

**Community Advisory Group on Agritourism Policy  
Initial Meeting  
March 27, 2025**

**Community Advisory  
Group Members:**

**Kristin Keltz, Skagit Tourism Bureau  
Audrey Matheson, Bow Hill Blueberries  
Amy Frye, Boldly Grown Farm  
Darrin Morrison, Morrison Farms  
Rob Ashby, Skagit Valley Tulip Festival  
Jennifer Schuh, Schuh Farms  
Matt Steinman, Foothill Farms  
Kai Ottesen, Hedlin Farms(absent)  
Tony Wisdom, Skagit Vally Farm (absent)**

**Public:**

**Patsy Good, Good Girls LLC  
Kim Rubenstein, Skagitonians to Preserve Farmland  
Lora Claus, Skagitonians to Preserve Farmland**

**Consultant:**

**Meg Harris, Facilitator, Triangle Associates  
Ali Morrow, Assistant Facilitator, Triangle Associates**

**County Staff:**

**Jack Moore, Planning Department Director  
Tara Satushek, Senior Planner**

Director Jack Moore: Good morning, everyone. We'll get started. First off, I'd like to just – my name is Jack Moore. I'm the Director of Planning and Development Services. So I just wanted to, on behalf of the County Commissioners, thank you for coming. Thank you for agreeing to participate in this process. It's very important to all of us, including the Commissioners, and we're looking forward to this being a success. So in that regard, the Commissioners have definitely invested some – their attention, their focus, and the money into trying to make this work. And they're looking forward to ultimately having a viable – a suite of recommendations or a singular recommendation – or multiple – for them to consider and ultimately decide how to move forward as a county.

So again, thank you very much. Part of what they've done, as you know, is ask the Planning Department to invest time in doing this. They have funded a facilitator for this process to ensure that we keep focused and keep moving forward productively. And so with that, again, thank you. I'm going to turn it over to Tara Satushek, our long range planner who is heading up this process, and we'll go from there into introductions, et cetera.

Tara Satushek: Yes, thank you. As Jack mentioned, my name is Tara and I really appreciate you all responding and participating and investing your time, because I know this is a time commitment. My role in this project will be working with the public and

working with our team to develop policy recommendations that will ultimately go to the Planning Commission and then the Board of County Commissioners. So I'm here to learn and have an open mind about it so I'm just really looking forward to the conversation and dialogue and the good work that will come out. And I'd like to introduce Meg with Triangle Associates, the facilitator.

Meg Harris: Thank you. Yeah, Meg here, of Triangle Associates. Triangle is a neutral, third party facilitator. We do work throughout the region, Washington and Oregon. I am based in Bellingham, Washington, so I came down this morning but really happy to be working local. And we're primarily focused on natural resources policy. That's everything from, you know, working with fish biologists to affordable housing and land use planning. So Triangle has kind of a long-standing history here in the region and I'm here as your facilitator for this process – a guide, a neutral party. I help with, like, planning the cycle of the process and just keep kind of that big picture of a 30,000-foot view to help you work through this.

I'm joined today by my colleague Ally, who's in the back, and she may be helping us a bit throughout the day.

I think having a facilitator is building the trust, so I just want to share a little bit more about my background. Prior to serving as a facilitator for Triangle, I worked for the Whatcom Conversation District for five years, mostly with producers and landowners on implementing best practices for water quality specifically, and also with the Conservation Commissions Center for Technical Development, CTD.

I recognize that Whatcom's different than Skagit. There's a lot of similarities but there's a lot of differences. So I hope to bring kind of that background but I'm also here to listen to your specific interests and topics. And please, you know, stop me and correct me if I'm making assumptions about things that apply in Whatcom that don't apply in Skagit. That kind of thing.

My academic background is actually in eco\_\_\_\_\_ or how contaminants move through the environment, so that's what brought me to water quality and eventually to the work of, you know, facilitating processes that help take either science or planning into policy.

I'd like to pause there for any questions that you have for the County or myself. So we'll do a round of introductions for the committee members themselves. I'll offer the opportunity for community members that are here from the public to introduce themselves as well. And I'll give you a little bit of guidance of what I'm looking for in an introduction. Then we'll run through the agenda and we will have time – we have some dedicated time today to actually – you know, I was really pleased to hear \_\_\_ talking to another and already starting conversations. We have time to have those conversations today and I just want to recognize that this meeting is about building foundation for this group. I also recognize that you may want to jump quickly into topics and there'll be time for that. But over the course of the next 16 weeks, the time spent today just kind of giving ourselves that solid foundation of what we're here for – and individually, why we're all here, and as a group,

why we're here. I think it will be a really valuable use of time and I hope you agree at the end of today.

Before we do committee member introductions, do you have any questions for Jack, Tara, or myself?

Female: Yes, I do, and also I'm happy to have it tabled if it's something we'll come to later in the process. But I guess having been somewhat involved in the process for the past number of years, I'm curious. Is this group going to be considering some of the work that was done previously, like the BERK report and whatnot? Like, I know that work maybe has kind of been set aside for various reasons and there also may be a lot of valid kind of background research there. So – or are we kind of starting from scratch, like, just kind of like how much are we considering what has already happened. First question. And then is there any specific deadline the Commissioners have for making any sort of policy decisions?

Ms. Satushek: Yeah, let me speak to that – and please, Jack, jump in if I'm missing anything. So with a lot of that past work that was done, we're using that in addition to this work as well. So using all that public comment, public participation, the assessment report, in addition to this. And using that to help facilitate a recommendation to the Board. And the Board – my understanding is around summer – June, July – this year to have something to them. That's our goal. But, I mean, obviously that \_\_\_\_\_ the work happens. But, yeah, definitely for bringing back all that past work that has been done. Because what went to the Planning Commission or what went to the Board wasn't – you know, as the remand wasn't sufficient and the Board wanted more studies and review. And so this is kind of an extra outlayer to this work that's been done.

Female: So we can refer to that or we can use those resources or –

Ms. Satushek: Yes, please. Yeah, I would definitely refer to the – I think it's called the Situational Assessment Report – and then the public comments as well, because those are all very valid and we definitely want to integrate that work into this process.

Same Female: Is that all still on the County's website – I assume? Or at least \_\_\_\_\_ resources \_\_\_\_\_.

Ms. Satushek: Yes, and moving forward I will send out links. Because like, for example, this – as mentioned in the email, it will be all recorded and transcribed so we'll have it there on the website and then I'll – it's the Agritourism project page, but I'll send out that link and we'll keep all the materials so that it's completely transparent to the public.

Director Moore: If I could follow up just a little on what Tara just mentioned. You know, the background, of course – I mean, many of you are fairly familiar with – this has been going for a couple years of conversation. A lot of this background information has maybe valid points in it, valid things that we need to think about. So yeah, something I think we need to look at it. You know, there was a bit of a process breakdown in trying to pull it all together because some of the inputs came from, you know, very different viewpoints. And

so it think that's where, you know, the County here is going to try to help, with Triangle's assistance, is to try to take varying viewpoints, varying background information, studies, public input, the – you know, the survey that was done that was – so that was pretty narrowly focused and I heard even the Planning Commission say that. So I think that'll be our job, is to try to look at all of that information and try to blend it and try to figure out how it can be used in our path forward. So it's not that we're going to throw it out because there's years' worth of work that went into it. It just didn't get put together neatly at the end. And so that's where we're going to really attempt to help with that portion of it. After you all bring the information forth, it'll be, you know, you. We also have an Agricultural Advisory Board that's very invested in this, of course. We're going to (be) helping to pull that together for the Planning Commission to look at, and really work with the Planning Commission in order to get the final recommendation or recommendations to the Board.

Female: I still have one question remaining.

Male: Yes, a comment first. First of all, whoever put together the webpage that has all of the information on agritourism, hats off to them because it is a remarkably well-organized trove of information. It made it a lot easier to kind of \_\_\_\_\_. Whoever did that, it's fantastic.

I guess the second one I have is just really \_\_\_\_\_ it for a second. What is the outcome that we're looking for? What does success look like at the end of this? Is it the proposed code? Is it the – you know, is it a consensus answer to certain questions? Like, what are we trying to build?

Ms. Harris: Let me tackle that one. I think it will be helpful but I'd really like to – actually as we're, like, headed down this path, do some introductions and get there.

Same Male: Okay. I'll be more pedantic. Are we going to have this via Zoom bridge? Was that going to be an opportunity for us to have that up here or are we expected to be here fulltime each and every meeting?

Ms. Harris: We would prefer – I mean, I think engagement works best in person but understanding that there are time constraints and, you know, commitments. So we'd like to work with the group whatever is best. But ideally in-person engagement seems to be the best because you're able to have these conversations \_\_\_\_\_. At the same time, we don't want to make it so prohibitive that people aren't able to attend. If this is like a – if it's difficult to attend, we could definitely open it up to a hybrid approach. And we'll be having some conversation today around what I've termed a group charter, or like norms for the group, and that's \_\_\_\_\_ time. We'll talk about, like, when we're planning to host these meetings. You know, we have some dates identified, but are they going to be morning or afternoon? And open to all of the thoughts on that as well. We can do a little bit of that now, but let's – but we'll do some of it later as well.

Same Male: Yeah, I guess my thought is is that this is an extended commitment that will be hard for all of us to make a commitment to say we can physically be here at those

times. So it probably – if the goal is to keep this group whole with the same people, then it would be helpful to have that remote opportunity, or else – I'll say it. I'll be switching out with Nicole probably on a couple just because of availability. So I think that's up to the group to decide: Are we trying to keep the crew consistent or are we trying to keep the conversations consistent?

Ms. Harris: Okay. Yeah, that's helpful feedback and I'm sure others have very – yeah, have the same type of feedback. Kristen, you had your hand up and then – so let's take you and then we'll go around the table.

Kristen Keltz: So my question is: There's some conversation happening \_\_\_ the state law on agritourism and I'm just wondering – there's been several stakeholder meetings that have been happening around the state and I don't believe there's been any movement at the legislative level. They've got many other fish to fry at this point. Will that be something that we'll take into consideration as part of the conversation, or are we saying that we're just going to kind of move forward with the information we have now and then maybe pivot, depending on if the – more decisions happen at the state level?

Ms. Satushek: Yeah, my understanding – because I did attend some of the stakeholder groups, like the \_\_\_\_\_ one that Congress put on. So we'll definitely be monitoring the state legislation, but I think right now it's just what is legislated and work within that framework. But if those – if those conversations help influence the range of topics that we'll introduce later or that were also in the email – if that answers your question? So we're not going to, like – I wouldn't recommend making decisions on possible legislation that the state might do.

Ms. Keltz: Okay.

Ms. Harris: And from an observer perspective, I would encourage – like, I'll create space for you to have those conversations, like how much you'd like to make a decision about what's best for Skagit County regardless of what's happening outside or if you'd like to bring outside, and if there will be opportunities throughout the meeting series if it's helpful to, like, have folks besides the members of the committee join us, provide updates, then Tara or I could arrange that if that's something the committee feels like would be helpful. I'll be using “committee” and \_\_\_ “advisory group” kind of interchangeably, if you're comfortable with that. Okay.

Ms. Satushek: And I think they are – what I heard in that group too is they're also looking to the different areas for best practices and kind of what people are doing as well. I don't think anyone really knows if that's the answer for this, though!

Ms. Harris: Since we have you, will you start us with a round of introductions? Your name, the farm you represent or the organization you represent. I know Tara's been really intentional about getting diverse perspectives, so if you can share with us a little about, like, the scale of farming you do or just generally the region of the county you're in. I also recognize a number of you sit on different boards or wear multiple hats, so I'd love for you

to identify those hats now and then we'll have a little conversation later about, you know, when you're speaking with different hats on and identifying that. I think it will be really helpful to the group. But kind of any of the hats that you might be wearing throughout the meeting series would be great for \_\_\_\_\_ understand and be aware. So yeah, please start us off.

Ms. Keltz: Kristen Keltz. I'm the CEO for the Skagit Tourism Bureau. So we represent the entire county, encouraging folks to come and visit our valley and stay overnight and experience the amazing things that we have to offer. I also sit on the Tulip Festival Board with Rob, as well as the Fair Board. And then at the state level I sit on the Washington Hospitality Association Board, as well as the state DOL board. I work really closely with the state tourism office. A few other boards \_\_\_\_\_ don't necessarily impact this group. Thanks.

Audrey Matheson: Okay. Hi, I'm Audrey Matheson. I'm co-owner of Bow Hill Blueberries. We're a small family farm. We're about eight acres. Two-and-a-half of those are leased right next door. As far as other hats, I don't know how relevant they are but I've been involved with Slow Foods Seattle, as well as the Seattle neighborhood farmers markets, and we're farmer members of the Puget Sound Food Bank.

Amy Frye: I'm Amy from Boldly Grown Farm. We're a first generation farm. Organic vegetables. We're up in Bow. We've been farming for ten years now in Skagit and I've been involved kind of in some of the previous conversation about agritourism and I guess because I think it somewhat relevant, prior to starting our own farm I was the Director of the Center for Sustainable Food Systems at the University of British Columbia Farm in Vancouver where we did things like summer camps and weddings and farmers markets. So I kind of have that background as well, working on a working farm that did some agritourism as well as research for my Master's and undergrad looking at competing ideas about land use and values around – decision-making around land use and farm viability, plan preservation. So it's something – it's like a topic I've been thinking about for 20-plus years. I grew up right around my grandparents' farm in Minnesota so the only hat I'm wearing not as a farmer but also just as an interested person trying to figure out we can all make decisions about this beautiful place we live.

Darrin Morrison: Darrin Morrison. I'm a fourth generation farmer – crop farm, a fairly large crop farm just south of here between here and Conway. I farm with my family and we grow a lot of potatoes and vegetable seed, \_\_\_\_\_. Some of the traditional crops that are grown here. Some of that's changing, and I can add to that later, but anyway I've farmed here all my life. I went to school here, lived here all my life – all that kind of stuff. So I have a really, I guess, deep knowledge of kind of how things used to be and kind of how things are going and that kind of stuff. I've been involved with several boards throughout my life or career, and currently serve as a board member in Skagitonians to Preserve Farmland. And, of course, we've had years of discussion about agritourism and other topics. That hat is one of my hats. I won't necessarily wear that all the time but I'm kind of here on behalf of our farm and, I guess, representing kind of larger agricultural interests. I also serve on some other boards – Puget Sound Seafair Association – and they're all ag-

related type stuff. And I'm just generally interested in the future of our county and keeping the valley, you know, in agriculture and keeping farmers farming. So to speak. Yeah.

Rob Ashby: My name's Rob Ashby, the President of the Board for the Skagit Valley Tulip Festival. I'm not a farmer, although when I was going to college up at Western I worked \_\_\_ farms – helped put myself through college as well as paid for my honeymoon. But I had a 30-year career in tech down in Seattle. I came up here \_\_\_\_\_. My wife and I put our time towards paying it forward. And so I was President of the Board of Skagit Habitat for Humanity; on the Skagit Rotary – on the board on there as well. And work at a number of other small projects around – around the valley trying to make things a little better.

I'm here with really only one hat. My hat is representing Skagit Valley Tulip Festival and our twenty-plus events and the hundred-plus sponsors that we have that collectively become one with the valley. So to that extent, you know, our mission with Skagit Valley Tulip Festival is fairly straightforward. It's on the website. You know, we're here just to really celebrate and preserve Skagit Valley agriculture and bring people \_\_\_\_\_, and that's through education. We do that within the schools. We help with things like traffic abatement, and so we coordinate a lot of that effort to kind of mitigate the impact it has to farmers that are at this time of year planting, as well as try to tell our story outbound so that more people understand what makes Skagit special. And that's a lot of partners, our personal \_\_\_\_\_. Those are all collectively that, \_\_\_\_\_ today.

Jen Schuh: I'm Jen Schuh from Schuh Farms. I'm also the President of Festival of Family Farms. And also a board director for Skagit Farmers Supply. We have been farming in the valley since 1963 as Schuh Farms. My dad grew up on a small berry/dairy farm. We've always had the public at our farm. Since 1978 we had u-pic strawberry fields. And so it's – and now as – I mean, we've been open for a long time and everyday people don't know where food comes from and how important food is and how to get it fresh. And when I was little I drew these produce calendars so it was like we were in there harvesting strawberries in June and drew it all out and \_\_\_\_\_ customers. Most people knew that because our parking lot for the u-pic was as big, and so you'd pick strawberries. Now people don't know. Even people that live right here in Skagit Valley have no idea how important the valley is. And not agritourism or not \_\_\_\_\_ but \_\_\_\_\_. There's huge things that if our valley isn't successful at it the whole world is so impacted on some of the things like cabbage – right?

And so it's a very important valley to protect, but also give it different parts that make it a wonderful quilt of things that encourage people to understand ag. And so I think that's a big part of this, is to understand ag and how important it is. A lady was very mad yesterday because she had horrible blueberries from the grocery store. And I said, Well, where did they come from? She goes, What difference does that make? I said, Well – she said, Do you have blueberries today? I said, No, we don't pick blueberries till the 4<sup>th</sup> of July. Right? And she says, Why? I said, Because they don't even have their leaves formed yet here. So I said, When you – I said, Here, and I pulled out a produce calendar that we have now that's a **rack** card and it breaks it down by the month so they can understand where their food comes and when they can get it. Like this is your window. You're going to eat

strawberries like a crazy person for a month, then you're going to move to raspberries, right? I said, Same thing in eastern Washington. We'll bring the produce from there so that you can enjoy that peach, not in January but when it came off the tree. \_\_\_\_.

And so that's something that I think we need to keep encouraging with this agritourism information, is we need to educate the public and that's a great way to have your people out at your farm and be able to educate them that way, whether it's a little tiny person from their field trip then they drag their parents back to the farm because that's where they went on the bus today. But those are all important parts so that the next generations can understand. We need Skagit Valley. There is my pitch.

Ms. Harris: We have a couple members of the public who joined us today, so if you'd like to do a brief introduction as well. Yeah, \_\_\_\_\_ if you are a producer yourself or anything you're representing today or if you're just here to listen.

Patsy Good: My name's Patsy Good and I'm a fifth generation Skagit Valley farmgirl. We still have a 40-acre farm out on \_\_\_\_\_ still uses. And I'm here today to \_\_\_\_\_ what this advisory group objectives are, and just get more informed on the issues that are facing Skagit County agriculture.

Kim Rubenstein: And I'm Patsy's sister. I'm Kim, Kim Rubenstein, and I'm President of Skagitonians to Preserve Farmland but I also am four generations a Skagitonian. We grew up on Fir Island and then on the end of the \_\_\_\_\_ Road 650 acres. So we farmed for many, many years. Before going to college, I \_\_\_\_\_ other skills, but that was very important to us and as an organization Skagitonians has been deeply involved with agritourism since 2017. \_\_\_\_\_ farm at the farmhouse, so we're just here to listen. And if asked, \_\_\_\_\_ will be done.

Lora Claus: I would echo that. I work with Kim. I'm Lora Claus. I'm the Executive Director of Skagitonians to Preserve Farmland.

Ms. Harris: Thanks. Okay, so an orientation to the documents you have in front of you: Everyone at the committee has a packet. There were a few extra materials, I know. I think you guys got a packet as well. We do have, I believe, one extra packet in addition to the one we're saving for a committee member. If I could just give us a little \_\_\_\_\_.

So, let's see. The most important thing for today is probably the agenda, which is on the top. I want to draw your attention actually a little bit lower in the packet to the community advisory group overview. It looks like this. This is one of the materials you received \_\_\_\_\_ in the email from Tara, originally and then yesterday as well. So the agenda for today; this meeting advisory group overview, which is the two-page pdf –

(incomprehensible voices)

Ms. Harris: Yeah, \_\_\_\_ partial. Why don't you take this one for now and we can start \_\_\_\_\_. I don't need my packet necessarily. I have a few materials.

Okay. There's also a copy of the County resolution directly, which we'll refer to as the remand document. This is, you know, written in legal language and \_\_\_\_ document. This is mostly just for reference.

Ms. Satushek: Do you have \_\_\_\_\_?

Ms. Harris: I have one here.

Ms. Satushek: \_\_\_\_\_. Never mind. \_\_\_\_\_.

Ms. Harris: They're documents that look similar to the community advisory group overview that says "Timeline" on the top. Tara has put this together for us and she'll walk us through that a little bit and you can ask questions when we get to that part of the agenda just after our break.

And then there's a copy of – let's see. It's three pages long. At the top it says "Group Charter." There are – if you don't have this, there's only a few copies of this. We'll be working on this in groups but I can give my copy to anyone who'd like it. This is something that's just kind of a template for us that we'll be filling out over the course of this meeting and the next meeting. Your charters are essentially a roadmap for groups working together and it's something that we really like to do at Triangle, mostly as a communication topic. It's like this is the tool for conversation. It's not necessarily a deliverable in itself. And you can decide at the committee how much you'd like to formalize this or not. Formalize it. I'm sharing it with you as a tool, again, just for having some of the conversations around what we typically hear from committees, that they would like to just have some ground rules for us. So this is where, you know, meeting logistics, locations, and scheduling. We'll have some time to talk about that. Some communication norms. A decision-making process. So and then a topic schedule. So there's a few different things that we'll address later in the meeting as we build this out, probably starting today and coming back at our next meeting.

Questions about any of those materials?

Male: (incomprehensible)

Ms. Harris: Yes, the charter.

Female: I have a question on that organization. Are we missing a bunch of people that should be here?

Ms. Harris: Yeah. Tara, do you want to speak to, like, \_\_\_\_ objective \_\_\_\_, who else is?

Ms. Satushek: So we have Tony Wisdom. He'll be here. He's unable to make the first meeting. Kai Ottesen will also be attending but he was unable to make this first meeting. Matt Steinman should be arriving later today. And that's \_\_\_\_\_ to the folks here.

(inaudible conversations between Ms. Satushek and Ms. Harris)

Ms. Satushek: I apologize. \_\_\_\_ know of anybody who represents that farm, that would be great to have here at the group. Unfortunately, I wasn't able to really connect with anybody who had that representation.

(people talking inaudibly and at the same time)

Ms. Satushek: Thank you. \_\_\_\_ bring back those folks.

Ms. Harris: And as – Kristen, you're looking at the list on the community advisory group overview, outline kind of what the intentional organization of this group is. So let's take a moment with this. At the top of this overview document which you received over email has a purpose statement. \_\_\_\_, Kristen. I want to point us to two different places, the Purpose Statement and the Desired Outcomes, which is on page 2. So the Purpose Statement – and we will have a chance to, like, actually really look at this Purpose Statement and if you have feedback on it to provide policy recommendations to PDS staff in drafting an agritourism code that addresses the Board of County Commissioners' remand criteria, supporting the Skagit County Planning Commission's continued work at the public and Agriculture Advisory Board to develop a revised recommendation on agritourism for the Board of County Commissioners.

And then I want to point you to page 2, which is more specifically addressing your question, Rob. Desired Outcome, which is that the group would provide specific, actionable, and realistic recommendations to county staff – sorry \_\_\_\_ on the areas needing refinement identified by the Board. So those are the remand criteria on the first page. The desired outcome that the recommendations represent group consensus if possible by the conclusion of the eight-meeting series, which we've kind of built out in a schedule to end in July. Dissenting opinions on the recommendations would also be included for County staff so we'll have a chance to talk a little bit about decision-making and the idea of, you know, what it looks like to have consensus or modified consensus with a group like this – and an opportunity to weigh in on that.

One more piece – and then I'll take questions or comments on those – is the organization. So back to page 1. Skagit County identified or recommended membership structure of a 12-person group with nine producer representatives from different scales and locations of farming throughout the county, as well as representatives from each of the organizations listed there. We currently have nine producers committed. Six folks are here today. One will come in a moment and two will join us for Meeting 2. And so it sounds like we have three spaces open on the board, should folks have recommendations on those other kind of roles not currently represented.

Female: Was there somebody from the Festival of Family Farms that responded?

Ms. Harris: Oh, are you –

Female: \_\_\_\_\_.

Ms. Harris: Okay, right. I did not hear you say that. Sorry.

Same Female: I \_\_\_ the first things so then I went on after. Sorry.

Ms. Harris: And, you know, representation like this, this 10 to 12, I find like 10 is a really nice number for a committee till it starts to get big. So if there are folks wearing different hats, like we discussed, that the committee feels like these are represented, then it doesn't have to be a committee of 12. There's nothing specifically. So I think that's a good discussion topic or conversation topic for today, is just, you know, taking a look around the room including the folks that aren't here, and are there voices that are not represented that you'd really like to hear. And I can work with Tara, if that's the case, over the next week to get folks engaged before that meeting number 2.

Okay, well, that's a lot of information. That takes us mostly through welcome and orientation. We have a couple of agenda items I want to just point out for you today. So we have time before 10 o'clock to spend a little time individually talking with folks, and I'll give you guys some prompts for that. With the goal of just building some connection and also working on what we at Triangle call a group agreement. This is just some common themes and ways that we identify with groups that you'd like to work together. So essentially like, What do you need as a group to be moving forward with? Productive, respectful conversation.

We'll take a break, and I will say the County has provided coffee and snacks. Please get up at any point; use the restroom just outside the door; if you have any questions, ask one of us. That includes break time but also not break time. It's a solid meeting today.

We will spend a little bit of time after our actual break going into some more detail on the \_\_\_\_\_ and the community advisory group, including the timeline that Tara's put together. And then I have already alluded to this group charter and what that looks like, and we'll have some time to do that, as well as an approach for a topic schedule for the eight \_\_\_ series. And I will get you out of here \_\_\_\_.

Questions on what the day looks like or the morning looks like overall?

Female: (incomprehensible)

Ms. Harris: Yeah. Here's an agenda and –

Male: I have the copies already. \_\_\_\_\_.

Ms. Harris: (incomprehensible)

Female: Let's start with her. You can take this remand \_\_\_\_.

Ms. Harris: Darrin, you asked the question about folks online. There's no one online for this meeting. There is a Teams meeting so that this can be recorded.

Mr. Morrison: Okay.

Ms. Harris: We'll talk throughout this meeting about what that looks like for future and if folks can join online then.

Mr. Morrison: Are Planning staff or Commissioner – Planning Commission or Board Commissioners viewing this as well or –

Ms. Harris: No one's viewing it in Live. It will be recorded and posted to the website, and we'll talk about that in just a moment around the Open Public Meetings Act, which doesn't specifically apply to this group as a community advisory group but is a good practice around transparency and just openness. And so County staff have identified that they'd like to comply with those Open Public Meeting Act requirements as much as we can and use it as a template for the work that we're doing.

And again, this really is about – this is *your* group so as, you know, if you have opinions about how strongly we commit to those requirements or things that you would like to do, such as like collaborate on documents outside of meetings that don't officially comply with Open Public Meeting Act but it's helpful to you within what the County feels comfortable with. I will really defer to you at the Committee on how you'd like to work around that.

Any thoughts on any of that before we move into \_\_\_ the Agreements piece?

Ms. Satushek: No, I don't think so, unless you want to talk about that OPMA stuff now, or just wait till we hit the agenda piece.

Mr. Morrison: I think my consensus would be this is such a hot issue for the community. There are folks that have a lot involved one way or the other in how this works out. To *not* have these conversations transparent to anybody who wants the context for how we get to policy decisions fails. It seems like we're really kind of missing out on an opportunity of being transparent to the community we're trying to represent. So I think these meetings make an awful lot of sense to be public in terms of the record that's being created. I think it would be incredibly hard to go one level below and say, Hey, if we take this input – like, I'll say on behalf of the Skagit Valley Tulip Festival, to not take, you know, some of the remand of this and go work on it within the festival to come back with an opinion to share would be really difficult. \_\_\_\_\_. To that extent, those sidebar conversations to come into the room with a qualified opinion is something I think we reserve for kind of being offline just for the purposes of trying to get a bunch of people together and kind of help inform this group. Because I think that's probably the line in the sand. Let's be public here in our conversation, but recognize that there's some sidebar conversations that have to happen with people that are more qualified than ourselves to kind of come in so we can better represent the community.

Ms. Satushek: I think you summarized that perfectly, for our intent is that the work that happens here be transparent to the public, having the meeting recorded and transcribed – the work that has happened. We're really relying on each of you as individuals to work with your networks and groups to have those discussions and bring the feedback at this table or this, you know, hypothetical table, to have that work. But just to know that, you know, what we will draw on will come from the work that is done here, meaning just together – and really wanting to be as transparent as possible. So kind of an open OPMA – Open Public Meetings Act – has made much – is an advisory board so it's not subject to that, but as best practice, when we're together we would like to have everything as transparent as possible, especially if folks aren't able to attend or, like, you know, I want to be a part of this but I'm unable to participate, but I want to keep an eye on what's going on. That's why we want to have this all open. And, again, just to rebuild trust that may have – you know, moving forward with the community just to have this all open and that – yeah, transparent. And so that everybody can see it – the Planning Commission, the Board of County Commissioners, Agricultural Advisory Board, any other, you know, community boards too that want to just follow what's going on.

Ms. Harris: Would other Advisory Group members like to weigh in on that?

(silence)

Ms. Harris: How – just for a poll, like from yes to no to kind of – how familiar are you with the Open Public Meeting Act? Do you sit on boards that require it or attend? Lots of – some shaking heads, some not. So if you ever – for those of you that would like information, I think Tara would be your best point of contact for that. There are some really great resources online too, like, even short, 15 to 20-minute videos that we could point you to if you'd like. There's more information around the context of that as well.

Ms. Satushek: Right, and I don't – like, I noticed myself the email I blind-copied everybody and we do that with the Planning Commission. That's kind of an example of our public meeting. OPMA, like, for example, when people write the Commission we have to blind-copy because if they were to "reply all" it would trigger a meeting and then we'd have to go through the – it's a whole process. So basically the Open Public Meetings Act just makes – daylights everything. It can't deny folks to attend. So for example, like OPMA welcoming the public to, you know, to attend, whereas it's not necessarily required but we're \_\_\_\_\_ to to have best community working relationships. And also, like voting – in regards to, like, OPMA about like how you're going to vote. You can't – I'm happy to speak more I'll find about it, but it's just like a whole structure – how to operate a meeting – that daylights actions that are being done. So like the Planning Commission's subject to it and like the Board of County Commissioners obviously. But there's some really great principles as far as transparency that we want to tap into for this.

Ms. Harris: And I would speak for both myself as facilitator and the County in that we want to honor in spirit and we also want to be flexible with the advisory group \_\_\_\_\_. So we will kind of be checking in regularly on that, and if you feel like we are veering from – if

you know it well and you feel like we're veering from it and not honoring it in spirit, please let us know and we'll make sure to do that.

Okay, that's a lot of us talking at you, so I'd like to give you a chance to talk to one another. This is the connections and group agreements piece of the meeting, so I'm going to pair this with an opportunity to get up and have some pastries and coffee if you'd like \_\_\_\_\_. Just use the bathroom if you'd like. I would like you to find – I'm going to give you time – five minutes – with one person and then we're going to do a rotate and you're going to find someone else. And I'm going to write a couple prompts up on the board for you to think about. Use them as a guide. You don't have to stick to them firmly. I'd love for you to communicate with someone you either haven't been talking to today or don't know very well, and specifically on the topics of, like, what brought you here; what's your experience with this topic, thinking productively and forward-thinking in that. But I also recognize a lot of you have put a significant amount of effort into this to date, so, you know, with the lens of forward thinking but also, like, please share what you've come – where you've come to this topic here and, like, what you're bringing with you. And then – so I'll put these on here. You don't have to remember them.

The second element of that is, What are two things that you think we need as a group to productively and respectfully work together? And this gets us to that idea of a group agreement, and we'll have some time as a group to come back to that. I'll feed you with a couple, and these are kind of consistent across the work that Triangle does, but may or may not apply –

Good morning!

Matt Steinman: Good morning.

Ms. Harris: – to – I'll finish my thought and then I'd love to give you a chance to introduce yourself.

Mr. Steinman: Okay.

Ms. Harris: Okay. May or may not apply to this group or we might want to tweak that. So I've put them up here so you can look at them. These are some things that we commonly use in group agreements, so speak up and provide constructive input. Hold space for others and share the time, so make space and take space. \_\_\_\_ your own experience and use "I" statements. I've added, Identify the hat you're wearing. I know many of you are speaking with different hats. We talked about that a little bit. You're also speaking on behalf of other people that you know in the community and representing something like large-scale farming in general, so this is one that I think we can – you know, as a group I'd just like us to – it's about, like, openness around it – not necessarily like only speaking for yourself. But when you are speaking on behalf of more people, just kind of identifying that. So I'm really curious about your thoughts on this one particularly and I encourage you to talk about that with your partner, like, What is your role in representing not just

yourself but maybe a broader group of people at this table? Respect other people's points of views and experiences and stay on topic, and I'll help us with this one.

So these are just some ideas, and again we can add to this list; we can cross things out and change them. This is about kind of creating a set of agreements that we collectively – or that *you* collectively and this particular group with these particular individuals feel good about guiding us through the \_\_\_\_\_. Okay? Matt?

Mr. Steinman: Okay. Thanks. Sorry I'm late here, folks. I had to take my kids to school this morning. But my name is Matt Steinman. I run Foothills Farm. We're just east of Sedro-Woolley on the \_\_\_\_\_ Basin. We do – we have a couple hundred acres under our control and we do about a hundred acres a year of mixed vegetables and berries, and we also have a small flock of chickens that keeps getting smaller as the costs make it not really a reasonable thing to do. But we primarily go to farmers markets and direct consumer outlets through CSA and also we sell into other CSA companies – small. \_\_\_\_\_ so we sell a lot of wholesale to Seattle chefs and, like I said, CSA aggregators, so companies that – you know, small companies that are almost like \_\_\_\_\_ on the CSAs. And then this actually \_\_\_\_\_ buys a lot \_\_\_\_\_ as well. So. And then a couple food banks down in Seattle as well. So we send trucks all over the place. We do – in the summertime we do seven, eight farmers markets a week, and right now we do three \_\_\_\_\_ farmers markets. We move a lot of food to a lot of people, primarily directly to them.

Ms. Harris: Thanks, Matt.

Mr. Steinman: Thank you.

Ms. Harris: And we talked a little bit on the group about folks maybe wearing different hats, like sitting on boards. Do you have anything like that you want to share \_\_\_\_\_?

Mr. Steinman: I don't \_\_\_\_\_ hats! So, yeah, I run and manage Foothills but I also – I work heavily at my girls' school. They go to \_\_\_\_\_ Elementary \_\_\_\_\_. I've been teaching at the school and whatnot. I'm also the president of the board of CORA, the Coalition of Organic \_\_\_\_\_ Farmers. It's a small – well, we're not small anymore but we're a younger, new advocacy group here in Washington State. It's kind of a spun-out \_\_\_\_\_ Alliance out of Seattle. So we do a lot of advocacy for small, organic, regenerative farming. You know, we say "organic and regenerative" because there's a lot of really small farms that have kind of said, I don't want to be organic. You know, there's a whole – we can have a *long* dialogue about that. But, you know, a lot of the really – a lot of the small farms and first generation folks that want to do the farming and are starting very small, like \_\_\_\_\_ Seattle program. So we try to bring them in \_\_\_\_\_. We advocate for a lot. I'll say that. And then currently \_\_\_\_\_! Too many hats, too many places. But, you know, CORA, the Skagit Ag \_\_\_, and then \_\_\_\_\_ my main areas outside of work right now.

Ms. Harris: Thanks, Matt.

Mr. Steinman: Mm.

Ms. Harris: Okay, so it's 9:54. I'm going to give you three minutes to, like, go to the bathroom, grab a snack, find a partner, and as you're doing that I'm going to write those prompts up on the board. There's space. I see like a \_\_\_ back there. If folks want to kind of mingle, sit anywhere. You don't have to stay at this table. And, like I said, you'll have like five minutes, which is going to go by quickly, I recognize, with one partner, and then I'll give you a prompt and I'll be a little attentive to, like, conversations that are wrapping up but then I'll just encourage you to find another partner and have the same kind of conversation. We'll come back and we'll have that conversation broadly as a group and that part of it *will* be part of the public record. I'll connect with you as we're doing this. At like these breakout rooms I typically just mute the room so folks can have these kind of personal conversations with one another. And I think that fits nicely into how my understanding of meeting transparency, because we will have a broader conversation for anything you'd like to share with the group after that.

If that's okay. Sounds good. Questions?

(silence)

Ms. Harris: Okay. I already took a minute of your time, so let's take five minutes. Come back at – like, have a partner by ten o'clock. You'll have five minutes with them and then we'll switch. Members of the public, \_\_\_\_\_ if you'd like.

(no sound during this segment)

(sound resumes)

(many voices speaking)

Ms. Harris: Okay, I think \_\_\_\_\_. Three, four, five, six. Perfect. Okay, so we're going to take a couple minutes as folks are coming back. You don't have to take me literally. \_\_\_\_\_ if you'd like. But I – we'll have an opportunity to hear more as we progress about the first two questions, but I'd really like to touch on that third question. We'll spend a few minutes with this other group and then we'll move on to the next agenda item, which is around some background and that timeline that Tara put together for you.

So I'm curious. As folks reflected on like this list of group agreements, but also things that you may want to add to it or change to it. And the prompt that I gave you kind of more broadly for that is, What are two things that we need as a group to productively and respectfully work together throughout this meeting process?

Female: Well, I think we talked about just being focused on ag in the valley and our agritourism and how it can all be cohesive and work together. And that's the focus. That's why we're here, and how the ag should be – how farming should function.

Ms. Harris: So a clearer scope of the \_\_\_\_\_. Anything else you'd like to add? Yeah?

Female: Yeah, we talked about the idea of – I mean, we're all representing different interests in some ways, and so kind of being open to healthy debate, and knowing that we can debate and disagree. We may not all agree on everything and \_\_\_\_\_ be willing to realize at some point we need to move forward. But really thinking about our underlying interests rather than our positions. I think we have a lot of shared interests, so being open to – I'm mostly telling you a lot of things \_\_\_\_\_. (laughter) Being open to creative solutions to have our interests addressed. It may not be the initial position we came in with.

Mr. Steinman: I have something to add to that when you're ready.

Ms. Harris: Yep,

Mr. Steinman: And I think a lot of us or most of us, if not everyone, would have a lot of passion for whatever they believe, and especially in this topic. And we come from different backgrounds but we carry a lot of passion, and I think it's healthy and it's common for this area – this valley, we say, or the agriculture or whatever. But so that passion, if we're talking to one another or the group and we seem agitated or adamant or angry or something, it may be not that. It may be that we're just passionate about something. And that's a good thing. And I think at the end of the day we still will have a lot of respect for each other.

(silence)

Ms. Harris: Anything else? We can continue to add to this. I'll bring it to our meetings so if there are things that you feel like it's missing or want it to be. \_\_\_\_\_ talk to this idea about, like, speaking from your own experience. You know, again, this is a series of agreements that we use in a lot of different contexts so it may or may not apply here. Did you have any conversation with your – and your partners about speaking from you and/or speaking like on behalf of peers and colleagues that are doing similar farming to yourselves?

Ms. Satushek: You didn't want to talk about that?

Female: Well, I talked about – as Festival of Family Farms, that the focus since the beginning has been we started with WSU and the focus is to get people out to our valley so that they can understand farming and learn more about where their food comes from. So at the very beginning that was what our focus is and still remains that way. To meet the farmer.

(sounds of agreement)

Mr. Steinman: I guess to add to that, \_\_\_\_\_ well, I have direct experience on your farm and that with my children, and we talked about the educational portion's so important for Jen

and her father and parents, and that they're getting more \_\_\_\_\_ our young people and just people in general to really understand what farming is. My kids have been out there with the field trip programs they do and at the family farms that \_\_\_\_\_ Schuh Farms a lot. And they can't wait: We want to go back to that farm! And so it's like I feel \_\_\_\_\_.

Ms. Harris: So in some respect, like, most, if not all of you, are speaking for your community in various ways, such as identifying that. I think being intentional about communicating when you're speaking from your singular point of view or on behalf of a community. And, you know, feel free to ask each other questions respectfully. But, you know, is that your opinion or do you see other large-scale farmers having the same opinion as you? The kind of questions, I think, just to get at. And if you're not asking each other, I may be asking you that – and just a willingness to be thinking about that.

Ms. Satushek: Maybe one proposal that's come to mind for a shared group agreement, is I feel like I'd really like to empower *you*. Like I know these discussions, like, you can get long-winded or you can get off-track, just like – having been involved in groups in that past, though, like doing like a group agreement would be like \_\_\_\_\_ being able to jump in as a facilitator, which you probably do anyway. You're like, Hey, great point and I'm going to put that on the parking lot and we'll come back to that. Just, like, can we kind of all be in agreement but, like, we're going to be open to that? Because I think that will help us achieve our goals.

Ms. Harris: Mm-hmm. Time-keeping is a sign of respect for your time, for, like, folks who are trying to watch the meeting recording or all the things you need to do this afternoon. So it goes both ways. Well, if other things come up, please, you know, feel free to share. We can always start a second page,

Okay. Well, with that, I'd like to pass things over to Tara. I know many of you have kind of a long history with this topic and a lot of effort's been put into it already. I thought it would be helpful, even if you are really aware of it, to hear how the County sees it and kind of what their perspective is. Tara's also done some work with a timeline document that she'll share. Plus I really appreciate your comments early in the meeting about just like the availability and transparency of resources on the website, and she had some ideas about how to do that. That's really all been County staff so big kudos to them in terms of organizing documents. And we can touch on the Open Public Meetings Act if we need to. We've already mostly covered that topic, I think in the level of detail that we're thinking about doing. And we may assign you a little bit of homework, which is like reading that timeline document in more detail beyond what we'll cover today, and just identifying if you have questions or you feel like it accurately represents what's happened so far. So Matt, if you don't have a copy of that I'll get you one. But for the rest of you, it says "Timeline" at the top and it's just a single-page document. Anything else?

Ms. Satushek: So thank you. So I just created this. I'm the staff person \_\_\_\_\_ with this project, and trying to understand what has been done to-date, because there was a lot of work the County did.

Mr. Steinman and Ms. Satushek: (incomprehensible/inaudible conversation)

Ms. Satushek: Does everybody have one? So this was taken from – or Rob had mentioned the agritourism webpage just kind of narrating in a timeline fashion what the County did to address the legislative process – just what the County's done. And I don't know if Meg wants to open it up later on to, like, input about you folks' experience about how this happened. But, okay, basically – sorry – also jumping back, I'd like to flesh this out some more because it references a lot of documents or reports, and I'll hyperlink those. So it's kind of like the webpage but I think a little more user-friendly. At least my brain reads this way better than the webpage.

So around 2020, it looks like the County had started dipping their toe into agritourism topics. The pandemic hit so a lot of things got shelved to 2021. And that's when \_\_\_\_\_ with an agritourism study with Planning and Development Services being the lead of that effort. And the result of that was an assessment report that looked at what was – assessment of what was currently going on in the community and what was called agritourism's \_\_\_\_\_ viewed and activities that were out there.

And then in 2022 PDS developed three policy recommendations. This was after – again, in 2021 – with the stakeholder interview groups and working with the public and soliciting information requests. They developed three policy options for agritourism. There was also a lot of public outreach that happened during that period. And as Jack had mentioned too, there was also a survey that went out. The result of that work was a report capturing the public engagements and survey results. And here's an example of where I would \_\_\_\_\_ hyperlink that document for your reference.

So in 2023, the Department begins the legislative process with the Planning Commission. The Department held a series of workshops with the Planning Commission, with the Agricultural Advisory Board's policy recommendation for agritourism. There was a public hearing on the proposed language and the Planning Commission docketed the staff recommendation at that time, which was to adopt the \_\_\_\_\_ Agricultural Advisory Board – I apologize too. I speak in Planning and so I use a lot of acronyms. I'll try not to – Agricultural Advisory Board recommendations. So the Planning Commission adopted that and recommended it to the Board of County Commissioners for approval. The Board felt that it didn't really meet all the criteria or the desire of how they wished to pursue agritourism, so they remanded it to the Planning Commission for review and study. But in the meantime, to allow for that to happen they issued a moratorium on accepting permit applications for certain activities on Ag-NRL lands, particularly those involving agricultural accessory use and temporary use permits for Ag-NRL-zoned lands.

Another moratorium was issued that further clarified that language for that – called out specifically prohibiting wedding venues and events in Ag-NRL land with that moratorium, just to give it more clarity because the Prosecuting Attorney and the Department didn't feel that it was clear enough, and also to allow time for staff to develop more resources to develop a proposed code. And then again, the moratorium was issued – oh, excuse me – was extended again and it expires July of this year. In addition, part of that

moratorium was to have the Administrative Official – the Planning Services Director, Jack – to publish an Administrative Official Interpretation, which is how events and operation – and Jack, please \_\_\_\_\_! – or businesses that were currently continuously operating, how to get them into compliance and to work with the Department through a voluntary compliance agreement, which is a standard process that the County uses through their code enforcement process that the County gave, I think, about a year-and-a-half for that to happen with the initial moratorium issuance. That will end in May of this year, May 30<sup>th</sup>, the last day of May. And then \_\_\_\_\_. So then the Board remanded the proposed \_\_\_\_ changes to the Planning Commission and in there they identified five criteria, which I often refer to as the remand criteria and the remand resolution – Megan, I apologize if it's just like a lot of technical legislative talk, but that's how my brain thinks when it comes to this stuff – and about how the lands that the Department would need to work with the community to identify. And that's, I believe, in the Community Advisory Group Overview, and it fleshes those out, the specific questions that we're trying to address.

And then, yeah, we're here now trying – starting the process with the Department. Going in addition to the work that had been done with the public engagement and the assessment report, and then adding on this additional layer of the previous work. My understanding was that it was a series of stakeholder interviews, so it wasn't as much of a working group as this structure is. It was more just like hearing from the community. It was like a one-step-further as a community engagement process. Typically in our department when we're trying to do a community engagement we try to do a breadth of things – those surveys; tabling – which was also one of the activities that the initial agritourism did, was tabling at farmers markets and going to the community to solicit input; setting up stakeholder interviews with folks like the Skagit Tourism, Skagit Valley Tulip Festival, local farmers. And then again going back. The recommendation that went to the Board they felt wasn't sufficient and again identified that criteria which we'll be working through this series.

So that was kind of the overview and this is the homework, as Megan mentioned, and I also provide hyperlinks, because it does reference a lot of documents. I originally started this as like a talking point for myself and then I realized it got really wordy and it might be helpful for people to use – the website is helpful, but a narrative helps me. I think it might help you folks up here instead.

And that's just speaking from the County's point of view. So the community – you mentioned - are you having their input?

Ms. Harris: Yeah, one comment on process; one comment on homework; and now I'm going to open it up to you guys. And sorry if "homework" is a trigger! \_\_\_\_\_, I'm happy to. Process-wise – just because I think this is a nice time to mention it – these meetings are recorded. We won't have like lengthy – like full meeting minutes. Tara and I will be coordinating on what we provide to you at the end, which we're proposing like an agreements and actions table from each meeting, so capturing any, like, specific decision points that you make, especially if they're a vote, but even if they're more of an informal decision. And then capturing any action items, especially if they're not completed before

the next meeting. And that will be your meeting summary that would come out between meetings and would be, like, less than one page. It's potentially like the last page of your next agenda, and we can just track action items as we go. So the first couple things that I'm hearing is that Tara has offered to provide hyperlinks within this timeline document any resources available on the website, or if there're other resources that aren't currently on the website, we want to make sure that we get available. They'll be hyperlinked.

And then what the County's proposing to the Advisory Group members is you spend some time with this timeline document between now and the next meeting and, you know, really look through it. Mark it up, ask questions – prepare questions. We could spend some time with it at the next meeting if you'd like to. If you feel like things *aren't* captured well or there's more nuance that you want, that would be the time I would think about this. Well, you can decide what this document is. You can decide if it's like an internal document for advisory group members just for you working on it. If so, it might have more detail than if you want it to be like a public-facing document. That would be the option is, like, you as a group at the next meeting say, We're comfortable with what this says and we actually, for transparency reasons, would want to post it to the website to help people understand this process. So as your – so a chance for advisory group members between this meeting and next to take a look through this document, make any suggested changes to it and decide, and propose – come to the next meeting with a proposal to the group like what you think this document is: Is it internal or external?

How does that sound to you folks? Okay.

Male: In terms of this document – it's fantastic, by the way – a huge emphasis on some pages of information that's on the website. If I could, though, there's one part in here that I don't want to see, and that is I think on the website it's super clear about the AB recommendations and how that progressed. There is another organization that's participating in creating a viewpoint here and that's the agritourism multi-stakeholder group. And the only place you see that on the website is frankly buried on page 58 of the supplemental \_\_\_\_\_. It would be great if we could \_\_\_\_\_ that entire set of findings out of that hundred-page tome. Put that someplace else and have the group look at that as well because I think it's an additional counterpoint opinion that included input from Skagitonians to Preserve Farmland, the Tourism Bureau, the Tulip Festival, and a number of other growers, included Christiansen's all worked together to kind of put that \_\_\_\_\_ together and that should be something that we also kind of have an opportunity to kind of \_\_\_\_\_ into our conversations.

Ms. Harris: Any thoughts from other advisory group members?

Female: I mean, having been part of that group, I do feel like that work was valuable. I don't know, you know, from the County's perspective. That was just kind of one contribution to the overall public comment. But it was probably the largest kind of stakeholder groups, so...I think that's valuable but I don't know, from a kind of perspective of a \_\_\_\_\_.

Male: I think it's all information that this group will need to look at as we \_\_\_ talk about from the outside, you know. It is, you know, considered by some to be one viewpoint, and we talked about that again at the outset, is, you know, there'll be different bits of information all around that we can look at and look back on and figure out how this group wants to use it, and the weight they give it, et cetera. So, you know, we could make sure if it's available and you can find it. But, yeah, good point though. It came in as a public comment during the public comment period for the County – former County process at that stage. Whatcom was a private entity. It wasn't set up by the County like this group is. It wasn't sponsored by the County like this group is. So I just want to point that out, that it is a different thing. It was a private stakeholder group that we organized on our own. Most of you know that, but I just want to point out the differences between what we're doing today and what that was.

Ms. Harris: And I didn't catch the full name of it but you are both familiar with it and you know –

Male: (incomprehensible)

Ms. Harris: Okay.

Director Jack Moore: May I comment?

Ms. Harris: Yeah, please.

Director Moore: So there are other ag groups or some ag groups also that contributed to comments that I think are on the County's website. Western Washington Ag, Farm Bureau, those kinds of places. And maybe some others, as well as Skagitonians. And, I mean, probably everybody should review all of those, I think.

Ms. Harris: Hearing the, like, breadth and amount of those comments, I want to ask the group a question. So how – is that something you could see yourself, like, spending time to review? Maybe not before the very next meeting but within the next two meetings. Yeah?

Director Moore: Most of those are one, two-page type documents. The Advisory Board's was very lengthy and probably the most popular – well, you know, I mean easiest to access and most read, but there're some others out there too. It's just a way to get another viewpoint.

Ms. Harris: Yeah. Okay, so the committee members will, like, review the public comments, including the ones that have been mentioned specifically.

Female: (incomprehensible)

(short, inaudible comments from several people)

Female: I'm sorry. Is there a way to do – and this might not work with the open records thing, but can we do, like, a shared folder so that we're not trying to email all of this back and forth? Track that? Is there a way that we can just upload documents so that we can just go somewhere and get access to that?

Ms. Satushek: What I would like to do just for – is \_\_\_\_\_ for, like, opinion-type stuff like to read and like read your own opinions I think would be great. But like everything that's produced or referenced here I would like to put on the webpage so you could access it that way. I have to request that stuff to be sent so sometimes there's like a delay for that to happen to be posted. But would that work for the group, to have it centralized in the Agritourism webpage – project page? That way also the documents that we're talking about the public has access to as well.

Female: That sounds fine.

Ms. Harris: \_\_\_\_\_ Public Meetings Act like sharing their resources is all great. The point that gets challenging is when you try to collaborate together on a document outside of this meeting, like a \_\_\_ document where multiple people are working in it that's not available to the public, is where things start getting gray.

Ms. Satushek: Maybe Jack \_\_\_\_\_ the moratorium status just kind of in plain language. I mean, the intent and my understanding is kind of like it was basically to press pause. We kind of realized, Okay, we don't have this figured out yet but we're trying to just give ourselves some time to do that. And so it's basically preventing kind of new activities from happening. Is that more or less –

Director Moore: Yes.

Ms. Satushek: – the situation.

Director Moore: Yes, that's my impression of the Commissioners' action, is that they needed more information, wanted a more robust or varied recommendation for them to consider for the permanent ordinance. In the meantime, they didn't want a mad rush of, you know, applications to come in to try to beat a deadline that everyone knows is coming. Everyone knows that we're working on a permanent solution for this topic, and it's not going to be fast. So they opted to do a moratorium for those reasons, if it's a bigger project that's going to take a while – just so we don't get piecemeal applications in that maybe don't fit the long-term plan.

Female: Do you anticipate it being extended come this July or does it somewhat depend on where we're at?

Director Moore: Likely. You know. I mean, they \_\_\_\_\_ in April, so if they don't have a permanent ordinance to consider by July, they're going to extend. So, yeah, I anticipate they would do that.

Male: This is a \_\_\_\_\_, and just to understand the environment. As we work on this, we have a number of operators that are already in existence in the valley. So is this – is the ordinance that we're creating now for just the new businesses that apply? What happens to the folks that are already here?

Director Moore: Yeah, two different topics. Two totally different topics. So thank you for bringing that up. That's important to get out on the table. So the Commissioners have set up a pathway for the existing operators to become compliant if they so wish. The operators that do assembly-style, larger scale events, whether it be weddings or other larger retail type operations, they have a pathway to become compliant. What the Commissioners said was they – basically gave them a zoning approval via their action, their legislative action. So the operators still have to come back and work within the code, make sure all safety items are done, make sure – you know, anything else that any other business would have to do or any other property owner would have to do to become compliant with all other laws and codes, especially that, you know, safety, fire, building safety, flood – you know, whatever it may be. All those will have to be complied with retroactively if they're not in compliance already. The \_\_\_\_\_, of course, is that most of them couldn't get zoning compliance so a lot of them just progressed with their plans over time. And so the Commissioners recognize that. They're not asking everyone to shut down their businesses that they've been running for decades, in some cases, but they are asking them in the greater context of agritourism, to – here's your – I call it kind of a free pass, but it's not really free. It's a zoning approval. The use itself is not prohibited for those particular operators, And so we've identified about 20-ish – 18, 20 – right now that they're likely subject to that retroactive approval. Staff – other staff, not this exercise here – other staff is working with those particular event venue operators or businesses and the farms that are conducting other types of businesses to attempt to guide them to compliance.

But to your original question: This is separate. This will regulate all new applications once the moratorium is lifted. This will be the permanent plan going forward. Those are a very finite, narrow, separate process that they're being allowed to go through. The people who are already in business, but not new people. New people will have to go with whatever the Commissioners ultimately adopt at the end of this process.

Male: That's the Voluntary Compliance Act? Is that what you're describing?

Director Moore: Yeah. Yes.

Same Male: And then so that's that group. And then the new rules are being – we're talking about what the new rules might be that Planning figures out for the new group or the rest of the groups, the rest of the folks. Those rules – like, say there's permitting involved. That won't affect the first group that got voluntary compliance?

Director Moore: No. It'll have no effect. Because we're coming up with zoning rules here.

Same Male: Right.

Director Moore: That's what this is, is zoning and what's allowed on different – in the Ag-NRL zoning designation. So that's really what we're doing here. The rules for all those other things I mentioned – you know, fire safety, \_\_\_\_ compliance, et cetera – those aren't changing. Those are still in place. Those are still applicable to *anyone*, whether it be existing businesses or new businesses that are coming in later. The zoning part.

Female: The zoning \_\_\_\_ use. Is there still under discussion – I mean, obviously we all know one of the biggest points from past discussions was, like, number of events. Is that still something that could apply – like if there's discussion about that that could apply retroactively or are to existing ongoing operations?

Director Moore: No, not to ongoing – well, not to the narrow number of businesses that are captured in that other action of large-scale venues. Those venues will be handled through a voluntary compliance agreement, which is a contract basically between the County and the business owners – say, Okay, you know, you're not 100% compliant. Here's your timeframe to get compliant. And they – roughly it's 12 months for some things – the safety items – and 24 months for the remainder. So they're going to have two years basically to become fully compliant with all other laws in the county.

So separately you asked about the special use permits. Anyone coming in new right now likely would have to go through a special use permit. At least the way the code's written now. If someone came in and said, I have an ag business that's not specifically outright allowed as an ag accessory but it is related to ag in some ways so I think I could get there under a special use permit. There's a pathway for that. So it could be that there are – well, I should say there could be. There are businesses operating right now that won't fit the exemption that the County has granted for the large-scale operations or event operations. We're going to suggest they go through the code, either today's code or whatever one comes out of this process. And they may need to get a special use permit to capture whatever else they're doing. They may not rise to the level of this large-scale operator that's been covered, but they're doing minor items that may or may not be that fitting in ag accessory, which is one of the very topics we're trying to work out with this process. So if they were doing something that exceeds what we determine or the Commissioners determine is the upper limit of outright allowed as ag accessory, they will have to come in for a special use permit and request approval and explain how they're going to mitigate any impacts.

Female: You want me to table this? This is for later?

Director Moore: It's a separate site issue but it is – it's been all related. And I'm glad you brought it up because there has been a lot of people confused about the two distinct processes – that people sometimes think they're all one and it's not. So thank you actually for bringing it up. That helps make sure we're talking about the right thing here.

Female: Yeah, and I guess I just want to be clear because I can – I don't want to speak for you, Darrin. But if I were one of the farms that has had conflict with wedding venues, to hear that whatever we do is not going to affect anyone. Like, if they have a few pass,

there's no limits on whatever they – like – I would be like curious about that, thinking that that was part of this process. So I'm sure it's \_\_\_\_\_. Because I know in our past – again, we were just one private group, agritourism working group. There was a lot of discussion of, like, that specific conflict. So if this only addresses that for potential future operations, that doesn't really *seem* like it's going to address kind of one of the issues. Do you want to speak to that anymore?

Male: Well, and I don't know all the different compliances in the voluntary compliance agreements. I could probably read it. Maybe that's something we should have, although it's not really pertinent to what we're going to decide. I'm not sure what they're held to, what standard. But one of the things that I felt pretty strong about and I know other groups did too, early on in this process was some – you've got to be careful what you wish for, right? Because you only want to be watched so hard because it could happen to you too. But a permitting process, or a process that gets reviewed occasionally – because we okay an operation to have x, y, or z going on on their property and we say it's in compliance. But what tends to happen or what we've noticed happen is over a period of time, you know, years, different owners come, different owners got different ideas, things transition, things start to (we say) morph into other things. The success of certain activities become bigger than what was intended. Maybe you can read between the lines of what I'm talking about. For instance, I don't know exactly the year, but right across from The Farmhouse Restaurant is a gas station. It's a fairly large gas station. It's all paved parking lots and it's a very busy gas station because that's a busy intersection. Originally that was a fruit stand. That fruit stand has petitioned to sell something, and that worked for a while and then different owners came. I don't really understand the whole history but the fact remains it transitioned to something different. And so a renewable type of a permit is something – I mean, maybe I'm showing my cards here a little bit, but **sidebars/cyborgs** or whatever it is – to keep the original intent, the original intent. Thank you.

Female: Maybe we can table it.

Male: Yeah. Yeah, yeah.

Female: You know. But I think it's just like what? If the use for existing operations – if the use is permitted but what guardrails are there still moving forward into the future and is this group going to address that?

Ms. Harris: I appreciate it. I think – I mean, honestly, it goes back to the scope – Clarify \_\_\_\_\_. What is your scope and is there opportunity for recommendations, you know, in other ways from this group tangential to their scope? That's something for you to consider as the County.

Director Moore: I think a lot of that is going to come out of this discussion. Honestly. That's one of the parts that the Commissioners asked for is a clear line of what's allowed as ag accessory. And then if we want to draw a bit of a clear line on what's allowed as a special use permit as well – because our code is drafted in such a way that says a special use permit isn't – you can't apply for just anything and everything. There're only certain

categories of items and certain intensities that you qualify to apply. So that could be part of the discussion. You know, is it slightly \_\_\_\_? Maybe, but it's really core to what the Commissioners say that they want. They want clarity in code. What can you do without a permit that is solidly in ag use and appropriate for the Ag-NRL zone? What can you do that maybe steps just outside of that with a special use permit that will have guardrails on it that we're going to document very clearly and have right there? Everyone can look at it so everyone knows. A neighbor can know. A community member can know. They can clearly see that *this* is what was approved and if you go beyond that, we're going to find out. I mean, someone could inquire and say, Hey, I don't think this is – they're no longer fitting what they were previously approved for. We do get comments on that, especially \_\_\_\_\_.

As far as process goes and guardrails go, I'm sure we'll get into it more, but there are other ways that you can have ongoing monitoring of things like that, but right now we don't have a perpetual monitoring system for special use permits. It's just getting it out there and making it public so everyone can see what the permit was and wasn't allowed, then relying on people to let us know if they think it's gone \_\_\_\_.

Female: So do those not expire and they have to re-

Director Moore: They do not expire. Yeah. Once they're done, they're done and they're issued and the only way they expire is if the operator or the owner discontinues the use. And then they're invalid. But as long as they maintain a continuous use, they are – they're a single approval. And as long as they don't violate any other code or the conditions of their permit or expand too far beyond – expand beyond, then they can keep doing it. At least that's the way the code's written right now.

Female: \_\_\_\_\_ topic. \_\_\_\_\_ I'm just curious how many of the existing businesses have – or maybe what percentage have come to you or you've been working with on that voluntary compliance agreement? It's like, do you feel like you've gotten a good percentage of them? Because we're – like the clock's ticking on this May 25<sup>th</sup> deadline.

Director Moore: No. So the Commissioners have decided to reassign a staff person to actively engage with those 20 or so businesses. We have not had a – we have not yet had our first voluntary compliance agreement signed and we're 60 days or so out from the deadline.

Same Female: So you're saying it's only 20 businesses that are currently kind of in that.

Director Moore: Yeah, have the option for signing. That's what we've identified. We've gone to multiple – and I'm sorry for straying off from the code topic at hand, but I know this is all somewhat related. Yeah, we've identified 20 businesses or so. I think we added just one more about a week ago that we found out about.

Ms. Schuh: Was that me? \_\_\_\_\_ because this is like an interesting conversation, like, how was I identified? Because I got this email from Matt being like, Do you want to do an agreement for your venue? And I have a farmstand which is just outright allowed in the ag zone. So anyway. It's like more of an offline discussion but it's a –

Director Moore: Matt Hoffman is the staff member that's been assigned to help them do this and do the outreach part. He's done some of this work for Public Health \_\_\_\_\_. So he knows a lot of the folks and so he's done a lot of outreach. What's happened is I asked him to cast the net a little wider in case there are people out there doing things that – you know, I don't know everyone's business. So I said, Cast the net a little wider. Maybe they'll come back and explain to us that they don't actually qualify. And we may realize that after we understand what you're doing, you don't qualify for this VCA process. So, you know, don't be alarmed.

Ms. Schuh: No, just \_\_\_\_\_.

Director Moore: It really came about in multiple different ways. I think I had three different lists from three different sources. Hey, what do you know about what kind of businesses are out there that might be operators that might fit the remand and the AOI that we published? So it's not a scientifically arrived list. It was just everybody had ideas and thoughts and we pulled all the lists together and said, Okay, he did some research on websites to see what kind of – what was advertised as being conducted on the property. That's where we got down to about 20 or so. Some of them are saying, We don't do enough business to probably do the reinvestment, so people are like –

Ms. Schuh: I'm one. I'm one on that list.

Director Moore: Yeah, I think Schuh is definitely a list. We want to identify what is and isn't or what was and wasn't permitted and try to understand whether there are assembly-type, larger scale events – you know, what events can fit under the VCA process, or what other maybe have peripheral non-associated with the events? Other associated peripheral items that would be better suited for the special use permit process.

So there are going to be a lot of them. For my terminology in helping me to keep it straight I've been calling it Tier 1 and Tier 2. Tier 1 are the 20 or so that we – like, yeah, they're running webs. They have it all over a website. They have a lot of movement in the \_\_\_\_\_ and explain, Yes, we are. And so I call those the Tier 1's focus of that activity. Tier 2s are going to be – I'm not sure exactly how we're going to approach those yet. I haven't really been counseled by the Commissioners how to deal with those or what to do exactly with all of that Tier 2 stuff that really has a pathway through the code that could be pursued in a different route. So the Commissioners didn't intend to capture all of that Tier 2 stuff that are just smaller, medium-to-smaller kind of things that are happening that may or may not be – you know, *if* they're not ag-related. If they're solidly ag-related – a farmstand: clearly that's just an allowed use. So we'd be done. But if it's something else that's not a farmstand, then we're – we may end up having to steer people toward that for a special use permit.

Ms. Harris: Good. Thank you. Have fun. We're a little after 11. I'm going to propose a little bit of a pivot. I want to describe to you, like – I want to give the group an option. I'm going to describe to you this idea of the group charter. But as I'm hearing you speak and seeing kind of how these documents align, in a lot of ways you already have a group charter in that community advisory group overview document that Tara developed for you. And I had created this outline. It's a little bit longer but it has some of the components in it. As we move through today, it seems like that overview document is, like, a good, concise place to have conversations, and we may want to add specific things to it – like I've mentioned decision-making processes already. There are a few things that we do need to do today in terms of, like, scheduling meetings and kind of logistics – agreeing whether we're kind of a hybrid option and that kind of thing.

The other thing I'd like to do is for folks to look at the Purpose and Desired Outcome, which is in the Overview, and either have a conversation about it today or decide as a group that it's good enough for now and can you live with it until our next meeting, at which time we could, like, wordsmith it if we wanted to.

The third thing that I put on the agenda for 11:30 to 11:50 but I'm sensing that we might want to spend more of our time doing that, is actually looking at those five topics in the remand, spending a little bit of time with them, and specifically there's a number 6 identified on that Overview document, which is Other Topics Identified By the Group.

So those five topics essentially lay out the eight-meeting series in a sense of those are the places that County staff – Tara and her colleagues – need this group to weigh in on and provide recommendations that she will then translate into the planning language that she described and be that translator for this group.

I have some suggestions that I had to go about organizing that over the arc of a meeting series, but I'm also curious (about) your thoughts as you see – like as you look at those remand topics and see how they overlap. Do they stand alone? Do they group? Is that the way to organize the meeting series or is there another way to be thinking about this that I haven't been thinking about?

So those are kind of three different elements. The first is Meeting Logistics and Scheduling, the second is Purpose and Desired Outcome, and the third is the Topics Schedule. Do those feel like a valuable way to spend the next hour? Is there anything else that you say we really need to cover it today and make sure we get to – in any of the materials? Where would you like to start?

Male: Questions, perhaps?  
(several incomprehensible comments)

Same Male: If you're going like \_\_\_\_\_ bottom, \_\_\_\_\_

Ms. Harris: Probably Purpose and Outcome is probably the highest, which could be a place to start but it also might be helpful to revisit after we look at the actual original topics. So we could start there and then also end there?

I'll give you a couple minutes then. The two places that you can find those, I would point you towards the Overview document as the simplest place. The Purpose statement is at the top and we could probably move this up if the desired outcome is on the second page right above the meeting schedule. You could read those two paragraphs. I'll just give you a few moments to do that and then we can talk as a group.

(short break in recording)

Ms. Harris: One or two folks are still reading, but for the most part you've had a chance to look. How do those sit with you? Anything that really jumps out as a question or concern in either the Purpose Statement or the Desired Outcome?

Mr. Ashby: The only thing that caught my eye is the \_\_\_\_, so I apologize. But the – after the first \_\_ it's – which I totally get the first part: to provide policy recommendations for PDS staff \_\_\_\_ - but then supporting the County's Planning Commission's \_\_\_\_ with the public, which I imagine this is just kind of – this is reflective of that. But what is the second page – so it's not written clearly but I'm trying – it's not written clearly for me, I/me. So we're supporting the Planning Commission's work with the public and the Agriculture Advisory Board – what's the \_\_\_\_? So supporting that, the Skagit County Planning Commission's continued work with the public is evident in this. What is the AAB? Is the AAB's work to develop a revised recommendation on agritourism? Like, what's the AAB's function in that statement?

Ms. Harris: I think – and then I'm going to ask Tara a question whether this statement came directly in the resolution.

Ms. Satushek: Yeah, so this is rewording of the resolution and we could definitely change it to make it more reader-friendly. But part of the remand was that the Planning Commission needed to continue their work with the public and invite the Agricultural Advisory Board to comment and participate kind of at the same time – like two separate processes moving concurrently. And if there's a way to phrase that better, I'm totally open to suggestions. But that's how I read it. Do you see that \_\_\_\_?

Director Moore: Yes. They just wanted to acknowledge the Agriculture Advisory Board as a standing board that counsels and gives recommendations to the Planning Commission and ultimately feeds into the Board of County Commissioners. So they just wanted to recognize and ask the Planning Commission consult again the Agricultural Advisory Board in working up their new recommendation.

Female: \_\_\_\_ it's the Skagit County Planning Commission who is developing the revised recommendations. But \_\_\_\_ with the public and the AAB.

Ms. Harris: With both the public.

Mr. Ashby: Oh, okay.

Ms. Harris: Well, there is a language thing here, which I think maybe you can help us clarify, Jack? So I would read it as supporting the Planning Commission's continued work with both the public and the Ag Advisory Board.

Director Moore: Mm-hmm.

Ms. Harris: Clarifies it, but my question is, Is there a role of this advisory group working directly with the Ag Advisory Board? Or is that a misstatement here that that's part of *this* group's purpose?

Director Moore: No. So at the time of the resolution, this group was not even considered. It came about after going back to the Planning Commission and I started talking to the Planning Commission about, Okay, we have this remand. I'm here to support you. What do we need – what do *you* need to help you come up with answers to these questions? What do *you* need? And one of the options I threw out is a community advisory group and they really liked that as an option. So once they said they would like to have a group as this, I went back to the Commissioners and said, Hey, what do you think? Are you good with this? You know, is this – it's not – there's a precedent for doing things like this for various long range planning and activities, but I just wanted to make sure they were comfortable with it, obviously. And they said, Yeah, absolutely. Let's do it. So that's why this group wasn't mentioned in the resolution, because the idea of it came about just after – once it got back to the Planning Commission. And so there it is. But how it was explained already, that is my – that's my understanding as well. The Planning Commission will be developing recommendation. It'll be based on both the Agricultural Advisory Board's new work and this group's new work – and then the general public input, of course.

Female: Will there be more public hearings?

Director Moore: Yes.

Same Female: Is that planned?

Director Moore: Yes. Absolutely, yeah. Yeah, any new code that is drafted, you know, if there's any type of change that's, you know, substantive change, it has to go back through the public hearing process. So absolutely. And that's – the Commissioners want that. The Planning Commission wants that. They want to make sure this is all totally transparent, above board. Everyone has their opportunity to speak.

Ms. Harris: So how do folks feel about adding that word "both"? Does that help clarify, Rob, for you?

Mr. Ashby: Yeah, a big difference.

Ms. Harris: Any other comments? Yeah?

Mr. Morrison: On a different topic.

Ms. Harris: Anything else on the Purpose Statement specifically? \_\_\_\_\_. Okay, go ahead, Darrin.

Mr. Morrison: Okay. So people are going to have to have a little patience with me on this one, but – and I’m just trying to understand why it’s not here. But Number 2, “...lawful participation in the annual Skagit Valley Tulip Festival...” I get that we have that and it’s a good thing but what’s our objective there? Are we – versus just looking at agritourism, whether they’re in the Tulip Festival or not. I guess I’m just trying to – why are we separating that one? I know it’s a big deal and I don’t mean to step on toes, but maybe just clarify why that’s on there. I need to understand better.

Ms. Harris: Yeah. I’ll defer to County staff. These five come directly out of that resolution so they weren’t created by County staff. But that – do you have anything you’d like to – Yes, please.

Director Moore: Yeah, so that was included because of the special use permit we were talking about before. So anything that’s out of the standard allowed use without additional zoning approvals would have to go through a special use permit. The special use permits have a limitation of number of events or for days of operation – depending on how you interpret it – of 24 max. So, you know, if that remained in code as it is and there was no additional clarification, some of the, you know, businesses and farms who want to participate in, you know, the Tulip Festival, if you counted, you know, each day as a separate event, depending on what they were doing, they wouldn’t even be able to participate in the full Tulip Festival, let alone the rest of the year. So it’s just a point that we need to clarify in code, that either, you know, it is the Tulip Festival not count for their number of events under a special use permit or do we describe it in some other way to make sure that we’re not – you know, the County rules are not an impediment to participation in these community events.

Female: Can I ask – have those – the tulip farms essentially been part of the group that’s been encouraged to go through the VCA process, or is that not really seen as applicable to them and more to, like, the wedding venues?

Director Moore: It’s primarily wedding and other retail type affairs.

Same Female: Okay.

Director Moore: But we have reached out and talked to them because, again, we don’t know for – I don’t know for sure what-all they’re doing. And so we have reached out to all the standard operators and participants at the Tulip Festival to say, Hey, you know, we think you set up temporary tents and just have people out to the fields and do your stuff

on a temporary basis, but are you maybe using one of your barns to hold large scale events that we don't know about? So we *have* asked. That's the sole – when people respond, we're going to be able to better help to guide them, whether (through) the existing venue process, whether they're just a flat-out allowed use, or maybe we would encourage them to \_\_\_ doing a special use \_\_\_\_\_. The whole baseline idea is that the County Code wouldn't be written in such a way to be an impediment to the Tulip Festival.

Same Female: Yeah.

Director Moore: That is very important to the Commissioners. They made it clear they don't want it to be misinterpreted or written in such a way that that would be impaired.

Ms. Harris: Good question, Darrin. I don't know that everyone got a chance to, like, really read through those five topics so I'd like to come to the Outcome – the Desired Outcome, and then we'll come back to this if there are additional comments.

So that Desired Outcome is in the middle of Page 2. "...provides specific actionable" and "realistic recommendations to County Staff on the areas needing refinement identified by the Board..." So those five topics. "Recommendations represent group consensus (as possible) by the conclusion of the 8-meeting series...dissenting opinions on the recommendations are also included for County staff."

Thoughts on what's included here? Is it missing anything?

Female: So just to be clear, we would – basically we're not trying to write code. You know, I feel like what the AAB has done before, like they kind of actually proposed specific code language, which I think, in my opinion, was part of the challenge. Am I correct that's not what we're trying to do here? We're trying to provide recommendations so that the planning experts can then translate it into enforceable code.

Ms. Satushek: Yeah, that is correct. \_\_\_ guidance on how to address these remand topics and then we would take that guidance and kind of morph it into actual legislative language that's actionable and clear.

Ms. Harris: And that specific, actionable, and realistic are words that Tara and I worked on together, but if you have anything to add to that list or concerns about those words, (we're) open to those.

Male: If I remember correctly – and Jack, it might have been you mentioning this in one of the original planning videos – one of the videos that was on that site – is the follow-up challenge – no, it was actually our attorney \_\_\_\_\_ the challenge is enforceability, in one of the guides provided before. And so I do kind of wonder whether enforceability is a function of the desired outcomes. And I don't know if that – whether that needs specific action. I think it's in addition to that, perhaps, because \_\_\_\_\_.

(female speaking incomprehensibly over this speaker)

Same Male: Realistic could kind of – yeah, realistic may be enforceable as a definition.

Ms. Harris: Actionable potentially, but I think it warrants the conversation if there's another word there. Enforce. Like “specific, actionable, realistic, and enforceable recommendation.”

Same Male: Yeah. Given the feedback previous to the AAB input – the feedback was it was enforceable – I think it would be an added strong definition for us to work with this in success criteria to say that our guidance is actually something that could be used for enforceable code. Or frankly, I just don't know if you're going to \_\_\_\_\_.

Ms. Harris: Process-wise, just so you guys know what I'm doing is capturing language in, like, a different color that we're talking about today so you can review it and we can take a look at it at the next meeting. So that's what I'm doing here. Are there any concerns with that idea? \_\_\_ including that word “enforceable”?

Female: I would be curious, Jack and Tara. Like yes, \_\_\_\_\_. It's worrying me you're your \_\_\_\_\_'s not enforceable.

Ms. Satushek: think so. It further strengthens “actionable” and “realistic.” I think it does actually then, you know, address the previous issue that wasn't – some of the proposed language may have not been enforceable or challenging for staff to enforce.

Director Moore: To reinforce that, for us we have co-compliance within Planning as well, but we do this. For us a big part of being enforceable is having clear definitions, clear guidelines, clear thresholds. So again, back to – I mean, that's what we're attempting to do here. Really clarity for business owners, for property owners, for farmers, for anyone out there. So if it's clear enough for the general public to read and understand and there's no ambiguity there, by definition that's going to end up being, you know, *enforceable* for the County to make sure that people are complying with the code. If the code is clear, it really is – goes hand-in-hand, from my perspective.

Ms. Harris: From the PDS perspective, clear is enforceable.

Director Moore: Yes. Yes.

Ms. Harris: The idea of decision-making – or if you're a consensus then dissenting opinions – it's embedded in this statement. Now is maybe a good time to talk about what you – what that means to you. There's a whole spectrum of consensus from, like, true consensus to a modified consensus. What would you like to see? In an ideal world, what do you think is achievable in this group in terms of making those recommendations?

Male: Can you explain “conscience”?

Ms. Harris: Yeah. And then folks weigh in in here on other boards that use something more formal. I would say a true consensus is everyone at the table needs to be in agreement or it's not a recommendation that moves forward. The idea of a modified consensus, where the majority of a group you could either say, like, just a true majority – more than half – or you could set a sort of percentage is in agreement and then an opportunity for folks to have nuance or disagreement to express that view as well \_\_\_\_ so that, like, the group agreement kind of –

(recording goes silent here for about 9 seconds)

Ms. Harris: – a member or members that don't agree, they have the opportunity to describe why too. Yeah. Those would be two options that I see.

Ms. Satushek: I feel like modified consensus makes sense.

Male: I agree.

(several sounds of assent)

Ms. Harris: That feels like a decision point to me, kind of a formal one for this group. We can revisit it at the next meeting just to confirm, as we have, like, a couple of members absent.

Ms. Satushek: : Yeah, I was going to say I think that be something that we would need to just come back and everybody here.

Male: A little clarification. I guess why I support that is whoever may have the dissent – is that the right word – dissent? Dissenting, or the alternative \_\_\_\_.

Ms. Harris: That's a very \_\_ term that I use but, yes, if there are other terms that you'd like to use we can \_\_\_\_.

Same Male: there may be others that are looking at – you, as you sit on this, you know, looking at the outcome, and say, Well, you must have supported that or \_\_\_\_\_. They'll give you that cover or reason to explain, Hey, this was – I don't know if that's needed really for everybody but I guess that's just a good idea. Maybe even it helps Planning Commission or Planning staff understand the complexities sometimes of these issues. They're not so easily – some of us, we have such a connection around everything – every – kind of – different farms, different styles of farming and all that kind of thing. We're related. The community's a pretty small place. So it's an opportunity to maybe just state why you don't agree with the rest of the group on something. Something you can \_\_\_\_\_. Thank you.

Female: Or \_\_\_\_\_. Like you said, nuance as well, like being able to \_\_ if he wants or \_\_\_\_\_. I mean, yeah, we're not a board \_\_\_\_\_ all one board, one voice. Doesn't seem to apply.

Ms. Harris: I heard at the last PDS staff to understand that nuance but I would also suggest it allows staff to communicate that nuance to the Commission as they develop the language.

Female: Yeah, it sounds like we just want to revisit that when the whole group's present. Yeah.

Female: And the public would probably like to know \_\_\_\_\_ as well.

Male: (incomprehensible)

Ms. Harris: Within that, you may come across a point of view where there is like a sticking point that is like a non-negotiable to someone, and that is a challenging place in modified consensus to have to deal with that. So that's something maybe we can cross that bridge if we get there. But if folks have been in that position and have something they'd like to suggest to this group, I'd welcome it and I think the County would welcome it. That there's – yeah. Does that make sense?

Voice: Yep.

Ms. Harris: Okay, 11:30. I'd like you to take one last look at this Desired Outcome paragraph and see if there's anything else that you feel like needs added to it or you'd like to come back to it at the next meeting or you feel like it represents well enough the goals of this group.

(brief silence)

Female: Fine for now but we should revisit it again when everybody's here.

Ms. Harris: Okay, we have three topics: Purpose and Outcome; Meeting Logistics; and the Topics, the Remand Topics. I'd like to cover Meeting Logistics now. I feel like it's a fairly easy one to check. And we're down at the bottom of Page 2 with those proposed meeting dates. Tara and I had worked together on these meeting dates. They're every other Thursday from now through early July. Once we get towards the end of May meeting series there's a little more uncertainty, like the week of Juneteenth and then the week of the 4<sup>th</sup> of July. I'd like to check with this group that at least, like the first – the next two meetings' work, and then two decision points. One is in-person or hybrid and the time of day.

Ms. Satushek: I thought they were 9 to noon – all of them! Sorry. They're all on my calendar!

Ms. Harris: Well, one thing – that works. That works. We liked having this one in the morning. We wanted to give the group the opportunity – you know, I know \_\_ starts up

and schedules change. If afternoon would work better, or if you would like an evening meeting you can let us know.

Male: I like morning. I'm going to be selfish.

Ms. Harris: And I do think that this'll be the longest of these meetings. I don't anticipate them all being three hours. We had originally scheduled this, like – as we started talking, 9:30 to noon. I could even see like a 10 to noon. Would you rather have a 9 to 11 or a 10 to noon?

(several inaudible responses)

Ms. Harris: I think two hours of an in-person meeting is pretty great, especially if you're making an effort to come here. If we have \_\_\_\_ meetings at any point in this series, which we may do especially around some of these, like, 4<sup>th</sup> of July dates. I would suggest limiting those to 90 minutes. Just two hours on that call is pretty \_\_\_\_\_. How does that sound to the group?

(silence)

Ms. Harris: So let's plan on at least those two April – let's plan on 9 a.m. starts for all of these meetings. Tara will confirm those with you. We can even send out an Outlook invitation so that they're all on our calendars. And if we're shortening meetings, we'll keep a 9 a.m. start and we'll shorten the end.

Female: Sounds good.

Ms. Harris: This room, we'll make sure that it stays available on all the dates but it seems like a good venue for folks.

Male: Yeah.

Ms. Satushek: Can we maybe look at a different type of a – I know that the 3<sup>rd</sup> is on a Thursday and we're out of town. Allen is travelling.

(several people speaking at the same time)

Male: Is this the time we could do \_\_\_\_\_?

Ms. Harris: I think this is a good time to talk virtual. Yeah, hybrid is virtual.

Male: I'm out of town June 5<sup>th</sup> and then the 20<sup>th</sup>. \_\_\_\_\_. So at least those latter ones could be remote. That would give a little more flexibility.

Female: I don't even know if I'll have access on July 3<sup>rd</sup>. We're in a rodeo. I don't even know what rodeo we're at. Sometimes they're in the middle of –

Same Male: Yeah, if we could do it later than July 3<sup>rd</sup>. After that weekend would be more  
—

Ms. Harris: So we're pretty solid through the 5<sup>th</sup>, or at least through the end of May, and then the last three meetings could either be virtual or hybrid – an opportunity to come in person if you'd like to. Our – without getting us too much \_\_\_\_\_ done, we were just getting dates on the calendar. So June 17<sup>th</sup> is a Tuesday or the 20<sup>th</sup> is a Friday. That's the week of Juneteenth – was just sensitivity around avoiding that public holiday, and then July 1<sup>st</sup> potentially or the following week after that would be, like, \_\_\_\_\_ we could look on the calendar.

Male: I'd prefer the following week.

Ms. Harris: We'll talk a little bit about the topic schedule in the last few minutes. And as I started laying out some of these topics – well, I'll share with you now because it might be helpful in the context of this 8-meeting series. This is a – you know, nothing keeps us necessarily to this 8-meeting series. It was a number thrown out of, like, a good amount of time to, like, have time for all these topics but also to the point of deadlines and having recommendations by July.

One thing I've used with other groups is a meeting arc where you visit every topic once and then start revisiting topics along the way. So if you feel like these five remand topics stand alone or can be grouped like in pairs, then on the last page of the group charter document – which I know not everyone has but is a topic schedule and I can – I think I have another – a couple copies of that, actually. I can send it around. Here's one. Who doesn't have that?

(silence)

Ms. Harris: The idea being, you know, this first meeting doesn't really get into the topics too much. Next meeting would be great to start diving into some of these topics. We'll want the opportunity to revisit, like, the Purpose and the Outcome decision-making, and then start revisiting topics either one-by-one or kind of in pairs that they would make sense to have grouped, and then start revisiting them as well. And it may be as we look at, like, a suite of eight meetings, that we don't need the eighth meeting, but I have a feeling that there will be, like, lingering things to cover when we get into July. But if we stagger this outright in the topic schedule \_\_, we're not actually, like, saving topics for the eighth meeting or even the seventh meeting or identifying recommendations along the way, looking further for things that you feel like you can come to agreement on rather quickly that could be shared with County staff. They can start their work and start building that out over time. You can decide as a group as this evolves if you would like County staff to start working on language or if you'd really like the whole recommendations, like, packaged to County staff before they work on language. I will – obviously it would be helpful for County staff to weigh in on what would be most helpful for them too. But I see

that as being a conversation between the advisory group and County staff about – as recommendations come out and are agreed upon – like, what's the next step?

Ms. Satushek: Can we think about that?

Ms. Harris: Yes.

Ms. Satushek?: What would be helpful for – I assume if you can't start working on language till the end, that's going to be the – more of a time crunch. But how much is our job going to be then to review the language and provide further feedback versus not. Does that make sense?

Director Moore: Mm-hmm. I'm not sure yet!

(laughter)

Director Moore: Let's figure that out! I think we would like your feedback on it. I mean, once we draft something we want to make sure that we believe we've captured it as well as we can.

Female: See, you're going to collecting input from us, from AAB. You're going to be hopefully bringing all that together in your code language and then you're going to put it back and say, Here's what we came up with. Does this reflect what that –

Director Moore: Yes. Yeah. And it may be that it – you know, I haven't thought about every detailed step. It may be that we compile *all* the input. I mean, we want to make sure that we're clear on *all* of your recommendations, and hopefully those will be in writing and that we could be clear on what those are. We'll take that with all the other \_\_\_\_\_ and try to build a code that captures everything we can that makes the most sense. It's challenging, obviously, sometimes, especially if \_\_\_\_\_. And there will be. I mean, I anticipate there will be. So we're going to try to come up with an explanation of each group's and each entity's and then the public and what – and then explain why we've boiled that down to, Okay, here is a recommendation. Or here is – I mean, it's going to – we are going to provide all the information to the Planning Commission that has been filed. Your exact desires and guidance is going to be separate. It's going to be there. We're not going to alter that. They are going to be able to read it exactly as you write it. Then we're going to say, Okay, here's staff's massaging and capturing that in a code language format. And so the Planning Commission's going to have all of it, and so it may be that some of it is not aligned. I mean, I could easily see, you know, the recommendations coming out of this advisory group may look quite different than what comes out of the Agricultural Advisory Board. It's very possible. It's likely. So we're going to present all of that to the Planning Commission and then figure out how to use our background and knowledge of code and writing and other things to help boil down into at least one version of code for the Planning Commission to start chewing on. And then they'll give us guidance as well during the public process that they're going through.

Male: Jack, when you say “staff” and all that, that includes the legal –

Director Moore: Mm-hmm.

Same Male: – staff too. So, like, if we try to come up with some sort of recommendation but, you know, it just doesn’t fit in the code because of a legal statute of some sort – I can’t think of one, but that will be brought back and say, Look, we can’t do that.

Director Moore: Yes, absolutely. Yeah. We’ll be in close contact with our legal counsel on all of this. If we flag something that we think is, you know, inconsistent in the state law or inconsistent with –

Same Male: Yeah.

Director Moore: – some other aspect of Growth Management or protections that are required, yeah, we’ll definitely consult with him as we go through this process, and *certainly* as we draft code and it starts becoming a little more official. Then we have them review all that.

Ms. Satushek: Just out of curiosity \_\_\_\_\_, are you foreseeing the sort of track that the Ag Advisory Board is going on now? Are you foreseeing the outcome being any different than what they’ve already provided the Planning Commission? Or is it going to be a very similar piece of work that has already been provided?

Director Moore: So they haven’t made their recommendations and fully completed their work on it. They’re looking at it. The Chair has preliminarily indicated that it will – he believes it will be fairly similar to what they’ve presented already. Again, that’s not their final word, but since you asked.... They’ve been loosely talking about it and reviewing it the last two months. And I asked them to kind of hold off on really digging into it. I wanted it to run a bit parallel to this group’s work, in that we were wanting to incorporate members of the Ag Board – well, \_\_\_\_\_, one I brought the Ag Board here too so that we can, you know, cross-pollinate and ideas could be shared potentially. And then, you know, they can inquire about what we’re doing and what we’re talking about, and that could maybe help them as well consider the things that the Commissioners asked the Planning Commission to consider and the Ag Board to consider. So I’m definitely going to help – Tara and I will help support them and we’ll encourage them to answer as best they can the questions – at *minimum*, questions that are \_\_\_\_\_. So we’ll see.

Ms. Satushek: Is there some – they’re not currently someone from \_\_\_\_\_?

(Several people speaking at the same time – mostly incomprehensible.)

Director Moore: We tentatively have one more but was unable to come in. So we were definitely wanting to see if we can all be part of the conversation.

Female: Yeah.

Director Moore: But I'm definitely going to do – we're going to do our best to make sure that everyone is aware of what everyone else is working on. But again, I don't anticipate that both sets of recommendations are going to align perfectly. At least that's *my* thought.

Female: Yeah.

Ms. Harris: I started down the path of this topic schedule. It's a work in progress. I think we'll revisit at the next meeting and see particularly how that shakes out. I'm curious to spend, like, five minutes and then I'd like to spend – just give us enough time to review some action items and make sure we're all on the same page about some of those.

Ms. Satushek: Did we finalize the dates? I just want to make sure –

Ms. Harris: Yes.

Ms. Satushek: – \_\_\_\_\_ or to confirm the dates with an Outlook invite and then \_\_\_\_\_ ? But we confirmed, like, the changing of the June and then moving the July one or \_\_\_\_\_. Are we all on the same page?

Ms. Harris: It sounded like we're all good through May.

Ms. Satushek: So we're just going to \_\_\_\_? Okay.

Ms. Harris: Could we, like, put the other ones on the calendar as a placeholder, but knowing, like, we're going to have to revisit?

Male: Right.

(sounds of assent)

Ms. Satushek: \_\_\_\_\_ that –

Ms. Harris: Would you like to confirm those three, the last three days?

(Several people talking at the same time incomprehensibly)

Male: There's some way to condense this. I mean, like to double-up a couple weeks?

Female: What do you mean? Like, go two weeks in a row?

Same Male: Versus late coming in? I just don't know. Sometimes the durability – I'll just speak for myself. Sometimes my durability will wane after a period of time. You know, if we drag this on long. I've noticed that people start falling off. I get where you got – I'm just throwing it out. I mean I'm flexible but –

Ms. Harris: And nothing – I just want to check – there's nothing specifically that holds us to eight meetings. It's because I'd like enough time to get through these topics.

Several Voices: Yeah.

(Several people speaking at the same time.)

Director Moore: We just estimated the number of meetings because it's a big topic. So we just guessed at what we thought it might take. And then the spacing of the meetings? We originally did talk about should we just, like, hit it hard for, you know, a few days in a row or a couple weeks a few weeks in a row, and just bust it out? Or is it easier for everyone to digest and work around their schedules if we space them out? But as far as I know, I don't think we – I mean, we could be flexible.

Male: We've got to just re-evaluate after a few weeks on our progress, and then what – I mean, it'd be nice to get tentative dates down on our calendars. I agree with that. We all have plans and vacations and the rest of life.

Ms. Harris: Would next meeting be early enough to get those last three dates on the calendar?

Female: It's like also Tony and Kai are not here.

Male: True.

Same Female: But could we just confirm through May and next week try to be able to have our calendars and confirm our last three?

Ms. Harris: So two weeks from now confirm – so confirm the first five including today and then next \_\_\_\_\_.

Female: \_\_\_\_\_ moving the July one and then for sure moving the June 19<sup>th</sup> one to maybe the 17<sup>th</sup>.

Ms. Harris: It could be a Tuesday.

Several Voices: Yes.

Ms. Harris: It could be the 17<sup>th</sup> and the 24<sup>th</sup>.

Female: And then we \_\_\_\_ that conversation about \_\_\_\_\_ consolidate –

Female: Well, then that would give us more room if for some reason we do need another meeting. I don't know if that's where you guys are. But if, you know, if we consolidate and get through it and need another meeting to review or something. \_\_\_\_\_. I mean, it's closer to the deadline for you guys if there is more time needed.

Ms. Harris: Are there any concerns about instead of moving the 3<sup>rd</sup> to the following week? Move it up to the 26<sup>th</sup> where you'd meet on the 17<sup>th</sup> and the 26<sup>th</sup> of June?

(several unclear comments)

Male: I'm more open to rather than meeting every other week, meet weekly so we're not pushing so much into June and July. I mean, if that's – you know, if that's an extra two hours somewhere in the main time for you to cover something so we're not leading out so far. It's just the schedules get harder as you get into the summer.

(several unclear or inaudible comments)

Director Moore: Weekly works for us, if that's what the group decides. If you'd like to go weekly and get this done sooner \_\_\_\_.

Ms. Harris: I have a pending conflict the first Thursday of every month, which we talked about, so we could do, like, second, third, and fourth of each month \_\_\_\_\_.

Female: It seems like we should talk to Kai.

Ms. Harris: Should we do a plan for two weeks from today at least?

(sounds of assent)

Female: And also maybe you want us to pull up this idea of by email? I don't know.

Ms. Harris: I suggest that it wouldn't be – I want to give you two weeks to do some of the work that we've talked about today, and I think that two weeks is going to be a nice turnaround just in terms of, like, the things you're taking from a meeting and coming back. One week is pretty quick in terms of coming back with things, especially if you would like – you know, part of our role is like maybe identify it's really helpful to have Matt Kaufman here or someone else from the Advisory Board. That gives us two weeks to, like, get them on the calendar and get them here. So let's start with this five, the first five meetings every other week, and then let's think about adding meetings in.

Female: I think that sounds better. Yeah. I agree.

Ms. Harris: Okay, I'm going to table the Topics conversation – those remand topics – for the next meeting then. What I'd like you to do is to look through those five remand topics and consider other topics that need addressing. There might be some, like reading between the lines of these five topics, in order to do one of them you really need something else, and that's that topic number 6. So come with a list of anything that you feel like is missing from that list of five that would be, like, preliminary to address one of those five. Or something that's like completely not in the five but you feel like it needs to be addressed in these recommendations.

Female: Do you think it's possible – one thing I feel like would be helpful is, okay, we know that topic – or item 1 is going to – partly **was** discussed at our next meeting. It's basically defining agritourism.

Ms. Harris: Yes.

Female: And so on, like for all the different topics. Like a backgrounder on what has already been done? Because we're not really starting from scratch on any of this, and so to make the best use of our time. In the meeting, like a condensed background area, which I know is just more work for you all, so I apologize. It would be super helpful.

Ms. Satushek Oh, yeah. There is something at the federal level for a definition. Like it'd be great to have that in the early proposal in the BERK, a study in their recent proposal by the multi-stakeholder group. Like, get some examples. And the same was like when we get to the consistency with the state. Like where's that state's vision? What are – what else is going on?

(sounds of agreement)

Male: I agree \_\_\_\_ on that. Having an opportunity to see what great work's already happened. Kind of start it from there would be probably more productive than starting from scratch.

Ms. Satushek: How this got from \_\_\_\_ is completely mind-boggling to me.

Male: Right.

Ms. Satushek: Like, how does it *not* have a definition? So I really think all of this is probably in the bulk of the backgrounder work documents that you'll get too, but just like pulling out the relevant item before each meeting might be helpful.

Ms. Harris: I'm hearing the expert pieces in this room and also at the County staff level, but I would suggest that if there are specific – like, say we're going to start with number 1 and we don't have to, but we should leave today deciding, like, which one of these we want to start with next week – two weeks from now. Then things that you'd really like to make sure – what I had mentioned we can't do is, like, collaborate via the whole documents and all the links, but send everything that you want included to Tara and she can compile that and get it back out to the group. But you know the places that those definitions exist.

Several Voices: Yes.

Ms. Harris: And I think that would be really helpful.

Ms. Satushek: That would be great. Yeah, and just ahead of time, too, for topics like what you're saying, like just Oh, we really want more information on this topic. That way I can

help compile and gather it and reach out to expertise that have it kind of nicely collated so that it's easy to work through. Well, \_\_\_\_\_ on number 1 is – pardon me. I think we have to start because I think all of the other conversations will point back up to whatever condition we decide.

Ms. Harris: And okay, so we can agree to start on \_\_\_\_ topic.

Ms. Satushek: Yeah, I almost wonder – a good 1 and 5 in some ways are kind of the foundational background because (of) the definition of agritourism, but also we're going to have to get by with state and federal regulations. So it's kind of like we don't want to define something that is going to be in contradiction of. So it's like I \_\_\_\_ me if I just bring it up there that perhaps 1 and 5 might be the first to address. Like, I would love an update on what's going on at the state level. Like the Growth Management Act – the *relevant* Growth Management Act – things we're going to file as we make definitions and make policy recommendations. I don't know if there's time to dive into both of those. \_\_\_\_\_. The definitions are probably going to take more than one meeting to come up to agreement on. But I don't know if anyone else has thoughts on that.

Male: Well, I agree \_\_\_\_\_. I think those two are really great to start from. And I would also say that it'd be hard to get to number 2 without seeing all the science we've talked about in the first three – I'm sorry, number 4.

Ms. Satushek: Yeah. Two and 4 to go together.

Same Male: Yeah, yeah. Yep.

Ms. Satushek: One and 5 somewhat go together or are important foundational pieces. Three seems like a kind of a standalone thing, and that's one where, again, some background on –

Male: Yeah, I agree. We'd almost want to define it and then ask, What's the impact of redmarking \_\_\_\_\_?

Ms. Satushek: Yeah. I'm sure some folks have some opinions on, like, for and against this, which I'd love to hear that. But I don't feel like I have as much context for that one.

Male: Do we have representation for upriver on this particular question?

Male: Kind of.

(laughter)

Male: That'd be which is east of Sedro-Woolley. The pipeline actually goes through my property so I'm kind of – I can literally stand on either side of the dividing line. So, I mean, yeah. I mean, I can – was it Tulip – I mean, Eagle \_\_\_\_\_. Is that the one that's talked about?

Female: Yeah.

Same Male: Better just to have \_\_\_\_\_. Yeah, I'm curious where it sits and the background of what is different there and why it has been different in the past or –

Female: \_\_\_\_\_ where that proposal – is it Terry who came up with that for – you know, where did that come from? What are the considerations?

Male: I don't think Terry came up with that. There's some – there's been quite a bit of actual opposition to that whole idea. I guess I'm in that camp, just because it divides. We're such a small county, and small community that there would have to be some really good reasons for me to lean that way.

(Several people affirm.)

Male: Ag is different up there.

Male: \_\_\_\_\_ differences.

Male: It's a little bit of \_\_\_, actually. Probably any more creates the biggest difference in what you can do or what you cannot do up there. Is that your \_\_\_\_\_?

Male: That should be the defined reason but –

Male: No, I agree, but it definitely \_\_\_\_\_ is wide. There is really not any road out east of us.

Male: Well, there's a few reasons but one of them is there's too many things with four feet on them that are running wild up there and get into it. But, yeah, I mean, that's worth a discussion, I guess. And there's \_\_\_ opinions about it, but agriculture in general doesn't want to be divided. I would say that's safe to say.

Male: No, I agree with that. Similar.

Male: Okay but not that number 3!

(laughter)

Director Moore: So we'll include that in our props and our talking points for when we're digging into this. Super generally, I will say there's no magic to exactly these words that are written about the pipeline. Where that – even – idea came from was just the fact that there are different soil types and different ag uses east and west in the county, just very generally speaking. Large-scale, tilled crops production. And upriver it looks quite different, and property sizes are different as well.

So some of the comments that were received over the process or, Hey, you know, we're not the same as out in the delta, you know. Maybe we should have some extra allowances

to keep us farming or keep us doing ag-associated activities on our property, but it's not really impacting large-scale production or food production or anything. And maybe there aren't as many conflicts if you're doing pasture-based farming versus till – you know, soil tilling. So \_\_\_ just a lot of talk about that. And so there's no magic with the exact line. It was more of a general conversation about, Are there enough differences east versus west to talk about? Should there be different allowances? That's really – but it's really general. I know this ended up getting drafted in a very specific manner, but that wasn't the – that's not the background of it.

One other idea was just talking about property sizes. I would say that the zoning map is super rough. It captures a lot of properties that are and probably never will be ag – you know, used for ag? Upriver certainly there are areas that aren't conducive to a lot of ag uses. But also I deny using McLean Road as an example when I talk about the “roughness” of our maps. You know, halfway out there we have trucking companies and mobile parks and fire stations and restaurants. So are those ever going to be converted back to ag production? Probably not. So, you know, there's some work to be done there in the long run, but in the meantime, you know, should there be restrictions on that little – you know, that little housing community out there or that restaurant or that mobile home park? If someone wants to upgrade their \_\_\_ singlewide to something else, should they have to go through special use permits for ag – you know, something expanding on an ag-zoned property?

So I think that there's just a lot of variables and background on that, and one of them is just our rough Comp Plan and zoning map. And so without changing that and doing a full countywide analysis, should there be any differentiation? It's just a question. So maybe the answer's no. Maybe we just said no in a forum across the county. But maybe that would be worth the conversation.

Ms. Schuh: Yeah, some of those things have been there for 70 years or such.

Director Moore: Sure.

Ms. Schuh: And that is a – move it forward, no. We don't need another trucking company out on the farm ground.

Director Moore: Right.

Ms. Schuh: Right? We have that. We've got that taken care of.

Male: The trick in life is not to make the same mistake twice.

Ms. Schuh: Right. Right.

(several people speaking at the same time)

Ms. Schuh: Right.

Ms. Harris: Well, I think that helps us with at least topic order and kind of schedule to get situated for the next meeting or two. Now it's 12, 12:03, actually. I need to go. What I'd like to do – just give me 90 seconds. I want to cover a couple of the things that you're going to see in an email so they don't surprise you.

So a couple things the County's agreed to:

- Hyperlinks to the timeline document and share it back out with the group.
- Develop a webpage for file sharing. We can also use a Triangle SharePoint site. We'll figure that out together, but I think the webpage \_\_\_\_\_. \_\_\_\_\_ is good idea.
- The County will share the Voluntary Compliance Agreement language, as well as, like, direct you to specific – or like the place to find the comments that were – that you'll review.
- County staff will schedule the meeting series, at least those first five, and coordinate with the venue.
- And the County staff – Jack, maybe you can lead this one – to consider an approach to developing the code and review by the Advisory Group members. So what that process looks like.

Director Moore: Okay.

Ms. Harris: From an Advisory Group member standpoint, you have the next few weeks to review comments. There's a lot of them so probably stagger it out but get to as many as you can. Be sure to review those five remand topics. We talked about them a little bit but if there's additional ones or, like, bullet points under them you want to cover. And then as you're thinking about that – we kind of started this – but consider a topic, an approach to the topics schedule. Sounds like that 1, 5, 2, 4, 3 kind of approach and how to fit that \_\_\_\_\_ at the next.

And Triangle will work on sending out some of these documents with, like, additional language included in them and be working on an agenda for the next meeting with the County.

That was whirlwind but –

Same Male: \_\_\_\_\_. I think also in preparation for the next meeting – which, I presume you're agreeing that number 1's the one we're going to start with – that we'll have \_\_\_\_ about the definitions that have existed prior so we can kind of build off of those.

Ms. Harris: Great. And please send things to Tara or myself or both and we'll compile those for you and get them back out. But if we can each do some of the legwork there then I think –

Female: Yeah, I was going to ask – so just to be clear. We should not be, you know, like the whole group. But protocol-wise we should – if there's things you want to bring attention to, share it with you or Tara.

Ms. Harris: Yeah, anytime things come from us we can information-share it out to the group. But if you're collaborating on an email thread – that's what we're trying to avoid, at least for now. So send things to us and we will compile and disseminate that \_\_\_\_.

Male: Two \_\_\_\_ three?

Ms. Satushek: Oh, it's just Meg and I for now. And just a reminder that we're subject to the Public Disclosure Act so anything's open for public \_\_\_\_ requests. I just wanted to send that out there.

Ms. Harris: \_\_\_\_\_, that if you just send it to Tara I assume she'd get it to me, but if you can and you think about it, just cc me or send things to both of us.

Female: Quick question for Jack. So are all of the counties making up their own agritourism definition? Have you guys – have you, as county planners, had that conversation?

Director Moore: We looked at – leading up to this, we've looked around and looked at their definitions.

Female: And so everybody's just kind of – it's a free-for-all?

Director Moore: Yes. Yes. Which I think why the state is starting to realize that maybe some uniformity would be helpful.

Same Female: Okay.

Director Moore: But, yes. So right now – I don't anticipate necessarily the state being all the way done with their process \_\_\_\_\_. So I think we are going to have to do that, and if it means consulting with other jurisdictions that are already ended on their definition, that may be informative for us.

Ms. Harris: Okay, I think we're adjourned.

Female: Awesome. Thank you all.

Director Moore: Thanks, everyone.

**END OF MEETING**

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