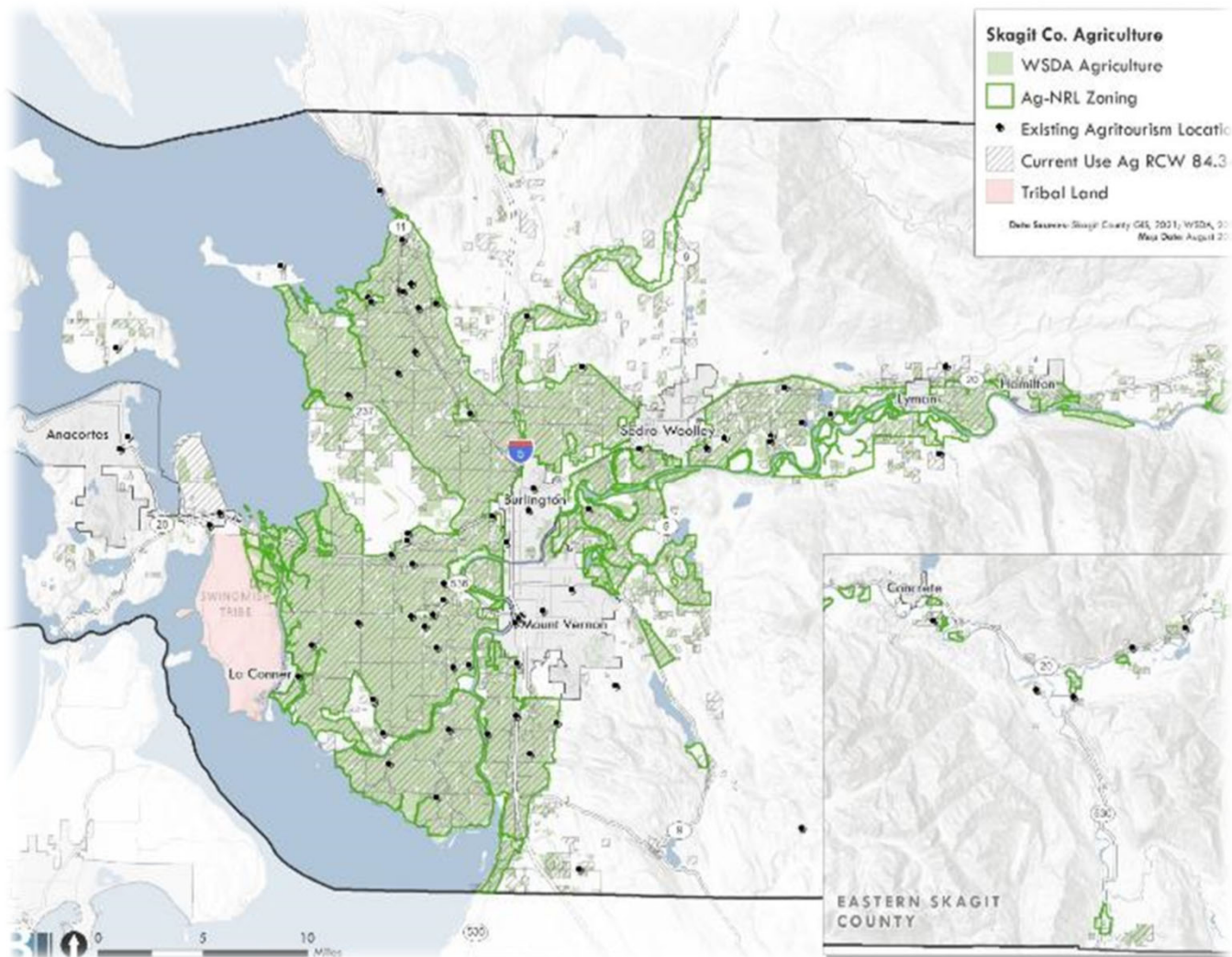




Agritourism Policy Concepts Options

PLANNING COMMISSION

MAY 10, 2022



Current Agritourism

Common agritourism activities in Skagit County:

- Events, roadside stands, u-pick, accommodations, wine tasting
- Around 70+ operations
- Requests for: food service, weddings, temporary events

Today's Discussion



Skagit County Policy Concepts

Agritourism Intent, Scale and Use Options | March 15, 2022

| | |
|---|----|
| Overview | 2 |
| Types of Agritourism Analyzed | 2 |
| Agritourism Code Amendment Options..... | 7 |
| Next Steps | 10 |
| Part 1. Agritourism Uses and Scale | 11 |
| Farm Stands..... | 11 |
| U-Pick and Farm Tours | 16 |
| Farm Stays | 20 |
| Weddings | 24 |
| Tasting Rooms, Restaurants..... | 29 |
| Seasonal Events – Festivals, Farm to Table..... | 35 |
| Part 2. Agritourism Options..... | 39 |
| Current Code Option..... | 39 |

www.Skagitcounty.net/SkagitAGt



Policy Goals



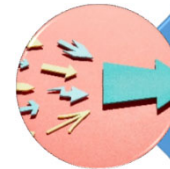
Agritourism Uses



Implementation Options



Engagement Results



Next Steps

Process 2021-2022

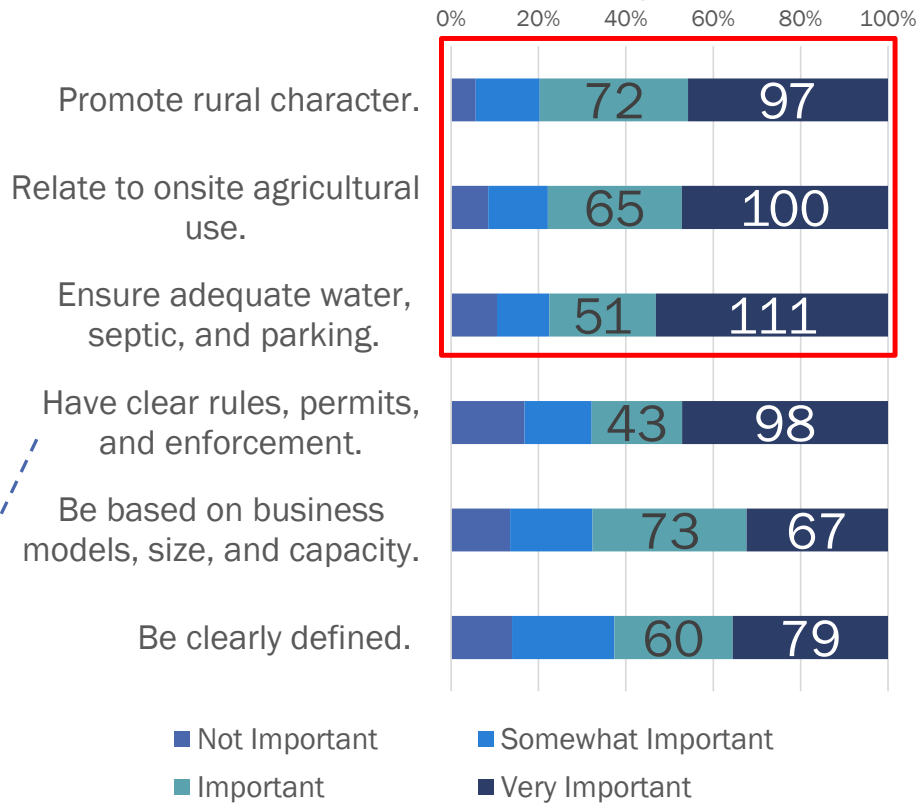


Policy Goals



- Clearly define agritourism uses
- Clear and consistent standards
- Identify relationship to on-site agriculture
- Consistency with our Comprehensive Plan Policies and GMA

Goals for the agritourism code options include the following.
How important is each goal to you? (n=222) *Agritourism should...*



Blue/teal = Very Important + Important
Highest combo total at top

Also scored high in meeting



Agritourism Uses

Identify AGt Important to the Community

Focus on key activities following from assessment & engagement

- Farm stands
- U-Pick
- Farm stays
- Tasting Rooms, Restaurants
- Weddings
- Seasonal Events – Festivals, Farm to Table, Farm Tours

Scale & Intensity

Based on intensity consider appropriate location, scale, frequency, conditions, etc.

Understand Scale, Intensity, and Relationship to Agriculture and appropriate standards

Typical Annual Visits Per Year

| | |
|---------------------|--------|
| Farm Stands | 500 |
| U-Pick | 2,000 |
| Farm Tours | 2,080 |
| Farm Stays | 520 |
| Tasting Rooms | 11,304 |
| Wedding - Temporary | 6,000 |
| Wedding - Permanent | 13,000 |
| Farm to Table | 2,600 |
| Festivals | 20,000 |

Based on business models and available studies/data, or code parameters.

Consider relationship to AG, temporary or permanent nature, footprint, location, services, etc.

Definitions

Examples:

- *U-Pick Operation:* A farm or portion of it where customers harvest fruits, vegetables, flowers, or trees on their own.
- *Farm Tour, Onsite:* A visit offered at a farm, or farms, to show agricultural practices or products for business, pleasure, education, or instruction.

Define activities – what something is/isn't,
help clarify permitting and enforcement

Size, Scale, Standards

What are shapes and sizes of the activity? What requirements should be applied?



Temporary Farm Stand



Permanent Farm Stand



Moveable Roadside Stand



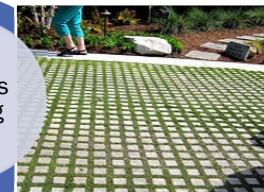
Small: <300 SF



Large: Up to 5,000 SF



Temporary Parking



Pervious Parking



Standard Parking

What level of permitting or infrastructure is needed?



Permit & Infrastructure Requirements

Land Use

Critical Areas

Building & Fire Codes

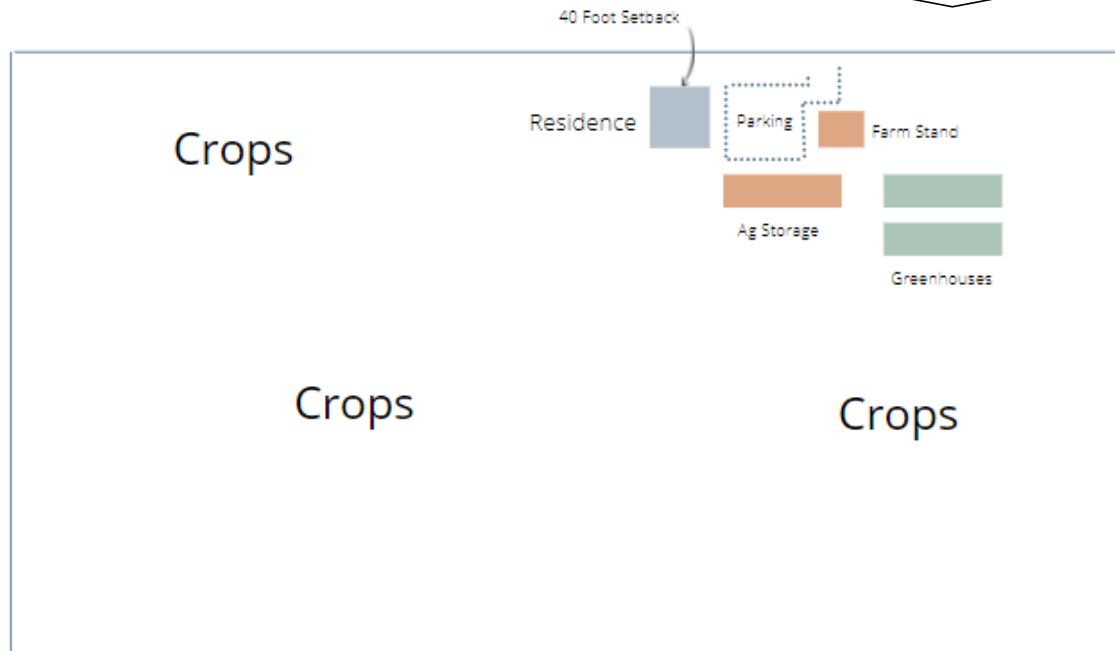
Health Department

Public Works – access/parking,
Stormwater

Potable Water

Septic

Farmstand related to onsite agriculture.
B&B inside existing home.
In already developed area, small area ~1 ac.



Relationship of Activity to Agriculture

EXAMPLE FARM STAND
AND BED AND BREAKFAST:
AG-NRL PARCEL 20 ACRES,
1 ACRE IMPROVED (5%)

Consider how activity relates to agriculture. Be consistent with GMA and County policies.

Code Enforcement

How can process be more transparent and effective?

Clear definitions and rules

Programmatic Permit with defined period/owner for temporary or conditional uses

Complaint driven + staff resources

Self-Certification

Self – certification

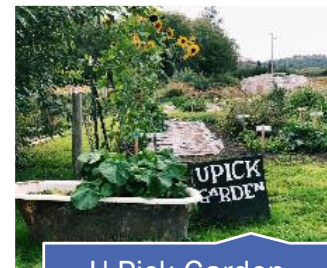
For intensive uses or uses that could inadvertently evolve

- Adhere to code criteria and permit conditions
- Regular renewal

Farm Stands, U-Pick, Farm Tours & Seasonal Events

Examples: Allowed in most example counties

- Currently Allowed
- Not well defined
 - Address Definitions
- Permitting unclear especially if no permanent structures are involved
 - Consider what requires a permit
 - Consider best practices for parking size/type/location
- Low to moderate visitors
 - Seasonal events could be large, but temporary
- Direct Relationship to Ag
 - Seasonal events may be directly or indirectly related



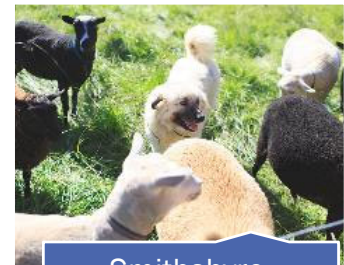
U-Pick Garden,
Belfair



Bellingham Country
Gardens



Black Crow
Pumpkin, Arlington



Smithshyre,
Poulsbo, Farm Tour

Farm Stays

Examples:

- Snohomish County: Allowed with B&B with CUP for 3-6 rooms
- Thurston County: Allowed, 3-8 rooms with winery/brewery. Ag home stay (temporary) allowed on min 10 acres with primary ag use, up to 16 guests.
- Marion County, OR: Allowed with B&B with CUP

- Definition
 - Bed and Breakfast
 - No specific definition for temporary farm stay, like Harvest Host
- Scale
 - Permanent B&B – 1 per farm, up to 5 bedrooms. Must be in existing home.
 - About 520 visitors approximately (5 x 2 x 52)
- Infrastructure/Permits
 - Land Use: Required special use permit; parking required.
 - Directly address temporary; clarify RV standards.
 - Building/Fire: Permit for construction
- Relationship to Ag
 - Indirect



Tasting Rooms, Restaurants

- Definition

- Skagit County does not define restaurants or wineries, breweries, or tasting rooms.

- Scale

- Up to 3,500 square feet
 - Nearly 925 visitors per month for tasting rooms or 11,300 per year

- Infrastructure/Permits

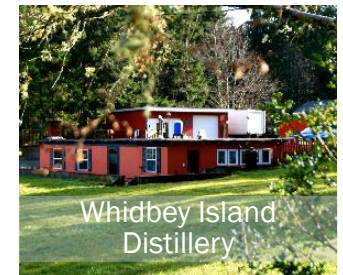
- Land Use: Permit required for use, parking, stormwater
 - Building/Fire: Permit for construction
 - Health Department: Food

- Relationship to Ag

- Potentially direct (e.g., serving food made from onsite products), potential for higher intensity

Examples:

- Snohomish County: Not in Ag or Rural Res zones
- Thurston County: Allow small scale wineries/breweries in Ag and Rural and Restaurants only in Rural Overlay, min 10 ac
- Clark County WA/ Marion County, OR: Allow tasting rooms if certain acreage cultivated onsite for wine

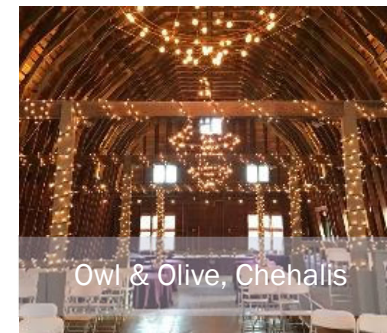


Weddings

Examples:

- Snohomish County: Allowed in existing buildings, footprint limited
- Thurston County: Allowed, temporary with breweries/wineries
- Spokane County: Allowed temporary, limited hours, max events
- Marion County, OR: Not allowed

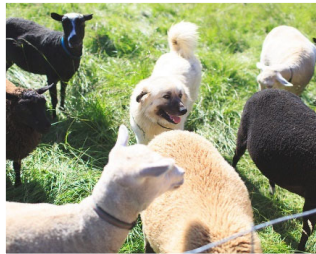
- Definition
 - Not currently defined or allowed in most zones.
- Scale
 - Size depending on barn/outdoor area
 - Average 250 guests, and if temporary about 6,000 visitors per year (24 events) or 13,000 if permanent
- Infrastructure/Permits
 - Land Use: If allowed, permit required for use, parking, stormwater
 - Building/Fire/Flood: Permit for construction
 - Health Department: Food
- Relationship to Ag
 - Indirect if in barn, potential for higher intensity
 - Accessory use in AG primary use



Hearings Board Cases

Growth Management Hearings Board cases in Spokane (temporary weddings) and King County (wineries, breweries, distilleries), emphasize

- Fit of the use to ensuring ongoing primary agricultural use and operation
- Fit of the use in existing buildings and developed areas of no more than 1 acre
- Application of compatibility measures that limit scale and frequency
- Past illegally established activities should not be part of a “baseline” for environmental review



AGt Policy Options

Policy Options

Where / how should uses be allowed? Pros/Cons evaluation.

No Action Option – Current Code

Option A – Accessory Agritourism

Option B – Agritourism Overlay

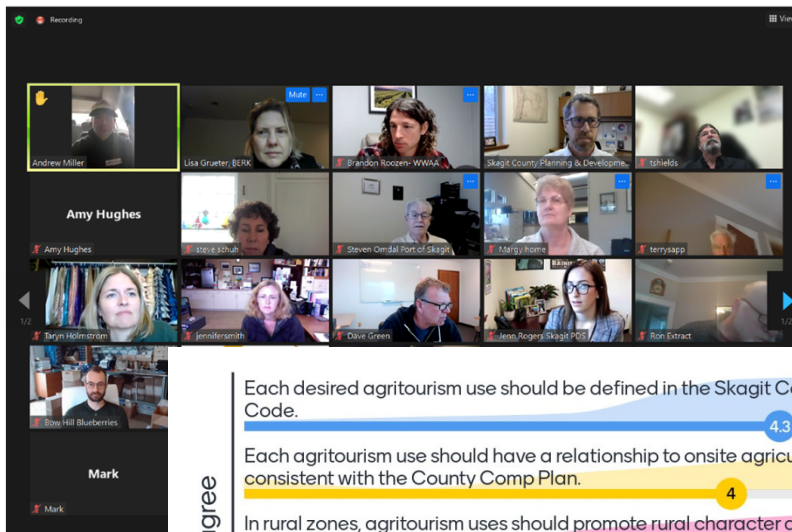
Option C – Rezone: Small Scale Recreation and Tourism

Summary Allowances

AG-NRL, RRc-NRL, RRv

| | Current | Option A - Accessory | Option B – Overlay | Option C – Rezone to SRT |
|--|-------------|---|--|--------------------------|
| Farm stands | Allowed | Continue with improved Definition/Process | Like Option A | Retail allowed |
| U-Pick | Allowed | Same as above | Like Option A | Same as above |
| Farm stays | Allowed B&B | B&B + Temp | Like Option A | Allows B&B |
| Tasting Rooms, Restaurants | Not Allowed | Restaurant: Accessory, no seating, with farm stands Tasting: HEX Use | Restaurant: Accessory, to farm, small seating with produce of 10 ac Tasting: Size 3,500-5000 SF with num of acres grown onsite. AD Special Use. | Allowed |
| Weddings | Not Allowed | Temporary only, in existing barn | In overlay, year-round with minimum size. HEX Special Use. | Services are allowed |
| Seasonal Events – Festivals, Farm to Table, Farm Tours | Allowed | Continue temporary permit, improve process | Like Option A | Allowed |

Input on Agritourism Uses & Options



Strongly disagree

Each desired agritourism use should be defined in the Skagit County Code.

4.3

Each agritourism use should have a relationship to onsite agriculture consistent with the County Comp Plan.

4

In rural zones, agritourism uses should promote rural character as established in the County Comp Plan.

4.2

The agritourism allowances should be based on an understanding of business models and their size and capacity.

3.7

Permit criteria and conditions should be developed for adequate water, septic, and parking.

4.2

Agritourism activities should be subject to clear rules and permits as well as enforcement. This may include renewable permits and scaled fees.

3.9

Strongly agree

Public Workshops 3/30

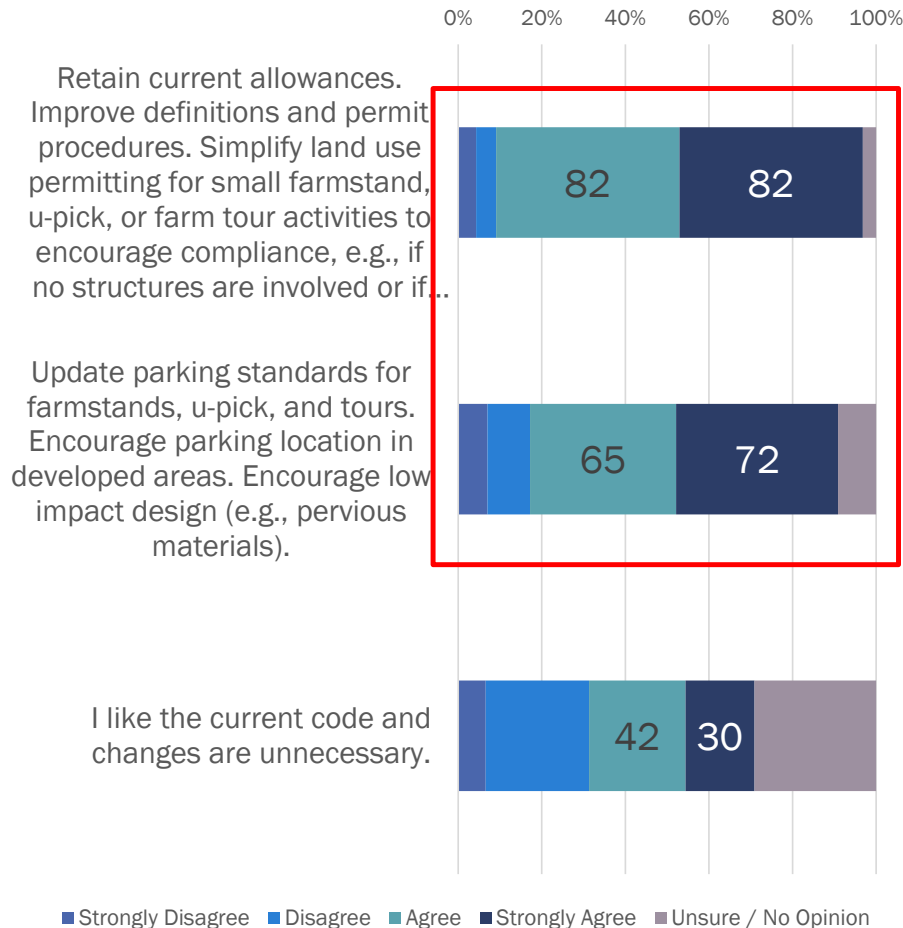
- 8:30 AM ~40
- 6 PM ~20

Online Survey ~223

Other Meetings/Presentations

- Skagit County Agriculture Advisory Board
- Skagit County Tourism Promotion Area (TPA) Advisory Board

Farm Stands, U-Pick, and Farm Tours (n=187)

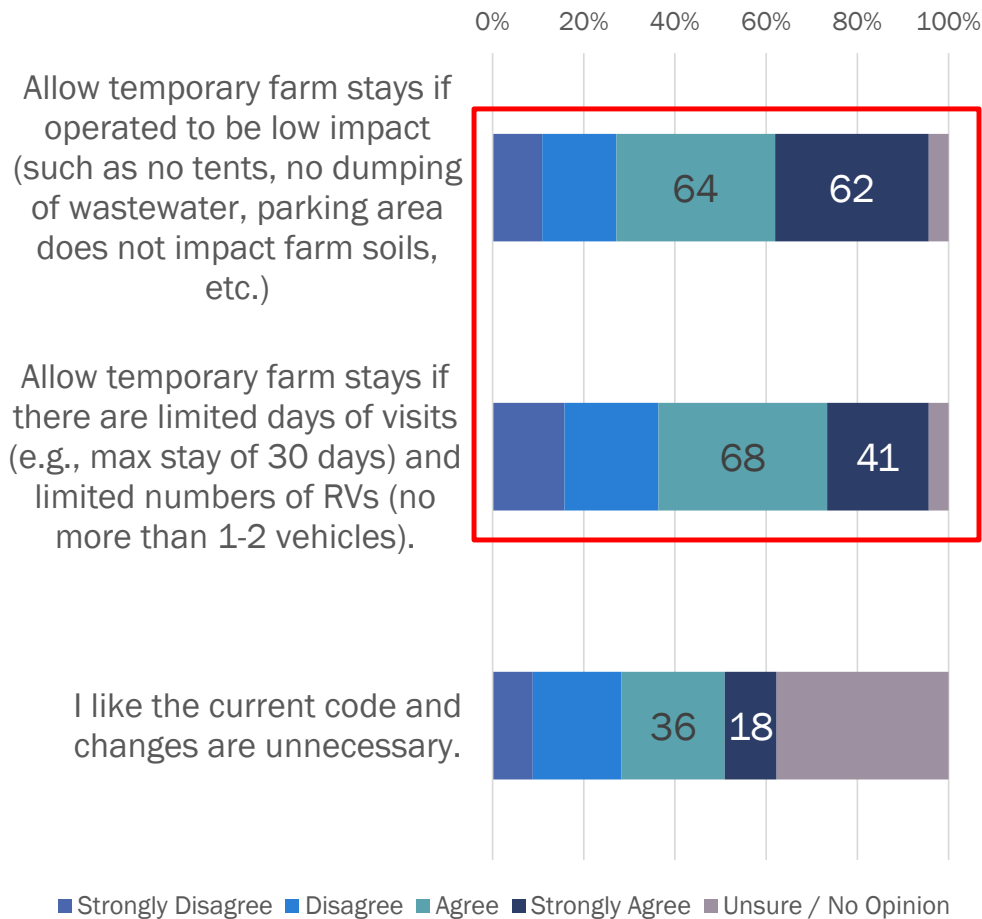


Parking must be of low impact design. Pavement is a huge negative on our farmlands. We are not doing 1/ 40 if we also allow a paved farmstand area.

Farmstands, U-pick, and Farm Tours are a real advantage we have here in Skagit County. Encourage them! Do not tie up the applicants for permits...

Farmstands: Support Permit & Standard Improvements

Farm Stays (n=184)

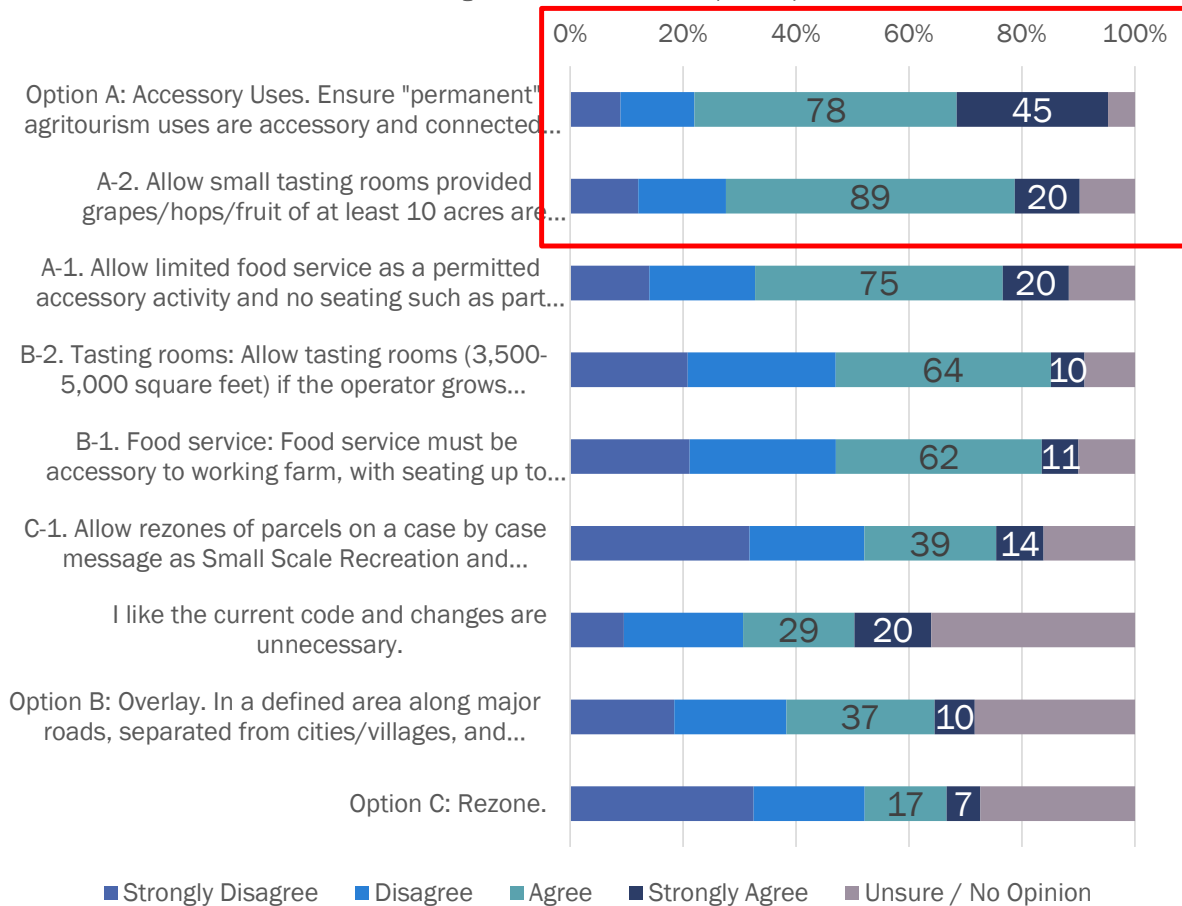


I have concerns about farm stays in RV's, as it would be difficult to impossible to monitor how long people stay.

Maximum number of RVs should relate to size of property. Being able to generate rental income could help smaller farmers.

Farm stays: Allow with Low-Impact Standards

Tasting Rooms, Restaurants (n=174)

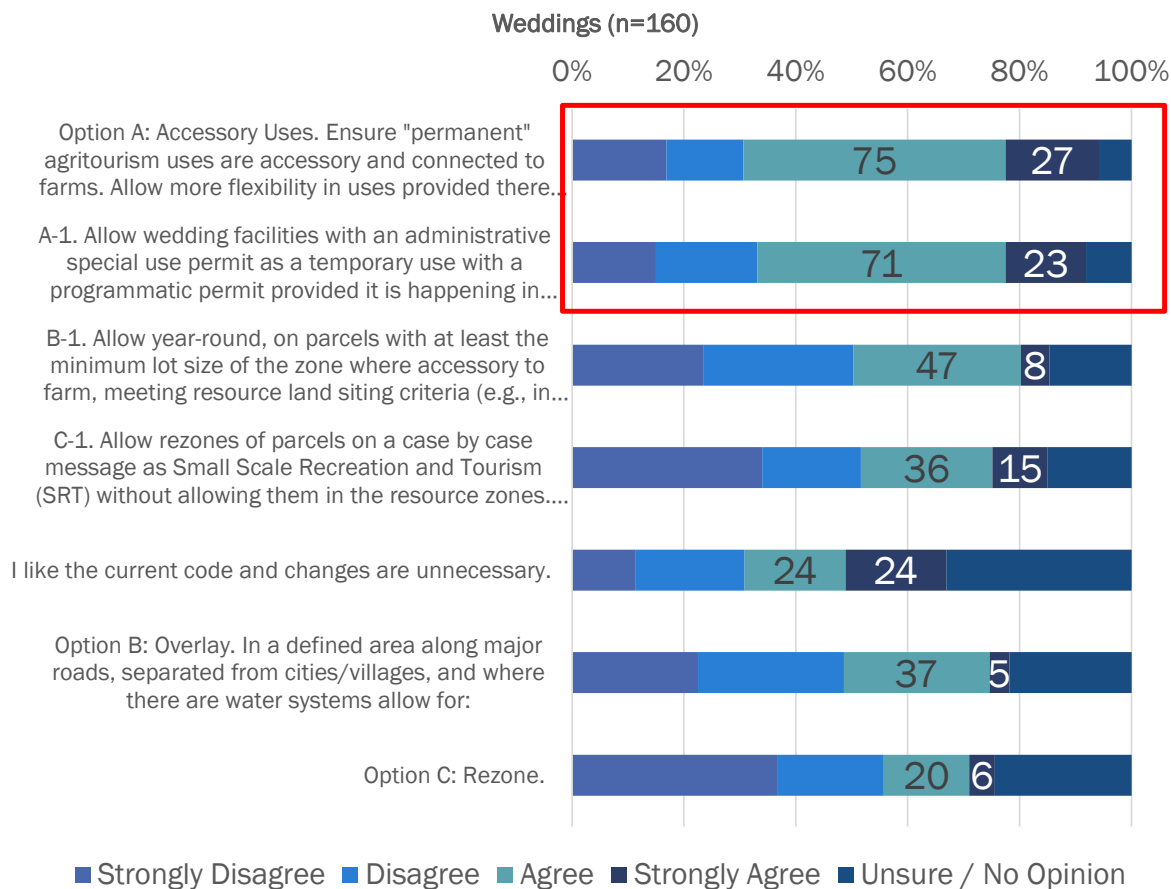


Restaurants/ Tasting Rooms: Allow small/accessory

Restaurants/tasting rooms: Why no seating? This is a nonstarter for our business.

What about making the allowances based upon existing infrastructure such as parking bathrooms and potable water.

...I think a restaurant is inappropriate for ag properties, but a small tasting room might fit well. Size of parcel should not limit eligibility.



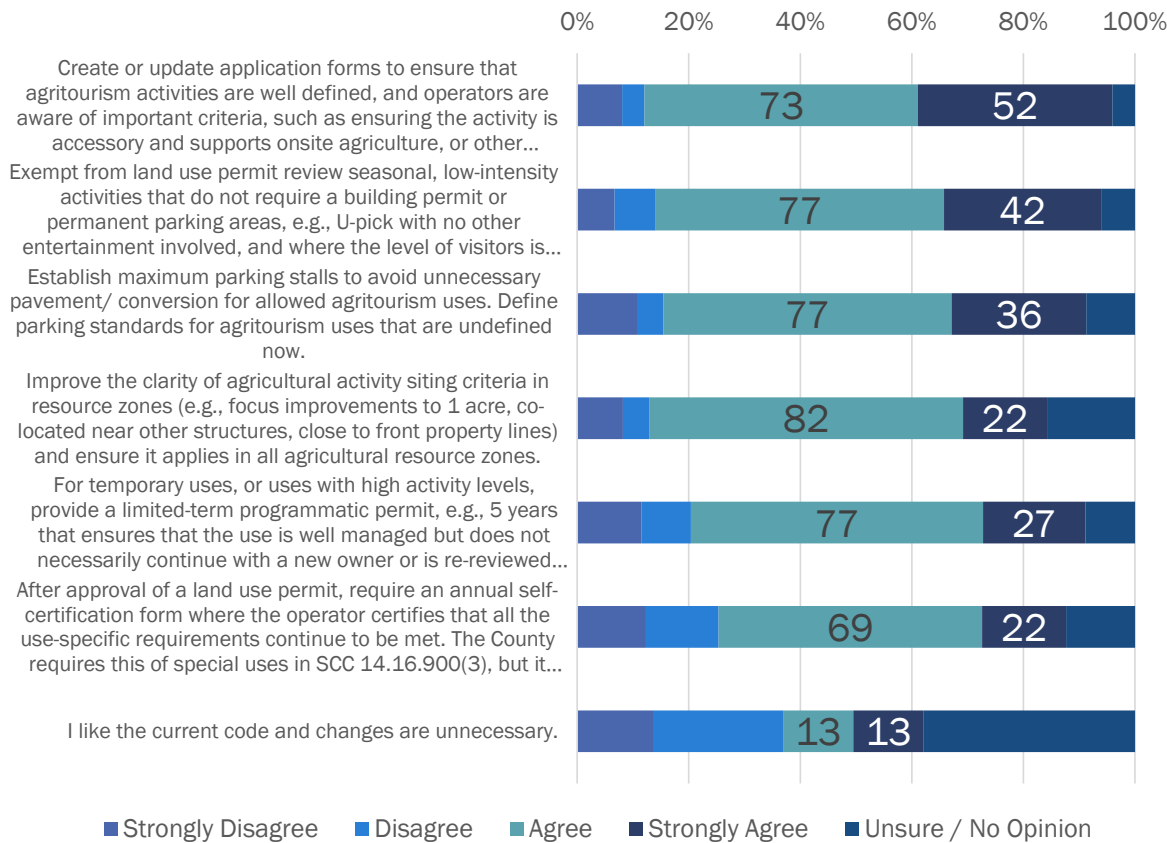
Weddings: Consider wedding facilities as an accessory use

Farms make beautiful venues for weddings and may help small farms afford to stay in operation.

The noise is the biggest impact that wedding venues have on the neighboring properties. There should be some time and noise level restrictions.

I think rezoning (for weddings and other agrotourism) could be allowed on a case by case basis, but only if there is a requirement to have the majority of the land still in ag production.

Permit Process and Criteria Improvements (n=149)



Permit Process: Support for improvements

Annual self-certification seems an unnecessary burden. Every three years would suffice to attain goals.

Don't make it too complicated!

I do not want farmland land permanently lost due to rezoning.

Providing programmatic and well defined permits and codes will help ensure limited impacts on Commercial Agriculture.

AAB – April 13th meeting

Agritourism activities accessory to agriculture that fit concepts, goals, and recommendations:

- Farm stands
- U-pick
- Farm tours
- Bed and breakfast hosting

Non-agricultural accessory agritourism activities that do not fit concepts, goals, and recommendations:

- Tasting rooms, restaurants
- Weddings

Especially if permanent, year-round

Consider Size, Intensity, and Frequency

Early Ideas for Preferred Alternative

Farmstands ,U-Pick, Tours:

- Make permit & standard improvements

Farm stays:

- Allow with low-impact standards and limit number and size

Tasting Rooms:

- Allow limited size as accessory if there is on-site produce

Restaurants:

- Rural zone (RRv). Farm to table or relationship to agriculture. HEX.

Weddings: Develop options

- Temporary – similar limit as Spokane County
- Permanent – if in existing barn, 1-acre, like Snohomish County



Next Steps:

**DEVELOP PREFERRED ALTERNATIVE
(MAY-JUNE)**

PLANNING COMMISSION(JUNE – JULY)



SKAGIT COUNTY



AGRICULTURE

exploration and analysis

www.skagitcounty.net/SkagitAGt

Jennifer Rogers

jrogers@co.skagit.wa.us

Planning & Development Services

Lisa Grueter, BERK

lisa@berkconsulting.com

