. It is far too limited in the biggest agricultural zone west of the Cascades. The current regulations limit the economic viability of smaller farms and promote larger farms more prone to automation and sending money out of the area.

46. It just seem to go on without any rules. People need a clearly defined set of conditions to abide by. County will need to have some sort of accountability for land owners.

47. It's important to enable farmers to make money off of their land. Farmers need to support their families. Tourism is a gateway to workforce tdevelopment in farming.

48. Littering, trespassing, traffic violations, disrespect from tourists, disregard for necessary farm equipment traffic on roadways that could put our farmers and their workers in danger.

49. Loss of farmland, overcrowded county roads preventing farm machinery use, safety, food security to visitors and their dogs, entering areas not safe for visitors.

What are your biggest concerns around agritourism? Open Ended.

50. Making sure birds and their habitat are not disturbed by undirected agritourism. This can be addressed by working with ornithologists, citizen scientists and organizations like Skagit Audubon, Padilla Bay Reserve staff etc. to create appropriate parking and designated viewing areas and perhaps tours from a designated meeting spot as occur around the annual Grays Harbor Shorebird Festival. This approach may also help protect farming activities and people walking through farmlands unappropriately.
51. Management of the people
52. Migration, increased land costs, increased tourism land uses, development pressures, traffic.
53. Need to offer goods, services and experiences that have value to consumers. If there are too many rules, we won't be able to be creative or successful. With too few rules, food safety or personal safety could be a problem and irresponsible farmers would ruin it for the rest of us. Interesting problems to solve.
54. No significant concerns. We agree it should be supplemental to agriculture production as a primary activity, but we feel there are many examples of how agritourism can be done tastefully and ultimately contribute to the economic viability of farms.
55. Non Ag related business in the Ag zone, expanding infrastructure to accommodate tourism, conversion of failed Ag tourism infrastructure to non Ag related businesses
56. None (x7)
57. None, really, I think it's a great way for farmers to stay in business.
58. Not getting in the way of the producer's actual work
59. Others interest
60. Protection of the farm land in terms of sub plotting and being sold off to non ag
61. Regardless of whether or not more uses are permitted in agricultural areas, the interface between commercial farms and the visiting public is a challenge that should be planned for, rather than allowed to happen without organization. In some ways, I think allowing for more structured agritourism opportunities may alleviate some of this friction by separating the public from commercial operations - Tulip Town and Roozengarde's show garden are good examples of this. I think promoting alternative modes of transportation to these destinations is important. I don't necessarily support the expansion

What are your biggest concerns around agritourism? Open Ended.

of parking lots in rural areas around the county, but in certain places such as Edison, visitation is constrained by the availability of parking.

62. Safety

63. Slow Traffic

64. Survival of small/family farms

65. That a Theme Park will be allowed. That is not what I believe is needed.

66. That ag tourism, that rural environment will disappear, and that Agriculture is not able to contribute to the entire counties well bring.

67. That farming and tourism don't always mix well. that tourism could hinder farmers ability to farm.

68. That is really agritourism and not just tourism. It is important to share our beautiful valley with the public so they can see the importance of fresh produce and other crops that are here. Plus the value added items that can be produced in our valley with our bounty.

69. That it might prioritize land use in a way less beneficial to the land.

70. That it will disrupt commercial agricultural production and disconnect the cost of land for farming from the return on investment from production of food and fiber.

71. That our county will miss a major financial opportunity to diversify its economy and make money on ag tourism and not just ag products. There is a huge new market and interest in where and how food is grown. This new direction is healthy for people and can be good for farmers if we pursue it and manage it properly. Keeping people out and selling to commodity markets is not the way.

72. That the county will get involved and screw it up

73. That we don't support our local growers more.

74. That we lose our identity of supporting the farmers and become a "fad". This needs to be sustainable.

75. The ability to have supplemental income potential. Profitable crops are disappearing so agritourism is critical to provide new revenue sources.

What are your biggest concerns around agritourism? Open Ended.

76. The benefits outweigh the concerns. In general, most people are so disconnected from the reality of agriculture and food production -- it's incredibly beneficial to make that connection. Nuisances like parking issues can be addressed. Food safety practices/GAP should not be compromised when food crops are involved.
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85. Tourists disrespecting property. There are horror stories from the tulip fields every year, and most farmers aren't protected
86. Traffic
87. traffic
88. Traffic and Parking and increased capital and maintenance costs to the County with the increase in tourism. Bigger is not always better.
89. traffic blocking roads and parking

What are your biggest concerns around agritourism? Open Ended.

90. Traffic congestion
91. Transmitting diseases to the crops and/or livestock, damage to private ag property, de-certification of certified organic ag land, liability to ag land owners for injury/illness associated with visitors, increased need for emergency law enforcement, increased need for Emergency Medical Services. Traffic. Visitor safety. Obstructing ag activities.
92. Trespassing, Traffic, Disruptions to Farming, Exposure for farmers to people who may be farm/chemical/pesticide adverse. Right to farm ordinance violations.
93. trespass and lawsuits
94. Turning private property into public greed.
95. Visitor safety and traffic
96. Visitors not understanding animal safety and welfare.
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98. We need more to better educate and respect climate concerns and planet.
99. Wedding venues and restaurants are popping up everywhere and taking over valuable farmland and there seams to be no one controlling it. For instance Tulip Town and Skagit Acres are in the process of building a restaurant on farmland where it goes against the zoning and no one is doing anything!
100. Wedding venues on ag zoned properties and the resulting party noise on weekend evenings and nights. There is a business in our neighborhood that presents itself as a farm but is only a wedding venue. Pre-pandemic lockdown, every summer Saturday night was ruined by wedding noise. I don't understand how a business like this gets a special use permit in a rural residential/farm area.
101. While benefiting a portion of local producers, increasing traffic, pedestrians, bicycles, etc pose a problem for large scale producers - how to move equipment on busy roads, complaints about noise and dust. We have a right to farm ordinance in this county - let's protect it. Loss of rural character - look south to Snohomish county as a cautionary tale.
102. Will it harm AG businesses that do not participate in agritourism?

What are your biggest concerns around agritourism? Open Ended.

103. Zoning changes. Growing food is SO Important. That's what should be the priority . Tho, I get it farmers need to think outside of the box in order to be viable.

Q9. In your opinion what is the most beneficial part of agritourism?

In your opinion what is the most beneficial part of agritourism? Other

1. Additional income for farmers who might offer a farm stay.
2. Allow small scale farmers and producers to sell directly to the public with better margine and allow these busines to be sustainable and in turn preserve the Skagit Farming Community
3. Benefits the few, hurts the masses. Even the extra tax revenue is not not NOT worth it.
4. child related benefits
5. Connecting citizens with rural heritage is a little racist... this rural heritage is all based on land stolen from native populations.
6. connecting farming and the environment, both good and bad
7. No benefit.
8. None
9. Open area conservation, preservation of rural character, providing more jobs for local people
10. Overnight stays
11. The added benefit that some farms may have that provide fish and wildlife conservation and recreation opportunities and provide the feel of open space and rural communities.
12. Understanding of our fantastic, diversified agricultural economy. Connecting people to the seasons, the sky, the nature of our economy, their dependence on food.
13. Utilization of a piece of property where there is a need in the area.
14. We already have adequate tourism facilities in the Skagit.

In your opinion what is the most beneficial part of agritourism? Other

15. Would help vacation rental, and restaurants
16. Helping to preserve farmland and keep it from housing development.
17. I don't see much good from it.
18. I think the significant disadvantages far outweigh the fabricated, fictional benefits
19. If used corrected there are a ton of benefits but we need to protect agriculture in the Skagit Valley before promoting agritourism!
20. Keep farmland farmland for the long term
21. Keeping our farming families farming
22. Land preservation for farming

Q10. Would agritourism strengthen your ability to continue working the land? If so, how?

Would agritourism strengthen your ability to continue working the land? Open Ended

1. Absolutely not. It would weaken it by increasing tourism, which increases land intensity usage, which increases land costs. It also increases traffic, which makes transportation difficult, because we rely on the ferry.
2. Absolutely without the Skagit farmers and supplier we would not be in business
3. Agritourism adds income that puts my farm from subsistence to profitability.
4. Agritourism can help to increase demand for locally sourced foods and goods, resulting in a more dynamic economy
5. Agritourism would support my ability to continue working the land, and vice-versa. Cyclical.
6. Already has
7. For our business in it's current form, it would do so if it brought consistent (not just seasonal) customers from nearby areas due to heightened awareness of our location. additionally supporting other small businesses that we sell to or could sell to in the future.
8. Have more crops
9. I can sell a head of lettuce for \$.75 wholesale or I can sell it directly to the customer for \$3.00
10. I don't see how it couldn't be beneficial to all farms around here financially
11. I live on a small city lot.

Would agritourism strengthen your ability to continue working the land? Open Ended

12. I love to provide education and being able to host small events where I can do farm tours and talk about my farm would be great. Also, as a small producer it is difficult to make money. Having an additional revenue stream would make my business more sustainable.

13. If it went a long side actual farming and was a side income to the farm. There should be a rule where you can have a restaurant/wedding venue on a farm if it's not the farm's main income!

14. Income

15. Increasing access to customers, offering them an experience and destination and local products. Some agriculture product producers (farmers) do not like or cannot fit in farmer's markets.

16. It creates additional revenue streams and strengthens the bonds between farms and their community and customers

17. It increases public support for maintaining ag lands and water quality for shellfish. They are more understanding about zoning that preserves farmland or onsite sewage regulations, managing animal waste etc.

18. It is expensive to farm and would bring in additional income for a healthier farm.

19. It is inspiring to plant or get plants.

20. Maybe. The public connection is hard to quantify, but networking creates infinite possibilities.

21. More income

22. More income growth means more stability in keeping my land rural with out tax problems

23. more interesting and more value added sales

24. N/a

25. n/a

26. n/a

27. n/a

28. N/A

29. n/a

30. N/A

31. n/a

32. N/A

33. N/A

34. n/a

35. N/A

36. n/a - not a farmer.

Would agritourism strengthen your ability to continue working the land? Open Ended

37. N/A do not own ag land -- these questions all seem to be pertinent to ag property owners, not residents or visitors

38. NA

39. NA

40. No

41. No

42. No

43. no

44. NO

45. NO

46. No

47. No

48. No

49. No

50. No - I view it as an impediment. Getting my hay equipment from field to field in the Conway area is getting harder each year due to increased traffic.

51. No-- it may create hazards and risks for commercial farms that are neighboring to Agritourism operations.

52. NO! I don't think farmers need to make an extra buck by bringing hoards of people into the county to gawk. I don't want people staring at me while working the large food garden on my land. I don't want extra traffic and exhaust at my exit.

53. No, it makes it really difficult

54. No, lack of willing labor is the biggest hurdle. Regulations thru zoning changes impeding ability to earn from land investment.

55. No, my farm is self sustaining and has been for generations

56. No.

57. No.

58. No--it would decrease our ability to work the land.

59. Not applicable

60. Not for me personally, but since farm income is always tight, I have to think that farmers and ranchers who have the appetite for this kind of activity and can effectively monetize it can add an additional revenue stream to support their primary work.

61. not my situation personally

Would agritourism strengthen your ability to continue working the land? Open Ended

62. Not necessarily

63. Not necessarily

64. Not really because it can change the focus on income to the events and non ag products for sale vs. the crops produced from the land.

65. Not sure

66. Opens up a huge area of commerce OTHER than farming for AG-NRL

67. Our business is centered on the idea of creating a seed to glass experience.

68. Please, too many farmers are growing grass - nothing is impeding their ability to waste the land.

69. Potentially, yes. Create customers for direct sales of beef, our primary product.

70. Retired

71. see above

72. Sharing our farm and our open space with the public and selling direct to the public

73. Sure. Additional income.

74. We find that with the small amount of agritourism we currently offer, it helps bring more customers to our farm stand. The additional sales allow us to keep working our land.

75. Wouldn't change it - we don't earn income from our property - just enjoy it

76. Yes

77. Yes

78. Yes

79. Yes

80. Yes I work full time off the farm but am setting up for when I retire.

81. yes it will by allowing income over seasons where an agricultural product cannot. additional revenue for farms to make ends meet.

82. yes! It is difficult to make a living selling farm products. This would make farming affordable.

83. Yes, additional sales, higher profit margin

84. Yes, by diversifying income opportunities for agricultural operations

85. Yes, by diversifying income sources

86. Yes, by generating additional income.

87. Yes, if it was more profitable, we could quit our other jobs and have an improved quality of life along with making Skagit a better place to be.

88. Yes, it makes it more economically viable

89. Yes, right now it's very seasonal, with more interest it could be promoted more year round.

Would agritourism strengthen your ability to continue working the land? Open Ended

90. yes, working as just a farmer is such a hustle that is hard to make a living at. Since more and more folks are wanting to be involved with farms it makes sense to have infrastructure to get people out to our farms in Skagit.
91. Yes. Agritourism could provide a diversified source of revenue, the opportunity to offer a tangible experience that would increase consumer awareness and loyalty - repeat business and referrals
92. Yes. Direct to consumer sales.
93. Yes. It would add considerable value and allow us to keep our land and heritage
94. Yes. It would bring in more income from produce & flower sales allowing us to cut back on the off farm work. Especially if we could open some of our space for airbnb or at least camping.
95. Yes. Namely, the economic benefits of value-added agricultural products.
96. Yes. Teaching about these things is what I do. Being able to share what I do on the land would allow me to empower more people. Build awareness. And build my business.
97. Yes; it can provide additional revenue streams, increase exposure, provide employment, and more.

Q11. What else should Skagit County consider when revisiting agritourism regulations?

What else should Skagit County consider when revisiting agritourism regulations? Open Ended

1. "Any business providing agritourism should be required to also offer adequate restroom facilities for customers, tourists, and their workers.
2. "Keep the farmers involved and included in this process. This can be part of or all of
3. "Limit liability
4. "The activities listed in #1 provides markets, customers, and income to farmers that can preserve farmland and farmers, preserve open space, and support the economy of Skagit County.
5. "The dikes near Mount Vernon and Burlington provide an opportunity to ""build a bridge"" of understanding and awareness to nonfarmers and tourists. Public access on dikes is seen by some farmers as an insult and a nonstarter issue, but the truth is that the public would pay for interpretive signage on these corridors to increase awareness about how food is produced and why buying ""Skagit Valley Genuine"" is important This would be good for consumers, farmers, and our community as a whole. It can be done right. We need this kind of coming together in this partisan age. The Right to Farm ordinance is an excellent foundation for Skagit Farmland, but we need farms to be a part of our community as well, not just something separate that we make people sign a document saying they won't mess with.

What else should Skagit County consider when revisiting agritourism regulations? Open Ended

6. "the environment: land use, habitat preservation, pollution
7. "The rights of the residents to privacy, peace and quiet. The rights of the citizens to enjoy our own walking and biking trails without people all over destroying the ambiance.
8. Advertising
9. Ag tourism should NOT be the primary use for the farm. Ag tourism activities should be regulated so as not to interfere with neighbors (limited hours of operations) events
10. Agriculture is not an easy microwave oven solution or art. It has its complexities and crops often suffer due to weather, for example. I am thankful for farmers and farming and the food on our tables.
11. Agri-tourism should include an aquaculture component.
12. Allow Skagit farmers, producers, and value added businesses to build structures on their property to support retail sales of their products as well as the ability to host events to show case those products.
13. allow weddings, very smart way to use historic barns.
14. Allowing more public access to dikes that protect farmland. While I understand dikes are considered private property, those that live within drainage districts pay taxes for the maintenance of dikes, so there is some argument that public taxes are funding the upkeep and maintenance of dikes, so there should be public access allowed. I know this is a contentious issue, but I see other examples in the PNW where public access on dikes is allowed. I see how important these public trails are to these communities. It allows interconnected trails that support healthy communities and can be an attraction to our community and provide economic benefits to the county.
15. As a fairly new transplant to Skagit County, I drive past fields and wonder what is growing. Signs telling us would be wonderful. As an alternate, perhaps have a map showing what is growing where or a place where the local crops are displayed in small areas and have them labeled.
16. As your report notes, Skagit County is experiencing a bifurcation of its ag industry. The big farms are getting bigger and snapping up all of the large land parcels and any smaller parcels are being bought by people fleeing Seattle looking for a rural lifestyle; they are not usually reliant on farming income for their livelihoods. The "Ag of the Middle"—mid-scale farms that many would argue is key for a resilient and vibrant agricultural economy and local food security—is getting squeezed out. This is not helped by the prevalence of conservation easements which remove the development rights from land; meaning that a farmer desiring a mid-sized farm (20-60 acres) and wants to live on the farm is out of luck; conservation easements create parcels that are only suitable for one of the big farms to purchase

What else should Skagit County consider when revisiting agritourism regulations? Open Ended

and add to their already large land base. These issues are broader than agritourism regulations specifically, but there are many interrelated issues here that are hollowing out the middle of the ag spectrum. Preserving the land base for agriculture does not equate to preserving farmers' economic viability. Agritourism may be one tool to help address these issues but additional measures will also be needed.

17. Be open to work with ag land owners individual situations with an open mind for the betterment of all.
18. Bike and ped amenities, traffic and parking issues. Local businesses and families cannot suffer because of somebody's bright idea for tourism
19. Common sense
20. Compliance enforcement
21. Concerns in #7 above
22. Consider allowing a wide range of activities...one property owner might want to run a honey farm stand + teach bee keeping and offer a tasting room all at the same time on the same property. Concentrate on permitting, health & safety issues (traffic, parking, utilities, wayfaring signage etc.) and give the farmer the latitude to do what works for them.
23. Consider allowing additional opportunities for small farms to monetize while still preserving rural character and charm.
24. Continue to expand ag related businesses at the Port of Skagit with a developing a open market type facility for the local sale of agriculture products.
25. Current zoning regulations should be enforced for AG NRL. All of us should work together to decide if there needs to be changes to zoning regulations that could help all farmers. Agri-tourism can help support agriculture and the economy of Skagit County if it is managed carefully."
26. Do not allow Farms to become Disneyland , keep it rural
27. Don't change the farm zoning.
28. Don't give up tillable land to permanent parking lots! Encourage local farmers to supply established local restaurants, encourage an investment in a local restaurant(s) to share the expanded profits of value-added food without giving up valuable farmland.

What else should Skagit County consider when revisiting agritourism regulations? Open Ended

29. Don't make it cost-prohibitive for agritourism providers
30. Don't over tax farmers just because regulations change. Keeping open space taxes and farming taxes simple and affordable with more opportunities for agritourism is important.
31. Encourage agriculture and what helps and allow successful farming, that provides navigation of farming, land prep and harvest.
32. Ensure responsive traffic control as needed in busy intersections."
33. Equity to AG businesses. Traffic
34. Fully consider the significance and importance of agritourism to our economy and particularly when a permit application to develop farmlands or surrounding habitat is considered (How would development harm the benefits of agritourism?)
35. Get input from the local tribes. This was their land and their perspectives are important.
36. Help , a data base maybe for information, to help save the land we have left for our future, Partnership with large farm for small farms, possible incentives
37. Help develop and improve infrastructure, I.e. public transportation
38. Hopefully the ability to earn more money can help farmers use more sustainable farming methods that will revitalize soils and get away from all the chemicals used ie glyphosate to dry up potato vines and the fungicides etc for the strawberries.
39. Housing. Being able to house more people on this land that is too small to farm but I'm not allowed to subdivide. I should be able to allow tiny homes on it. Or RVs.
40. I am not a farmer or rancher, but I have worked adjacent to (in marketing) for organic veg/fruit farmers for many years, here and elsewhere. I would just say it's really important, as I'm sure you know, to be sure whatever regulations or guidance you come up with is manageable for the farmers/ranchers and doesn't just kill the opportunity. I have seen that happen elsewhere.
41. I don't think Skagit County should revisit or encourage any additional "agritourism", therefore I don't think the County has any need to "revisit agritourism regulations".

What else should Skagit County consider when revisiting agritourism regulations? Open Ended

42. I support agritourism that maintains the amount of available farm land. I think events run by small family farms are great. Can we limit the amount of buildings/paving that can go on ag land?
43. I would exclude pot. Growing, processing or selling pot shouldn't be part of the agribusiness
44. I would love to see farms posting signs identifying the crops that are growing. Gives us an idea of how varied the agricultural business is in the county.
45. I would very much like to see signs identifying crops that are growing
46. I'm not aware of any more reg"s that need to be added.
47. Im not too sure
48. Impacts on (a) decarbonization imperatives and (b) soil regeneration. I'd like to see some of the revenues used to incentivize regenerative soil conservation and agriculture in our valley.
49. Increase incentives for young adults to purchase farm land. Current short plat restrictions make it hard for young people interested in farming to purchase smaller lots of acreage and venture into farming.
50. Insurance costs
51. It's a great idea and should def do more.
52. Just stay the hell out of our business
53. Keep agritourism in towns where the people are.
54. Land owners, restricting use based on zoning changes is fundamentally unfair to those who own property. Restrictions placed can cause large financial loses.
55. Let farmers be in on the decision making process--sometimes people in offices don't actually know what's best for those actually involved in the activity they're making the rules about.
56. Lighten the regulations so it makes it easier for this to happen. It will help keep Skagit rural, bring more money to Skagit residents and government, and will enhance the rural character of the area.
57. Like I said before. Stay out of it

What else should Skagit County consider when revisiting agritourism regulations? Open Ended

58. Loosening restrictions on agritourism does not mean that every farm will begin engaging in these activities. However, the ability to tap into new income sources could make a tremendous difference to struggling farms, and help attract new or beginning farmers who want or need to do more than "traditional" agriculture. I strongly believe this is something that Skagit County, as a leader in the protection of agriculture, should embrace rather than fear.
59. Make it fit Skagit County farms, both large scale farms and small scale farms. Land is owned and farmed for different reasons. We are very unique in the state, even in the US. Not everyone will be 100% happy, but we should keep in mind how unique we are and how we preserve this. We know this will be difficult with the increasing population. We need to make our own definition of what 'Agri Tourism' is for Skagit County.
60. Make it work for farmers without over regulation.
61. Making it easier for folks to be able to have different farm businesses so that farms can stay strong and continue to make enough money to support themselves and provide jobs and bring money into our region. We already have amazing farms in our area, let's keep them strong!
62. Making it easier to sell local products and value added food products. The homemade jam law change went part of the way, but is still a rather high bar to meet, requiring pre-approved recipes and a kitchen that doesn't have dogs or children. Also there is a dearth of dining opportunities during the east county Eagle Festival. Encouraging farm tours with locally made snacks. Farm to dinner plate dinners. Continuing with local festivals :) (although it's B.S. that Cascadian Farm is a family farm!). Encouraging educational activities about farming and rural life.
63. Marketing
64. n/a
65. No conversion of farmland. Right to Farm ordinance should prevail. Agritourism activities should be "accessory" to the primary activity of farming. If a single-family residential house is accessory to agriculture, So should agritourism.
66. No idea
67. Not a damn thing we as farmers are already over regulated
68. Other countries have been marketing agritourism for many many years, Italy for example. It would be interesting to learn more about their policies and regulations.

What else should Skagit County consider when revisiting agritourism regulations? Open Ended

69. parking along the roadways, make wider shoulders for safe pull overs (it's going to happen just not safely)
70. Permit ADU vacation rentals and tent sites with semi-permanent structures such as yurts. "
71. Permit more parking
72. Please do not allow it. We cannot afford it.
73. Please enforce current regs and any new ones coming forth. What good is a regulation if it is not enforced. Currently there are huge issues with bird watches on Fir Island and the deputies who show up refuse to write tickets for illegal parking and trespassing because "its too much work to do the paperwork after we write the ticket". Someone is going to get hurt and the county is going too liable.
74. Please label crops. How many times have you driven by and wondered, "What are they growing there?" Brussels sprouts, cabbage or mustard seed? We recall seeing crops of wheat and rye with signs telling what it was.
75. Promoting it, and providing adequate public services (sanicans etc)
76. Put Andrew Miller in charge.
77. Realize there are citizens who have theirs with no consideration that for farmers to pay \$15.00 per hour plus social security plus unemployment plus workers compensation plus overtime pay can't compete with food from China and Mexico where workers get paid less than \$2.00 per hour. If you want our food to be grown here farmers need citizens to Buy Washington products.
78. Recycling (worm farming!) to show people what happens with the food/product/goods after it's been used or if it goes bad. Showing ways that agriculture can actually be a complete part of the entire food cycle and giving people information (and possibly products) to help them do that
79. Remember that agritourism has agriculture in its root. Otherwise, economic development of the rural county would be more true to the greater imperatives of growth, jobs, housing, income, commerce, industry and opportunity. But that is what has happened in the Puyallup, Green River/Renton, Snohomish, and Stillaguamish valleys to the south as examples. Great vision and leadership is required to preserve the Skagit.
80. Restaurants, tasting rooms, breweries are different and should not be lumped together.

What else should Skagit County consider when revisiting agritourism regulations? Open Ended

81. Rural neighbors, rights of neighboring farms
82. Safety is important, but public safety policies need to be sensible and practical, and in the case of Covid be based on science.
83. Short term housing. Continue to allow ADUs for people to use to offer to visitors on their farms that are in keeping with the rural character of our county, rather than building large, unattractive hotels/motels. This also helps diversify the income to farm families.
84. Simplicity. Easy for those providing the service to do so. Easy for those who want to participate to do so. Providing support for farmers to encourage these services in our area. Limit red tape.
85. Skagit County still has viable commercial farms that produce food so by encouraging agritourism the county needs to make sure not to damage the viability of the commercial farms.
86. Skagit should look to create a working group that could assist farms in navigating the bureaucratic and administrative hurdles involved when undertaking an event.
87. Some sort of "Conditions" to the rules so things only operate based on the "Conditions" in other words we need a system of rules to insure things will go back to the previous use (open farmland) if and when the applicant or operator sells, quits, or changes any uses on the permit. For instance- A local on farm fruit stand (Non-permitted but legal) that originally only sells its farm grown produce adds selling gifts and ice cream or coffee, then a few years later adds a restroom and encloses store to operate. A few more years later adds prepared food for sale and additional seating area as well as paved parking area. A few years later sells the property to a new owner (non farmer) who rents out the farmland to a neighbor and as such discontinues selling fresh produce but they add wine and beer from a local producer and add a weekend concert series. We now have a full service restaurant located in the agriculture area that got there by a slow steady creep and lack of county permitting or oversight. At least 2 of these scenarios exist currently in one form or another in the county Ag-NRL.
88. Special tax on those proceeds to offset negative impacts ie traffic and safety.
89. Stay away from farmland that is being farmed. Develop farm stands, learning centers at the Port of Skagit site.
90. Stay the hell out of our business before you screw it up more
91. Survey FARMERS--separating those who raise crops from those who raise livestock--and ask us what we think about agritourism. Perhaps those responses will be enlightening.

What else should Skagit County consider when revisiting agritourism regulations? Open Ended

92. The cost impact to the County's responsibilities of providing and maintaining infrastructure(roads, restrooms) and support facilities(restrooms, trash).
93. The current Shoreline Management Plan update has implications for Skagit farmers and all residents and visitors. It is being managed by a completely dysfunctional board that is getting hung up on itself and not doing anyone any good service. Skagit County leaders need to be wary of creating processes like that one. We cannot simply live like we used to. The world is changing and we MUST adapt."
94. The frequency and duration of on-farm visits; products tied to the land/local foodshed; how communities, farmers, and farm agencies can work together to plan for and coordinate agritourism: alternatives to individual passenger cars (lessen the burden of the influx of visitors in rural areas), centralized markets or services, calendar of events.
95. The impact on the environment & wildlife!
96. The interface between farmers and non-farm residents who live nearby can be challenging, as some farming events by their very nature create noise or odors that are not favored by non-farmers. Agritourism needs to be defined clearly to be about agriculture and of value to the valley's farmers so that it does not just create another noise or traffic event disparaged by the non-farming community. Wedding or party venues that pretend they are agritourism just contribute to this problem for actual agritourism and maintaining a positive view of the farming community.
97. the need for toilets"
98. The need to ensure the viability of farming operations across all scales. Smaller operations are more likely to benefit from agritourism generally, and are an important feature of our agricultural landscape.
99. The negative impacts on farming including loss of farmland and product.
100. The scale and footprint of any given activity needs to be considered along with the type of activity when deciding whether it should be allowed or prohibited and where. Just as a small, locally-owned microbrewery working exclusively with Skagit-grown grain isn't the same as a major international beer factory, a farm-to-table restaurant sourcing ingredients from local farms isn't the same as fast food chain.
101. The scope of business activity should have a preference for a scale equal to what a family can do with some outside labor and retention of the land base for production. Rural land in the various zoning classifications should be preferred over sites in the floodplain with prime soils best adapted to farming.

What else should Skagit County consider when revisiting agritourism regulations? Open Ended

102. their income. We love our farms and work very hard to keep our farms successful. "

103. Think about which green industries can support your growing goods/agritourism and do not forget a healthy river - access to water is at the heart of our county

104. This survey seems to me to be slightly tilted to defaulting to a negative response to agritourism. Also, it is not clear whom it is directed at: producer, consumer, ??

105. Traffic.

106. U-pick and farm stands are not agri-tourism. These are alternative marketing methods to reach directly to consumers at a higher price. These are very long-time historical practices, including here in the Skagit Valley. Large scale, wholesale-only marketing is a relatively recent practice,

107. Use a light touch.

108. we do not have a farm so we did not comment on some of your questions.

109. We were told that it was zoned wrong for the use we envisioned.

110. Who is going to enforce the regulations??? There are so many problems with enforcing the regulations already because no one is there to enforce them! So people start to do things illegally and they are getting away with it!

111. Would like to see added educational components to agritourism opportunities; should be offered at low to no cost to reach a broader section of the population.