

**Community Advisory Group on Agritourism Policy
Second Meeting
April 10, 2025**

**Community Advisory
Group Members:**

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

Others (Public):

**Terry Sapp, Agricultural Advisory Board
Kim Rubenstein, Skagitonians to Preserve Farmland
Lora Claus, Skagitonians to Preserve Farmland**

Consultant:

Meg Harris, Facilitator, Triangle Associates

County Staff:

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

Meg Harris: ... County introducing herself, and then we'll invite members of the public to introduce themselves. We'll spend a little bit of time reviewing the agenda ____.

So for those of you who I haven't met, Meg Harris. I'm supporting the County in facilitating and coordinating this advisory group. I'm happy to share more about my past experience and kind of what Triangle Associates does for folks, but essentially we're here as a neutral third-party service, as a facilitator just for both the County and advisory group members. And, yeah, (I'm) excited to be here.

We've got – so just, like, logistically, we have this owl in the middle of the room. It's a speaker for us but it's also – its primary function is recording this meeting. There's no one online in a hybrid sense for this meeting and we can talk as we walk through – like meeting logistics later – that. We also have the _____. Last time we didn't do any, like, document sharing on the screen but we can do that today if we'd like. You have been to this space. Please feel free to, like, come and go as you need. There's a bathroom down the hall that way. And get a – you know, you're – feel free to hop up throughout the course of this morning and grab coffee and snacks. We can talk about any other logistics once we get to know each other a little bit.

So what I'd like to do is go around this table first. – introductions, re-introductions. For those of you who weren't here at the first meeting, we shared names, affiliations – like if you own a farm, who you're here representing. And especially because the County has worked to provide diverse representation on this committee in terms of, like, farm sizes and locations around the county, if you'll share kind of what you represent in terms of that: approximately where in the county you are; and are you a mid-size, large-scale farm, those kind of things just for folks to get to know you. So we'll start with you, I think.

Lexi Kruger: Hello. My name is Lexi Kruger. I am here on behalf of Maplehurst Farms. It's just off Dike Road and it is a wedding venue.

Matt Steinman: Thank you. My name is Matt Steinman. I'm here representing Foothills Farm, as well as the Ag Agricultural Board. So Foothills Farm is a couple hundred acres of mixed-grow crop. We primarily sell direct to consumer at farmers markets, CSAs – yeah, just little stores, food banks, and whatnot across the western part of the state.

Jen Schuh: I'm Jen Schuh of Schuh Farms and Festival of Family Farms. We farm about 250 acres on the west side of Mount Vernon, all fresh produce that we retail and will sell at our location, and then go to farmers markets in Seattle and supply Anthony's four restaurants with all their berries. And we love to have the public come and we love to do field trips in the fall and get kids to come out and get dirty and be on the farm and touch an animal and realize that a chicken isn't scary. It's related to a T-Rex. And so then they go right in, feed them some corn, and have a great time. So we love to have the public come out and see what happens on a farm and how important it is to have farms.

Rob Ashby: What's today? ____ My name's Rob Ashby. I'm the President of the Board for the Skagit Valley Tulip Festival, you might have heard. The ____ 20 different events in the valley and this year we have five different gardens that are open. Folks are seeing them right now. So _____. Thank you.

Kai Ottesen: Good morning, everyone. My name is Kai Ottesen. I'm part of the fourth generation on Hedlin's Family Farm and I think we do a great deal of business out of our La Conner farmstand and in a wholesale direction as well to the places like Skagit Food Co-Op through the Puget Sound _____. And it's probably also worth pointing out I'm – about a year ago my wife and I bought the retail and the business from my uncle and aunt. Dave Hedlin and Serena Campbell, two _____ familiar. So I'm here in a – representing our farm and in a personal capacity, not representing the larger Hedlin family or Dave and Serena and Hedlin Farms.

Audrey Matheson: I'm Audrey Matheson. I'm from Bow Hill Blueberries ____, a small, organic blueberry farm _____. We love to have people out at the farm during harvest for U-Pick. We do farm tours. Love to get people to connect with where their food comes from, learn about preserving beautiful blueberries.

Kristen Keltz: Hi, I'm Kristen Keltz. I'm the CEO of the Skagit Tourism Bureau. We are a newer organization. We've been _____ the last three years and we are charged with

bringing overnight stays in the Skagit Valley and to promote experiences within the valley or visit first. And also my husband is a partner at _____ Venture Groups. We have Tulip Town and Skagit Acres, and _____. I was the CEO for that in my past life, but just in full transparency, I'm kind of on the outside of ____ as well. So that's my experience with that.

Darrin Morrison: Good morning. I'm Darrin Morrison, part of Morrison Farms, which is a multiple-generational farm. I'm fourth generation on that farm. Row crop farm, probably in the category of larger farms, I guess, for the Skagit Valley. Important crops would be fresh potatoes, vegetable seed, grass seed, and small grain. Primarily south of Mount Vernon but also in the Riverbend area of Mount Vernon, kind of out west of Walmart. I sit on the board of Skagitonians to Preserve Farmland and do that and plus the board of Puget Sound Seed Growers.

Amy Frye: Hi, I'm Amy Frye. My husband and I own Boldly Grown Farm, work in Bow. We do mostly organic vegetables primarily for wholesale kind of up and down the west coast, a little bit nationwide, and also do some retail in _____ farmstand and CSA. We're graduates from the Viva program, incubator, and are first generation farmers. And I'm here with the small to mid first generation farm community kind of in mind, and also as someone who has had a personal interest in kind of agritourism and land use decision-making for, like, 20 years.

Tara Satushek: Hi, good morning. My name is Tara Satushek. I am Senior Planner in the Long Range division so I'll be representing the County, and my Director will be here shortly – Jack Moore, Director of Planning and Development Services. And I apologize. I'm going to just adjust the owl. It's really high and it's not capturing everybody. I was explaining earlier about my forte, so my apologies.

Ms. Harris: Well, I did not hear it. I'll just note that we have one more advisory group member, Tony Wisdom, who did not ____ join us today, which brings us to a group of 10, just for – and I appreciate those of you as you're doing productions and of sharing last time. We spent a little bit of time talking about the hats that we wear and wearing different hats and recognizing that you're coming with a variety of perspectives, and that's great. And as you communicate and share ideas and share opinions, if you feel like you're wanting to take off hats and put them on and kind of be transparent and explicit with the group, we encourage you to do that.

On that note, the group last meeting spent some time working on the group agreement, which is behind me. And we won't walk through these specifically, only to encourage you to glance up at them if you haven't seen them and just take a look at them throughout the day. Ask your colleagues questions if you're curious about what's on there. We started with kind of a bulleted small text that are group agreements that I use _____ frequently, and added to those in a discussion just around how we wanted to show up, you know, respectfully and productively as a group. So we can always add to these. We can modify them. I'll plan to bring them to every meeting. And, again, if they – if something else resonates with you that you'd like up here we can always start a second one, or if you

feel like, you know, you just want to have questions and conversation with your peers, I encourage you to do that.

Ms. Kruger: I have something really fast. Sorry. Jessie Anderson is the owner of Maplehurst, and I'm just here on her behalf as she's out of town. But I just thought it might be beneficial if you didn't know that she was a Hayton, so she has – her livelihood is also very much in the farming community as well, on top of the _____ that comes from weddings. Sorry. I just thought I should mention that.

Ms. Harris: Yeah. Thanks. Before I invite members of the public to introduce themselves, any questions that advisory group members have for themselves, for me, for Tara?

(silence)

Ms. Harris: Okay. Well, I'd like to go back to the back of the room: Thanks for joining us! I see a couple of familiar faces again. Yeah, a quick introduction, then hello, then maybe your reason for being present either today or, like, through this meeting series.

Terry Sapp: Yes. Here. I'm Terry Sapp and I try to keep my herd and a registered Dexter cattle inside our fences east of Sedro-Woolley and out of Max Steinman's occasional patch of kale.

(laughter)

Mr. Steinman: He's good at that. He does a great job.

Mr. Sapp: (incomprehensible)

Kim Rubenstein: I'm Kim Rubenstein. I'm a president of the Board of Directors of Skagitonians to Preserve Farmland. I'm a fifth generation Skagitonian. Both my grandparents on both sides of my family are _____. Getting everybody on board _____ Executive Director of Skagitonians to Preserve Farmland.

Ms. Harris: Great. Well, thanks for joining us. Okay. I'm going to keep us rolling a little bit through just this introduction section so we can dive into some content. Just a quick review of the agenda, which you each have in front of you. And, folks in the back, if you didn't grab it off the table and would like one, please do. We have – we'll spend a little bit of time just taking a look at the last action items from the first meeting. And I've printed these out for everyone at this meeting. I'm very open to feedback if you'd like printed material, or if you feel like it's excessive, let me know. We can have conversation throughout the day. We're just, you know, pulling you aside at the end. I'm happy to do whatever is, like, what's helpful to you in terms of that.

On that note, you have kind of a thick packet today. I did print out some things that I'm hoping you'll ____ too through the course of the meeting series. There's the Voluntary Compliance language, there's the timeline that Tara put together. The timeline is possibly

more helpful as a digital document, and then it has a ton of links in it. But my intent wouldn't be to, like, reprint a lot of those kind of like standing things unless that would be helpful for you.

The other things you see in your meeting packet: You have the agenda, the meeting actions table from the first meeting, which was _____. This is going to be our kind of standing format for a meeting series or meeting minutes. So we don't have comprehensive minutes but we do have actions that came out of it and key decision points. And as we get into the community advisory group overview document we can talk a little bit more about how this is working for the group. Happy to be flexible throughout this meeting series.

So we'll touch on a couple of – just specifically, a couple of those action items. Then we have to set that aside to look at that advisory overview document. I know folks are excited to get into this _____ topic of the definitions, and we'll definitely do that today. I'd like to spend a little bit of time before we do revisiting the conversation we had at the first meeting around just how we're operating as a group. So essentially, like framework, our group charter for how you plan to make decisions together, some meeting logistics, dates, times, your group purpose statement and desired outcomes, and I think that'll help us kind of just get into the content and feel like we have a good foundation for that.

We'll take a break and then we have the second hour of the meeting to get into these ag definitions. Thank you to those of you who shared definitions. I saw emails from at least four of you. And a lot of overlapping definitions but a few that weren't, so that's really helpful. Tara has put together like a summary document and she'll have a chance to explain that. I'm sure _____ excited for that.

Questions about the agenda? Anything that you feel like is missing on here that you'd really like to make sure we get to today?

(silence)

Ms. Harris: I will note that one of you has a timeline that didn't get printed on double-side, and I have the second page. So if you realize you're that person, let me know and I'll give it back to you.

So let's spend a moment with this meeting summary from the last meeting. It looks like and it is three pages, so there's a paperclip where it's stapled. I just kind of want to orient you to the document itself more so than the action items specifically because this is the way that we intend to provide the meeting summaries. We've captured – Tara's captured the, like, attendees here as well as there'll be links to the meeting, a transcription of the recording. We spent a little bit of time at the first meeting talking about the Open Public Meetings Act and just the approach of this group as wanting to honor that in spirit as an advisory group not being legally tied to it. But the tenets and best practices of the Open Public Meeting Act are things that we'll follow through the meeting series. So that includes, like, meetings being recorded so folks can watch them, and we'll provide that

recording link here. As well as just like a few – I mentioned in the email following the meeting there's a few kind of tenets of the Open Public Meetings Act around communication with the *whole* group outside of these meetings, so I think those of you that were here at the first meeting – well, I'd like to get a sense, like, from Yes, I totally get it to No, or I'm kind of in between. How are we feeling about, like, combined with in spirit the Open Public Meetings Act. And I can – I'm happy to speak during a break or on the side or afterwards with folks that don't have experience with that or weren't here at the first meeting. Would it be helpful to review it or do you feel like you're pretty solid on it?

Female: Maybe those folks who weren't here so hopefully clarify just kind of the expectation that we are not in touch with the whole group. Like cc-ing everyone on emails outside of it. But it doesn't mean we can't kind of talk to individuals or subsets or whatnot, but kind of keeping the full group conversation here or funneled through the two of you. Is that a fair summary?

Ms. Harris: Yeah, that's a helpful summary. Yeah, and we encourage you to do that. Talk with other members. Talk with, you know, your peers out in the community. Like, you're here not just representing yourselves but representing, you know, a broader swath of folks, so please *do* have those conversations. And where we get into the gray area of – you know, the intent of the Open Public Meetings Act – and maybe I'll give you a chance to weigh in here too – is just like transparency in a way that folks from the public and other – yeah, members of the community can see and understand what's happening. So that's where the recordings are really helpful. And the gray area is that if you're communicating like as a full _____ rely on email threads, then I'll assume you become a committee meeting, right? And that's something that even though it's, like, available on a public records request, isn't, like, fully transparent to the public. So encourage as you're sending documents – you know, we'd love to get things distributed so if you say, Hey, I have this thing that I'd really like the advisory group members to see before the next meeting, send it to one of us and we'll send it out to the group. And that kind of one-way communication works really well.

Ms. Satushek: Yeah, just to summarize what Amy and Meg were saying is that this is an advisory board so it's not subject to the Open Public Meetings Act; however, for Best Practices we're treating it as such. And so, again, encouraging communication with your community members and those you represent, or just folks who have interest, have those conversations any work or outcome we'd like to be done ideally in a public setting like this so it can be recorded and transcribed. So having those conversations is great. Sending us information is great too, but to really keep the work and the actual process that's being done to make decisions, here in a public space. And also just to remind you, whenever you email County staff it's subject to public disclosure requests. So I thought I'd put that out there.

Male: (incomprehensible)

Ms. Satushek: Oh, okay. Sorry.

Ms. Harris: So you'll see on the first page of this meeting summary some action items for the County, mostly in terms of compiling some documents and getting them back out to you. Also working on a webpage that you can use to access resources. So I'll give you a chance to provide an update on that in a moment. And then just logistically getting meetings scheduled for this series, a recognition that it's helpful to have them on calendars.

The action items for the community advisory group, which include a lot of review of documents. So take a look at this. You've probably done a number of these. Some of these will roll over into the next meeting just in terms of like review of public comments being ongoing. And, you know, keep this handy if you feel like – you know, I encourage you to set up some time, like, standing on your calendar between meetings. There will always be things to review, so block out some regular time to do that. And if you have any questions about kind of what's on your docket, you can always reach out to the two of us.

And then a few action items at the bottom from Triangle, just in terms of follow-up from the previous meeting.

So this will be our bi-weekly meeting schedule. Essentially Triangle and the County are tasked with some follow-up from the meetings that we intend to get out to you by the next Thursday, sooner if we can. And then you'll have about a week to, like, review agenda review materials before the next meeting. I know there was some desire as we get later into the meeting series to kind of condense this and maybe we can. We can try that. I'm also curious for your feedback once we get into this routine. It's like, you know, communications at the mid-Thursday and then today, and then today how that feels.

But and then finally the end of the meeting summary, you've got a couple of decision points and questions that were left from the group from the last meeting. So I don't know that this group needs like a formal approval of this meeting summary; however, if you'd like to do that, we could make that a habit at each of the meetings.

Any thoughts on the formality of that process?

Ms. Satushek: I feel like I'd be happy with folks just weighing in if they see anything that didn't pop, but if it's going to be silence and we're all like, Yeah, sounds good. Let's –

Ms. Harris: On that note, anything that you feel like is missing from this summary or is misrepresented?

(silence)

Ms. Harris: You can take some time to get back.

Female: Meg, can I ask more questions? Can we talk about, like, the 11 and versus noon and time. It looks like they've been scheduled for 11 and _____ to revisit because we've also talked about how are we actually manage to get done by the 3rd of July. While I'm

not excited about three-hour meetings, it sounds like four-hour _____. Like, I'd rather have the option to go ____ if we need to just because there's a lot to get through, but I just wasn't sure where we ended with that.

Male: And I'm on board getting done early in July because things are going to happen. However we'd need to do that, it'd be great. I do like the biweekly meetings. "Bi"? Every other?

Ms. Harris: Yeah.

Same Male: Yeah. I was an advocate for typing that up last meeting, but I think now this is a good pace, especially if there's research to do – things like that. We're all busy.

Ms. Satushek: I mean, I'd rather do every other week and keep, like, three hours blocked out.

Male: I'd be good with that.

Male: I'd rather end the meeting because there's questions answered, you know. Time to think rather than because we're in the middle of a conversation. I'd rather put three hours in and meet every other week.

Male: Yeah.

Male: Concur.

Ms. Harris: Does that work for you?

Ms. Satushek: Yeah. I'm definitely open to whatever works best for the group.

Female: (inaudible)

Male: I'll just say that _____ think over because I won't be here. That's just _____.

Ms. Harris: We can continue – let's continue this conversation while we're looking at the Community Advisory Group Overview document because I think it's a nice transition. I will – I have captured, though, that Skagit County will extend that meeting soon and we'll plan for agendas that use the time. And if we end early on days we can certainly do that.

Okay, so the Overview document has a couple components. This is a document that went out to you originally with the first meeting materials and we spent some time at the last meeting really looking through it. So those of you that have the colored version of this will know a few colors and I'll explain that. If your brain is going haywire with all the colors and comments, there're some clean versions over on the table. You're welcome to grab one. The purple at the top just gives you a little explanation of what the document is and its intent and what the other color coding meant. Essentially the black tags you saw in the

initial version of this and the blue texts were edits that we made as a group last meeting or I made after the meeting based on the conversation that you had, particularly like around the Topics schedule.

We did spend a little bit of time reviewing the Purpose Statement and Desired Outcome. And there was general agreement on that, although the group wanted to ensure that we revisited that today with the full committee, as well as the decision-making process, so that language around modified consensus, decision-making, was – I heard full support from the committee but also a desire to just check in with folks that weren't present at the last meeting and make sure that you felt comfortable with that.

The other places that I thought it would be helpful to talk about and revisit today are the meeting dates/times; hybrid logistics; and then the topics schedule.

This – again, this is essentially a charter for your group – for you as a group, kind of a path forward of how you want to work together. It can be as detailed or as not detailed as is beneficial to you. But I think, like from my perspective and just watching a lot of groups do this over the years, this seems like a good level of, like, kind of detailing essentially for, like, the size and duration of a meeting series like this. I guess so far we dive into any of this _____, I'd love to hear – like as you spent a little bit of time with it, is it helpful to you? Do you feel like things are particularly missing? Just a general sense of, like, what this document is for you and whether it's meeting that need.

Thumbs up – good. I see a couple head-nods.

A number of folks, too, weren't here at the last meeting. You may want some time with this and we don't have to make firm decisions right now. But the few places I wanted to point out edits from the last meeting where – are the blue texts under the purpose statement. We added a single word both to kind of clarify the meaning of a sentence there, and then we added a little bit of content to the desired outcome, which was that the group provides “specific, actionable, realistic, and enforceable recommendations to County staff.” And you can see the comment there around the intent of adding that word “enforceable.”

On the second page, below that you see the topics from the actual remand. I'd like to jump us to the third page, which is the decision-making process, and this was the other section of the group spent some time discussing and wanted to make a decision today as a group. So the advisory group will use a modified consensus approach to decision-making. (Sorry, the middle case is more of a comment for today.) So the group agreed on this and wanted to revisit with the full group, so I'll take that sentence out of this document itself.

Alternative views or dissension allows PDS staff to understand nuance and communicate those nuances to the Commission. I'll let new members just sit with this for a moment, and then I'd like to hear from members who are present, especially anything that you feel like was important from the conversation last meeting. Any thoughts on these three

sections – Purpose Statement, Desired Outcome, and Decision-Making Process – from questions from new members or members who've been here, or comments about the conversation last time and what the rationale was for getting to these?

Male: I have one question maybe or just curiosity, I guess. In the Desired Outcome, the group provides specific, actionable, realistic” – and then we add at the end “enforceable recommendations to the County staff.” Just to get clarity on that, I think the desire – and I don’t remember who made that motion to put that in, but is the desire that our final recommendations are enforceable? Or is it our recommendations are enforced to the County staff? Because of the way –

Female: ____ wording ____.

Same Male: Right.

Same Female: But –

Same Male: And is it something the County’s willing to do, I guess?

Female: Or can do?

Same Male: Or can do. That’s a better way to put it, I was thinking.

Same Female: That it’s _____.

Same Male: Yeah. Jack would probably have to answer that, or maybe even legal somebody.

Same Female: Yeah, I think it was the former in your distinction here. Whatever recommendations we come up with we want the County to see them as like realistic and enforceable. Not that *our* recommendations are being forced on County staff. Yeah.

Same Male: Right. Correct. Yeah. So that the final rules will have some enforceability. Is that right? That was the desire.

Same Female: Yeah, I think that was the intent of that.

Ms. Harris: And that’s probably covered by realistic. But yeah.

Ms. Satushek: And just to comment here. I saw one in there that was captured that may – I think one of it was just that the language be clear so that it establishes some bright line and get rid of any ambiguity. So that would be great, like recommendations just keep clear and easy to understand.

Female: Yeah.

Same Male: Well, I would desire them to be enforceable – so it currently – rules that aren't necessarily – there's no staff to actually go out and enforce some of the County codes and they rely on citizen complaints? It's been my thought all along that there would be a lot of this heartache prevented if we would have had some more enforcement or inspections or whatever it might be called before – stop it before it happens, so to speak.

Ms. Kruger: Do you mean – I'm sorry. I'm just taking notes – enforcement?

Same Male: Of the codes, right?

Ms. Kruger: Prior to –

Same Male: Yeah. So there's been – just to kind of get you guys a little bit of where I come from on that, is I can't pick one in particular right now in my head, but there's been several properties in the county that have started out as an operation – then we, under, you know, the right zoning – and then added part of an operation without the proper permits and then just went along without anybody saying anything and the County didn't enforce – quote – you know, any rules. Because the way it's in the County's code is it relies on citizens to report. So basically it's us reporting on our neighbors. That hasn't worked, in my opinion, very well. We end up – we have neighbor against neighbor and once something starts it's hard for someone to say, You can't do that anymore – you know? So it would be better, in my opinion, if some of this stuff was enforced by the County. I think – I'm not trying to get too legalistic but I'm just trying to get on the table what I think those words mean to me.

Male: _____. It does suggest, though that there needs to be a review step within the course of our meetings to get that feedback on County code _____. ____ the obvious that we can't go to the end and then have it say, _____. We need some kind of feedback as we go so we know we're on track first.

Female: Jack, that's my comment – I mean, from Jack. _____. Whatever _____ come up with, yeah, and we don't want the attorney to say, Oh, these are so specific and onerous that –

Male: Right.

Same Female: It's just not realistic to enforce something _____.

Male: Expectation _____ why we're talking about this if – if you feel comfortable, interject it in a moment when we're trying to come _____ perhaps suggests that that would be difficult to enforce for one reason or the other. Can that be part of a learning session? Yeah, I'd rather have it said in the moment rather than _____ all of a sudden here. _____ failed to deliver at the last minute.

Ms. Satushek: Definitely. Yeah, we actually got that question brought up yesterday at the Agricultural Advisory Board about GMA and just certain state legislation, and so the way

I explained it, the way my understanding of this group is that if the community advisory group comes up with ideas and suggestions based off of expert knowledge or firsthand experience with the ag and ag tourism industries, and then Jack and I can come in as – for backup of, like, technical expert to say, Well, that might not fit the GMA for it to help the guided process, but not necessarily like _____, brainstorming or thinking, but just help guide, like, Oh, actually this is _____ RCW blah blah blah. But to help _____ have been when it – if it gets illustrated.

(sounds of agreement)

Director Moore: I'd like to follow up on that but, first of all, good morning, everyone. Sorry I'm late. I had a conflicting meeting this morning. I'm glad to be here, though. Jack Moore, Skagit County Planning and Development Services.

To follow up on what Tara said and the comments I heard this morning, the Skagit County Commissioners have a policy on code enforcement. When Planning and Development Services – we have some enforcement in our department. We do that on behalf of the Commissioners. They have a Guidance and right now the one that's in place is dated, and they asked us to work on it and update it. And so it specifies where County staff can initiate code compliance and where it requires a neighbor or someone to turn in a complaint. And so they have asked us to review that, really in this context, because of this issue. It's a big example of where the – I mean this is near – I want to say it's a 13-year-old policy, so it hadn't been revisited in so long. And it did in some ways tie the Planning Department's hands from working on with someone on code compliance – because we hadn't received a complaint.

So we now have a draft that we're putting together and we're meeting with our Prosecuting Attorney's office right now to put the finishing touches on some of the procedural stuff in it, and we're going to bring that back to the Commissioners for their consideration. But I expect that they're going to give us a revised code compliance directive on that quite soon. And what I've heard them say is that they have heard the community because a lot of people come and talk to them about this, and I've heard it in public hearings as well. They've heard it and they've indicated that they do not wish to fall back to the old way of sort of turning a blind eye, because that's how we got to where we are now and where we are, and we're having to dig out a hole that none of us want to be in. So I'm feeling fairly confident from what I've heard from them and the directive to revise that policy that they are – I believe they're fairly serious about ensuring that people are code-compliant.

And one last thing I'll say and I'll be done with it, is to make it easy – you know, clarity so that the Planning Department can – we talked – last week it came up in some part of the conversation. And I'll just say that for Planning, once the Commissioners give us a directive, that we're supposed – when and where we *are* supposed to work on it – for us to know when to do it, know how to do it, and know how to work with people on code compliance. For us what helps, what makes it clear, is the code. If the code is clear and the thresholds are clear, then that makes our job a heck of a lot easier. We could go to

people and say, Hey, I don't know if you know it but there's a very clear code that the County's adopted, the Commissioners have set, and we're going to help you get there if you'd like. So that for us would make it enforceable and make it work much better than it has in the past. Those aspects.

Female: So with that policy clarification, will there – I feel like there's kind of a Part 2 to that and that's staffing. Because I feel like I've heard that there's not enough staffing if that was put into place to actually make that happen. Is that a consideration that the Commissioners have – to make sure that there's enough bodies to do that? Or do you already have that?

Director Moore: Well, I think we're doing pretty well in Planning for the volume, I believe. We're handling it fairly well. We have identified with the Commissioners – and I don't know the answer to this yet because we still need to work it out – is there's a bit of a gap between planning, starting a case, identifying a problem. And as long as the owner works with us on a more voluntary basis, then we can help them get to the finish line. If a property owner is not as interested in working with Planning on a voluntary basis and it has to get turned over to the Prosecuting Attorney, that's where there's a bit of a gap on what to do with those. So that's still kind of an outstanding issue. We're trying to figure out how to handle that and we've come up with not the best interim steps so far, and I'm hoping we're able to continue to work on that. Because there is quite a gap of stuff we refer to the Prosecutor and stuff they either have *capacity* to work on or that the elected Prosecutor has the *desire* to work on. So they get to decide kind of what they bring – cases. So there is a bit of a – some work to be done there that I don't have the answer for on that. But I think within Planning I'm feeling pretty solid on where we are right now.

Same Female: Okay. Okay, yeah.

Ms. Harris: Good question. Jack, you said “fairly soon.” I'm curious how the timeline on the revised code compliance language aligns with, like, the timeline of this group.

Director Moore: I think we should have it done before this group's work is concluded. I think we'll have it done. Right now we're working with our assigned prosecutor for code compliance. He's running a test case on kind of some new steps for bigger violators that wouldn't – it may not be exactly applicable to zoning violations, or standard zoning violations, but he's running a test case on a bigger property that's having larger scale issues. And so that's going to confirm what will work and what may be able to be applied in smaller cases. So historically, of course, they've worked on stuff that has multi-agency difficulties – squatter ___ encampments, drug use, lot of law enforcement activity, lot of fire marshal activity. So those sorts of things tend to rise to the top of the elected Prosecutor's list. So right now he's working on a new system for those, and then depending on how that works out, he might be able to apply some of those lessons learned to the rest of our code compliance case. But I'm not sure how much _____ able to be applied. But I do expect the policy itself to be revised by mid-year. I think that will be coming soon. And it may need further refinement as we come up with new ideas on how to ___ working.

Ms. Harris: I see two possible ways to include this as – into, like, this meeting series. One is the update when it feels appropriate _____. And the other is in the list of topics for you to consider, there were five that came from the Commission. There's a sixth – so this is the top of Page 2, Others to be Determined by the Advisory Group. If you feel like this idea of enforceability or compliance doesn't fall explicitly in one of five, I would encourage a subset of this group – maybe two or three of you to get together and write us a statement of what a question for the group to consider is. The first five are, like, clear directives from the commission. They – you know, they have their nuances so there's that, but they lay out like a specific question for the group to consider. And so if you'd like a separate – if you'd like to either identify where in these five the idea of compliance and enforceability falls, or if you'd like to lay out a separate question for the group, that could be useful. I'll let you ponder that. Okay.

As we walk through this Overview document – and I recognize this is kind of an appetizer to the rest of the meeting – I just want to draw attention to a couple of other places where text was added and welcome feedback, if you have it. There were two bullets added after the meeting, based on conversations on the meeting logistics. So this is the center of Page 2. We talked about in-person and hybrid meetings. And this is a combination of conversation that happened from the group, a request for the ability to participate in whatever ways you can, and also a recognition of just the importance of in-person meetings. So while in-person meeting attendance is preferred, virtual hybrid options will be available upon request for members to ensure consistent participation. In-person alternates are _____. Four delegates are preferred to virtual attendance.

Again, this is kind of a combination of advisory group member feedback and County feedback. Does this feel representative of the conversation you had or would you like to modify it?

(sounds of assent)

Ms. Harris: We didn't specifically talk about this last bullet as a whole group in the meeting, but it reflects conversations I had both with the County and individual staff: that if you do miss a meeting, you're encouraged to contact and work with another advisory group meeting ahead of – member ahead of the following meeting; that, like, in between meetings, communication (is) encouraged. And we've provided contact information for all the members so we invite you to do that.

Ms. Satushek: Sorry, can we go back? I've just been thinking about the delegates and I just worry a little bit about, like, if somebody has to miss a meeting and just send somebody to, like, one meeting, there may be a lot of, like, nuances or, like, former conversations that just may be missed. Lexi, _____.

Ms. Kruger: Just listening.

Ms. Satushek: Right. But there might – you know, we may have to step back and try to explain a bunch of previous conversations. Or the consistency. I don't know. I just – I've

been struggling with that a little bit at, like, just random folks kind of bouncing in and out and, like, you know, you've talked about if someone does absolutely have to miss or go virtually, I almost think that that might be better than just having kind of random people copied and without any of the context of the conversation that we've had and understanding all the groundwork we've laid and knowing all the documents that we have. Because there's a *lot* of stuff to kind of digest and so – I don't know. _____ to say that. _____.

I could see revising it. I can see kind of the actual committee member like, but if you can't make it in person, the first option is, Can the actual committee member make it virtually? And if – barring that, then maybe sending a delegate – or an alternate?

Male: I actually support that, and I think it's important if we're going to run a hybrid. It does change the nature of how we're inclusive in a hybrid model – people that are on the call. So _____ things to do, and so if we want to do that we're going to have to probably amend how we engage so that the person that – or persons – that are remote _____ in small groups. These things are hard. So I just think that has to _____ taken. And I'm glad to do it, by the way. I'll be in the desert ____ I'll have satellite connections. I don't know.

Ms. Harris: And, Rob, you've referenced a couple times like, a delegate that you see as a standing, a delegate which may feel different to the committee than, like, a single one-off. So I would encourage you to work with other committee members but also, like, use your own best judgment. Like if you have a lot of time to work with a delegate who's going to be here for a few meetings, that might feel different than what Kristen is describing.

Male: I agree with that.

Female: Yeah.

Same Male: That'd be – I mean, he's already let us know that he's going to have a delegate for a set number of meetings. So we're already aware _____. And _____.

Female: Right.

Ms. Harris: I think that's a very different situation than just like a one-off. Yeah.

(several members speaking at the same time)

Female: Then it would just be like, Oh, I can't attend this meeting and I'm going to send somebody in my behalf that has a, you know. ____ struggle with, like, there's a hard – it's going to be very hard to *really* catch somebody up to speed for one meeting on *all* of the things, because there's a *lot* of information.

Female: Can the meeting recordings be utilized, you know, to catch people up if they're going to be a designated person?

Ms. Harris: Yeah, and that's a good point. That could be added to that last bullet, which is, you know, folks are encouraged to contact their advisory members and watch the meeting previous _____. If the group has come to, Well, I feel like I have a good sense of this and can make some _____ to this.

There is some blue text at the bottom. I don't think it changes the conversation at all. It just captures kind of this 9 to noon timing _____. We made some decision about trying to avoid holiday weeks in this meeting series. And so meetings are on the calendar through May 22nd and we'll update those from 11 a.m. to 12 noon. There are still some questions about those last three meetings and I know the group wanted to spend a little bit of time today solidifying these if possible. I also recognize that it's 10 and we may want to jump into content. So would you like to spend five minutes talking about meeting dates now or would you like to save that for the end of the meeting?

Female: Save it.

(some inaudible comments)

Ms. Harris: Okay. What'd you say?

Male: Oh, I like her decisiveness.

(laughter)

Ms. Harris: I'll just draw attention to two other places in this document and encourage you to take a look at it throughout today or reply to me directly. The blue text in the table pulls in the feedback that you gave near the end of last meeting around the prioritization – kind of an ordering of the remand topics in a way that felt like, you know, some topics need to come ahead of other topics in terms of having a conversation and discussion that flows well. So for that purpose _____ at this point. Take a look. Let me know if you have questions.

The other place I'd like to just draw your attention before we leave this document is the green text in the middle of page 3. I've added other topics that could be considered as being necessary by you. These are topics – these are like sections of your charters that I sometimes use with a group that you don't need to have in there. But I just wanted to give them to you to think about and if any of these are things you'd *like* to add to the document, my recommendation would be that two or three of you get together and write a little blurb that you could propose be added to this.

So the four topics are:

- Expectations of members including alternates, guests, and attendants. We talked about that a little bit today.
- We could put – again, these are as-needed, whether you'd like clear language in here; specific roles and responsibilities within the committee or outside meeting times.

- Any confidentiality considerations.
- And any conflict resolution_____.

So do you feel like either of those four would be helpful to have sections in this document, I'd be looking for language from you to add it.

(silence)

Ms. Harris: Any other – any thoughts about how this document in general, anything we didn't –

Mr. Ashby: _____topic of a schedule till last.

Ms. Harris: The meeting dates – like, for meeting dates?

Mr. Ashby: Specifically the schedule._____ 1 and 4 first, or _____, which I think on the card a lot of things are excluded in the definition. The one in _____ seemed like a more likely pair of sequencing than mine.

Ms. Harris: That's good feedback. That was in my notes but I may have miscaptured that.

(Inaudible comments)

Male: _____ be defined by the things that are outside the scope of the definitions? So I think they kind of _____.

Female: Yeah. I think while we had talked about size, being high up is – because that decision has been made now and we were – I think I recall we were wanting a context of how that works, how we move forward. I don't feel strongly about that, but....

Male: Well, that could be there too.

(several incomprehensible male voices)

Male: Yeah, I apologize. This is jumping back a beat to the remote participation question. But it occurred to me – you know, _____ wraps up. I wonder if it would be possible to have a way to tap in and listen, even if there's not an expectation of participation, on some of those meetings so that we could just stay apprised of that conversation? Because I know I could put an earbud in in some situations and be able to listen in when I maybe can't make it to some of those late May or early June sessions. And then at least I'm fully up-to-speed even if I can't attend and submit written comments or be ready for the next meeting. Even if I can't be there, of course.

Ms. Harris: Yeah, that's a good suggestion, and we do have – so we have this running on Teams for the recording itself and so that link can be sent to anyone at any time. I think to Rob's point, the challenge of, like, full participation in a way that it _____.

Male: I absolutely agree. It's hard to type in when you don't know who said what, you know, when it's just a bunch of anonymous voices. I mean, into the owl. So, yeah, it's hard and also hard to, like, yeah, get your hand raised and participate fully. But just staying up to speed with everything would be helpful.

Ms. Harris: Yeah. Good recommendation then. And both of those – you know, to be honest, we live in a hybrid world right now like most of the meetings _____. It's not that – we can do that at any time if the group feels like that's really important and there's plenty of ways to facilitate in a way that's accessible to both the folks online and to you in the room. Thanks for that.

Let's come back to the Topics schedule. So I hear – and I had just captured kind of like 2 and 4 together, but I'm hearing, like, 4 precedes 2, and it's somewhere around 5. Does that feel representative, Rob?

Mr. Ashby: It's almost 1 or 2. And I think we've got a chance to kind of _____ question 2.

Ms. Harris: Okay, I'll make that change. 1, 5, 4, 2. _____. Has the group noticed if we covered it kind of it anytime and is a smaller topic that could be plugged in based on agendas? I have it here towards the end but we can bring it up if that's helpful.

And as things arise – like, for example, that compliance conversation _____ the end just to capture things that are happening through the meeting, but any of those can be interjected as smaller topics.

I'll spend a little bit of time with this document before next Thursday and send it back out to the group with clear – like what you see in here is blue now. I think my intent would be to make it black just for not having it be too confusing. And then any new comments on something you see will be between.

Okay, let's take – it's 11:06 – let's take a short break – or sorry, 10:06 – let's take a short break and come back at 10:10. So just for four minutes, and then we'll dive into these definitions.

(break)

(very long silence with periods of incomprehensible talking – 20 or 30 minutes)

Ms. Harris: Okay, so we're going to dive into this second half of the agenda and get into definitions. And thanks again. I mentioned a number of folks _____ being much appreciated. Tara spent some time compiling some of the links she received and I'll give her a chance to give an overview of what's in this document. This is the document that looks like this on the front page: "Agritourism Definitions." And on the first page are six definitions with the links at the bottom to, like, sources, and then as well as some other content that she received.

So, yeah, Tara, I'll give an overview of what we're going to do for the next 45 minutes and then I'll hand this over to you to kind of describe this document. So we're going to get a little primer on this document, and then what I'd like to do is – I know this group feels small and it is small, but I also think we can be really efficient in small groups. So I'm going to have you break into groups of three I'd kind of like to form at the table. And I'm going to give you a big piece of paper and what I'm going to ask you to do is look through these definitions. I'll provide some kind of prompts once we do this. Look through these definitions, pull out things that you feel like are important or helpful to you, and also think about what your goals are for a definition just in general. So, like, is it a common working language? Is it something that's, like, flexible or really rigid? So as a group to kind of think about elements of the definition itself but also, like, step out/big picture what do you want in a definition. Okay.

Before we do that – and then we'll have time to come back and talk about – like, bring all three of the groups together and talk about those.

Male: Question about this.

Ms. Harris: Yes?

Same Male: So this is by no means an exclusive list of agricultural tourism definitions.

Ms. Harris: Yes.

Same Male: If we boil down what we have in front of us then there's still room for adding to or something like that?

Ms. Harris: Yes.

Same Male: Oh, thank you.

Ms. Harris: Yeah, these are six examples just to get you thinking. I will say that when people send examples, most examples were sent by a few people – which is not to say don't send. Like, it's really helpful for us to get them a few times to see that you're using the same definitions. Don't assume that someone else is going to send it, like, yeah. That's probably a good time to pass this over to you.

Ms. Satushek: Yeah. So, like in last meeting, the intent of this is just to start the conversation about defining agritourism with what _____ distinct definitions there are out there, if there's any amending that needs to be done to ____ Skagit County. And so these numbers – I only number them just for reference and keep track what they were. And they were provided by the community group members here. And then – so those are the first six ones. And then every member has shared – I put for additional consideration, which was more of a firsthand personal experience of agritourism, which I thought was pretty valuable. So that's under the additional considerations. And again, this is just a working

document please. Like, this is just for starting. You can add suggestions. It's meant to be a live thing.

And then at the bottom it – the black bold says “Skagit County’s zoning code definitions of what currently is defined by code as” – oh, I’m sorry. I should make sure everybody has the same document. Do you all have the one that says “Agritourism Definitions”?

(sounds of assent)

Ms. Satushek: Okay, perfect. And the key terms that came up a lot during the discussion that _____ what was done previously with the agritourism policy work that was done with BERK, was language around agricultural activity, agricultural accessory use, and then temporary events. Those last three terms come straight from the Skagit County Zoning Code.

Male: I have one question. Which definition __ RCW _____. Do we have to scope that down and make it broader or do we have to fit our policy work under the RCW?

Ms. Satushek: My understanding is that this RCW is from the whole law about, like, why the _____. I also thought that Terry might know a lot about this, if he wants to weigh in. Not true?

Mr. Sapp: I need to review that. I’m so sorry.

Ms. Satushek: No, no. The question was, so if the County was to take the RCW that was provided by the state, but again, it does fall into that liability section for what constitutes agritourism, what latitude does the County have to expand or narrow that for definitions that would be regulated by the County?

Mr. Sapp: I believe we have wide latitude in that – for zoning purposes. I think we would be able to do that. I mean, could that change with the state’s later-this-year, anticipated guidance? Maybe. But I think right now we would be able to craft what our vision is.

(silence on recording for about 5 minutes)

Ms. Harris: I’ll give you about two more minutes individually to review this document and then encourage you to find a group free to work with. If you feel like you’re ready to do that now you can go grab another snack and stand up and orient yourself. I’ll put some paper out at the landings – a landing place for that.

Male: One more question for context ____.

Ms. Harris: Yes.

Same Male: _____ Is it too much? I’m assuming wrong. Is to then ensure that as we’re defining an accessory use in agriculture that the step that allows someone to do that

activity on their – and it excludes that – that their activity excludes that, then they would be under the temporary use provisions, correct? Is that why we're – is that the purpose of this finding?

Ms. Satushek: Yes. So _____ define agritourism and clarify the scope, I expect to find what activities fall out of the accessory – agricultural accessory uses. Because my understanding is that's been kind of the crux of the issue, is some activities have – there's often a clear category what is – I mean –

Male: So then our definition should be something that would be the classic test for the exclusions.

Ms. Satushek: That is clear – that it's clear that it's falling outside of an accessory use. And let me see if the definitions that I have here – ag accessory use. So like right now, for example, agriculture accessory use is like you _____ so the public storage of ag products, miscellaneous ag support buildings. And so I think also too, number 7 is ag activities associated with tourism would promote local agriculture, provided that adequate parking is specified, ingress and egress are designated and permitted. So that's the area – my understanding is that needs to be tightened up or have a clearer understanding of what is an ag accessory use to support that current farming activity, and what is agritourism. Does that answer your question?

Male: I think so.

Male: The definition _____ for what's excluded. In other words, iff someone _____ they look at the definition and quickly realize that the activity they're proposing is either included or excluded because of this definition.

Ms. Satushek: That's our end result. That's where we want to get to.

Male: Sorry.

Ms. Satushek: No, no! It's helpful because it makes me think through it as well and how to better explain _____.

Male: _____. Okay, if it _____ then you get temporary use.

Ms. Satushek: That's what we're working to get towards actually.

Male: That's why _____.

Female: And just for my _____, I went to different directions. One is an allowed – I call it an allowed agricultural accessory use that doesn't meet _____ agritourism. Is that correct?

Ms. Satushek: Yeah, so I think we just – the goal is to get understanding of how the County wants to define agritourism as far as a zoning code definition, and then, What activities would be considered agritourism and *not* agricultural accessory use? So my understanding is that agricultural accessory use supports the primary functions of the farm, but also, like, accessory such as u-pick sales, small farmstands. The tricky part is the tourism sections or subsection 7 on the last page of the definitions, which defines “agricultural accessory use.” That was basically – that’s tied to the remand document, thinking that remand language was making it more actionable or _____.

Okay, so what the Commissioners asked the Planning Commission and the Department to do is address whether additional detail is required to describe and regulate agritourism other than those considered accessory, pursuant to this definition of agricultural accessory use. Is that too much words? I apologize. Is anyone following what I’m saying?

Director Moore: Tara, to follow up on that, I think it would be important to define agritourism, define limits of accessory use, and then to your point after that, it – you know, once we define those then we can figure out where it fits in code as far as the regulatory path. It could be that it’s outright allowed as an accessory use, an agricultural accessory use. That’s typically how our code describes certain, more limited things. So definitely describing what falls into that. So for us, we could look at _____. Or does it fall outside of that and require a special use or if it doesn’t fall allowable for *any* of that, there is a separate section on temporary usage. And temporary special events are just very, very confined, finite usage that don’t really follow a permanent code path. So there are different regulatory pathways once we identify things very clearly. So in my mind, that’d be the first step, is trying to get the thresholds decided, and then if we want to move to what regulatory pathways those are appropriately managed with, then we could do that.

Ms. Satushek: So part of our conversation – I’m sorry. I’m just trying to think all of this through – will part of our conversation and recommendation be on that special use language as well?

Director Moore: It can be. I mean, the directive here and the goals of this group have very specific things in the remand, but it also has Other. So I anticipate there are going to be some Other that we’re going to add in that weren’t originally included. So, yes, I think that would be welcomed. It’s definitely something that will need to be worked out at some point, so if this group has ideas on that, I’d like to hear them.

Ms. Satushek: _____ definition of agritourism will _____ the place of it? Like a 7 kind of the problem in the sense that it’s not specific enough? Or it will provide more detail. So, like, are we trying to define agritourism as an ag accessory use or as separate from ag accessory use?

Director Moore: Um, don’t worry.

Ms. Satushek: Don’t worry too much about those ____ at this point because –

Director Moore: You know, I guess my personal thought is that it would be defined separately?

Ms. Satushek: Yeah.

Director Moore: Because, I mean, there are going to be – agritourism is one thing and then you might want to split it into different scales of agritourism and that might fit different compliance pathways. So depending on if it's ___. If it's indeed agritourism, you know, it might be large-scale, it might be small-scale; it might be temporary, it might be permanent; it might be yearly, it might be daily; it might fit our scales of review, whether it's an administrative special use permit, a Hearing Examiner special use permit. So I think, coming back to really clarifying the limits of what each of those uses are. To me, you know, more – I better not say that; I wouldn't say "simple. Ag accessory. What's ag accessory? Because right now in the Ag-NRL zone we say that's an outright allowed use – if it's ag accessory – and you don't have to go through a bunch of regulatory process and special use permits. So to me that *might* be a good place to start, is figuring out, Okay, what are we comfortable with outright allowed? And then after that, the agritourism stuff, do we – is it one lump? Is it one definition or different levels to it?

Male: Question, Jack. So for that process, or at least for me, we're going to have to understand more about the *King County v. Friends of Sammamish Valley* and all that, the outcome and maybe even what they've been working on in Olympia. I don't know what the status is of that whole rule – 5055. Yeah, there was some legislation and I guess there was – was it designed to _____?

(several people speaking at the same time)

Same Male: So the Supreme Court decision sort of set the stage for what *wasn't* allowed.

Director Moore: Yeah, we could definitely bring the Agricultural Advisory Board actually asked for some more information on that and our attorney did a summary on it recently. So we definitely –

Female: Can we get that?

Director Moore: Yeah, absolutely. We could bring that to this group.

(several incomprehensible voices)

Female: Providing the summary before the next meeting with potentially, like, a status update or a presentation or – _____.

Ms. Schuh: It'll just help us all go along a more cohesive path. I think the more information we have – because there's no reason for us to design _____. We can all kind of go the same speed. One vision for all.

Male: I really want to kind of get to these small breakout groups and drill down, but I do have kind of a specific question that maybe can help clarify – for me anyway – what we’re trying to distinguish here. And so, like, the thing that pops up for me immediately is this under Agricultural Accessory Use – is the – like take number 4. You could say “Open to the public” versus “Activities associated with tourism to promote local agriculture.” So where in that does it say “Retail sale of on-farm – of goods produced on farm,” not “Produce produced on farm ____.” We’re selling to retail but not u-pick. Is that an activity associated with tourism? Does that fall under some other piece of County code to permit that on-farm sale, or is that the –

Male: That’s what we’re trying to figure out!

(laughter)

Female: Where is it that farmstand – which part of the code is that? Because farmstands are addressed as, you know, _____. So that’s not under Ag Accessories then. It’s somewhere else.

Director Moore: Yeah. Farmstands are broken out in – so u-pick is the accessory. The farmstands themselves are broken into, I think, two levels? Three levels?

Female: Two-hundred square feet. Two-thousand, five-thousand.

Director Moore: Yeah, and I think each of those go through a different pathway. I need to verify that in the zoning code, but likely that the mid one will go through an administrative special use permit and the large-scale one would go through a Hearing Examiner special use permit.

Male: So that’s permitted independently of the accessory use criteria.

Director Moore: Right. Yeah. It’s – once we divvy up what threshold or how do we categorize or define the proposed use, then we know what pathway it goes down.

Male; Okay.

Director Moore: And so that’s why I said I think it would be valuable. I mean, I think we have to define the uses and the limitation of those uses for accessory, agriculture accessory, and what’s agritourism. At least those two, if not –

Same Male: Yeah. No, that’s great. And that makes sense that it lives in that kind of separate piece of code and it’s not a blind spot necessarily between these two, even if it does need more clarifications outright.

Director Moore: Yeah.

Female: Questions? Are there questions? Have Jack and Tara _____. We can also have you rotate kind of as groups are talking. We did that actually.

(silence)

Ms. Harris: I'd like to get you into groups and I'd like to leave time for more discussion. I just want to do a time check. We are scheduled to go till 11 today. I hear from folks that once you're here you like to be here. I want to honor your time that we probably would meet until 11 today. What is – do you folks have something after this that you would like to get to or would you like to – like, where are you on the spectrum from, like, leave at 11 today and plan for longer meetings in the future, or spend, you know, maybe 20 or 30 minutes more today if you have it?

Female: I have a speaking engagement. I have to get over to _____. I do have to leave at 11.

Male: I need to leave at soon after 11. Not hard and fast but within quarter-after.

Female: I could go to quarter after or 11:30.

Ms. Schuh: I would like to make sure we're not in conversations that you're not able to be part of. You said so.

(several people speaking at the same time)

Ms. Harris: No, we said 11 so that's – why don't we make sure that we have time to get through not just a group discussion and, like, specific action items in terms of, like, meeting dates, and then if folks want to meet to either be in small groups and, like, drill down and _____ stay.

Okay. So what I'd like you to do is, like, split yourself into groups of three. We'll do just for logistics, like a corner table, corner table at corner table. And I know there's a lot swirling right now, so there's not like – there're a lot of questions and I just want to recognize that – that your goal in the next 10 minutes together is to spend a little bit of time with some of these definitions on the front. Like if you – I've seen you each kind of like writing and highlighting. Talk about places that you're in agreement or not in agreement. And then your second purpose is just thinking about what is that goal for a definition, and that's where this paper that I'm going to hand you – I would encourage one of you, like assign someone as scribe, and use the big piece of paper to think about, like, what you – we're not thinking about, like, specifically words or uses that are in a definition, but where you want that definition to get you at the end of the day. And I think that's a part of the conversation we ____.

Sorry – I don't mean at the end of today. I mean, like, once you have given a recommendation, what does that definition kind of cohesive of?

I'll put some thoughts on the board just to get you thinking about what that might or might not be as you go.

(dead air for 24 minutes during small group discussions)

Ms. Harris: ... letting you guys know. _____ can represent kind of what they discussed in a way that – _____ they can represent what they discussed in a way that honors _____ and she's comfortable with that. So both have, you know, kind of 15 minutes to _____ to process and digest a little bit what you shared in your small groups with the main group. And then we'll save just a minute or two at the end to talk with the _____. I think the biggest thing for that is that our next meeting is in two weeks. It's actually going to be at a different venue so I'd like you to _____ out for this group. _____. It'll be the one meeting that we'll have at Padilla Bay, which is beautiful if you haven't been there, and you should plan sometime after noon to, like, spend lunch there if you can because it – yeah. I've been there on sunny days and rainy days. It's worth it. Yeah.

Okay, so does the group want to kick us off? I'm speaking a couple of minutes just like an update. I know, like, you added three or four key points _____. Each group can think about, like, what are their top three or four key points that they would want to communicate to the whole group. We'll spend – let's each go around and do that and then we can open it up for questions and discussion. Will you kick us off?

Female: Sure. I feel like looking at the definitions – and Darrin can correct me if I'm wrong. While _____ I'm opening a burrito breakfast sand _____.

(several people commenting incomprehensively)

Same Female: We were in agreement but, you know, a lot of the – a commonality in these definitions is kind of agriculture primary, tourism secondary – big A, little t. _____. A nod to Terry! So that's kind of point number 1 – agriculture primary. We talk a lot about really the devil being in the details of, like, a lot of the definitions, and how do you safeguard against creep. Like most things, like even a restaurant on a farm is maybe not inherently bad but it's like how do you avoid that secondary activity from becoming the primary activity and then how do you – What is the definition and how are you checking against that and whatnot?

And then thinking that any definition has to be flexible. We aren't going to be outlining – able to outline every single activity that may not be agritourism. But it's kind of like, What are the criteria, what is the litmus test that it needs to go through to decide that?

Male: It's pretty broad and general. We didn't get down – you know, it's really hard to dig into a specific activity. Then you would just say no – or yes, for that matter. I look at it that way too. To be that judge is a lot of weight on your shoulders, but I think together as a group we could nibble at the edges of that but maybe we won't ever get exactly there. But I think if we have a process – at SPF we used to say it was passed through a gate if it's approved, and then it had made the muster, whatever that is, it would go through the next

gate. There would be a gate and the gate is the process. You know, does it fit the definition of agritourism? Does it not bother, does it not take up whatever that process is?

Female: ____ you said the wording “like litmus test,” like you have to be in those categories in order for it to make sense at all and be considered.

Male: Yeah, I think so. We need to practice that too, once the litmus test that it consider. First of all is the concept of soil _____. Is the activity soil-dependent, yes or no? There’s actually definitions in Skagit County Code _____. So if the activity is somehow related to the soil, either through cattle or through farming, that’s potentially agritourism. If it’s not soil-dependent, it probably is one of those things. First ____.

Second one, does it benefit a farmer? Does the agritourism activity actually contribute to income to a farmer? Both of those ____ are ones that we’ve talked about.

And then we have this open question, which we don’t really include. Perhaps this goes back to the Planning Department, Jack. The – if – so a classic soil-dependent activity could be like a farm-to-table dinner, okay? It is selling, it is having something on the table that is of the farm. Big potato dinner. And _____ wedding planning at the same time. But it may not be defined as a soil-dependent activity, but it could be if the wedding actually does an educational activity and talk about the farm and what it’s supposed to be, or there’s something for the farm table. And then there’s actually the wedding. So does that make the wedding a soil-dependent activity if there’s a farm-to-table dinner? I mean, I don’t know, in the climate not – I won’t take any more time on this, but it is a question. Say, if the activity is broad and such that it becomes soil-dependent, does that make it agritourism or not?

Male: _____ the primary activity versus any scheduled activity in that calculation.

Other Male: Yeah.

Director Moore: Are you asking how the County would _____ a similar scenario right now?

Male: Yes.

Director Moore: We generally break down each activity or sub-activity and figure out which one is the highest one, and we categorize our review on the highest level activity. And so in that example then, you know, we would – under current code I wouldn’t typically say that you don’t get the domino effect to build up and pull more in. You generally – you draw bright lines and you determine if each intensity level or use is appropriate for that zoning district. So that’s at least right now that’s how it works.

Male: The question/clarification on that: Would that mean then you would look at that activity as planning first and the farm-to-table dinner was subsidiary to that?

Director Moore: Yes. Yes, so we would look at them sort of independently saying, Okay, these are two different categories of uses and are both of them allowed or are we going to review to the highest level use and see if any of it's allowed? Or do we suggest that – you know, we often give special use permits right now (brief silence on recording) ____ similar type things happening. You know, there's guidance on what can be allowed with a special use permit – different levels in the code. They're not clear or all encompassing, but they give you ideas of roughly intensity of uses for different things. And some of them will have multiple. They'll have some of the low intensity use things. They'll actually have some allowable uses that wouldn't need a special use at all. They'll have some components of that, some components of low intensity that would just be an admin special use within the Department we would decide. And then they'll have some components that are higher end. A Hearing Examiner Special Use, because it's a higher intensity use.

So when we get something that spans different intensities of use, we run it as the highest level. And it may get completely – you know, a decision on the whole thing may ____ completely or the decision from a Hearing Examiner may include, Well, your high intensity use isn't going to work. And then therefore you may proceed with this but you're not going to be able to do all of this. That's how it kind of gets broken down in practice today. And obviously we could all discuss on how that ought to work and then moving it in the future. A new code.

Male: That's really helpful context, and just one quick follow-up on looking at the number 1, the first definition under the RCW. There's in the allowable activities, and buried in the middle a list of onsite hospitality services. And I guess I was curious how that – to me that would seem to include like a wedding or event on-farm, and I guess my question is, To what extent can Skagit County be more strict in that RCW in terms of enforcement or permitting? Or rather something like that.

Director Moore: My understanding's that we can establish our own if – you know, that the state – and I can get better clarification from our attorney, if we need to, on state law. And we actually have – I mentioned guidance on that recent decision, so that'll probably ____ kick that off.

Okay, back to your question. I think the state may have an overarching definition of what it considers ag tourism, but that doesn't mean that we have to allow everything in their definition in every zoning district in Skagit County. We could further pare that down. We could further decide where those particular ag tourism uses are appropriate. We could say, Well, these ag tourism uses are only appropriate here on this size property or this lower quality soil property – or however you want to measure it.

Male: The point is there's some room for –

Director Moore: We do have local authority to further pare that down.

Same Male: Okay.

Ms. Schuh: We just – first was agritourism – agritourism should be keeping with the character of the valley. And where we're educating, where the residents of the changing seasons in ag struggle so that they understand what happens here in the valley. It helps them understand how important the valley is and so they come to the valley to enjoy being in the farmland and seeing how important the farming impact is on their life – where they eat or where the food is that they get. And if we don't keep it, what would happen to our – if it was all full of passes, what would happen to it? So it's something we need to educate them when they come to encourage people to come to the valley so we can educate them and keep our valley alive, and feed them our great food.

We see generations of people come at different times. So in the fall we'll see generations of people come from all different places and it's our time then to be able to encourage them to come at those times, but don't come when we're not open. You know, we're not open all the time and we're not available, but we're farming. This is how we farm. And having seasonal family inclusion where they can come to u-pick and they can come to buy a Christmas tree. They can go through a corn maze, but maybe they learn something educational even while they're in their in their corn maze about our valley or how our valley's changed.

Just to educate them: Agritourism shouldn't be a gold mining experience. It shouldn't be a merry-go-round. It shouldn't be water slides. You know, there's things that you bring to the farm for somebody to have fun with. It should still be part of farming. And, you know, maybe it's riding behind a tractor or riding on a tractor-pulled implement or something, but it gives you that experience. I had a cousin come home from where they live and they – his kids didn't know what a hayride was. So, I mean, he rides something that's been used forever to haul hay or whatever, but it's important for even little people to know what a hayride is, whether they only ride on it once a year. But it just kind of brings people back to simpler type of way of life, I guess, to keep our valley alive and keep the farm going.

Female: Just to add: With each specific farm we're – events like tulips or berries and the u-pic. It helps those that are coming in become a part of the valley because, Oh, I came here with my grandma and now I'm bringing my kids. It makes them feel like they are part of the valley and of the property's history when you know they have a little Polaroid of them picking berries or shucking corn. It just helps them, you know, try and find that spot on that farm and see if they can find the point where their grandma took them, or their great-grandma or their grandfather. I think that that's an important thing about – when you're teaching them about your property, you know? Maplehurst, it floated down the river. That big point that they make during tours is educating them about how they got to the resting place that it got. And I think that that helps anybody that does get married there feeling they're a part of the valley as well.

Male: It's _____ to come back to it. You talk about the character of the valley, you know, and farming *is* working farms for the primary business activity is _____ ranching. Whatever. It's a _____ is the working farm. And so we'll have an opportunity to educate _____ that they're coming *to*. They're coming to Schuh Farms. And they're having all these opportunities to experience it but at the same time they – Jen is

able to talk about, you know, from an expert's point of view. This is how seasonality works. This is how ____ and crops are grown or why we grow them and why we don't grow these other crops here. Why we don't have strawberries in January unless they're frozen. And so you're coming from a point of expertise and so that's really important that it's big A, little t first. _____.

Female: I just want to pause. A couple – I know a few of you kind of order our berries.

Male: Yeah.

Ms. Harris: Thank you for all those comments. Lots of similar feelings. I think we'll probably get some clarification from the County. We'll work out some more specific topics for the next meeting. You'll get a meeting summary with some action items, including some just like ongoing review of documents, things for you. We'll see you at Padilla Bay in two weeks, and if there are other things as we build out the agenda we'll try to get it to you no later than next Thursday. So if you have comments about the agenda and you want specific things covered, like definitely not the draft agenda, we're open for feedback. Thanks.

Ms. Harris: You'll take a brown bag? Yeah, if anyone wants to bring lunch.

Male: If we're going to be there till lunchtime, sure.

Ms. Harris: Yeah, if anyone wants to bring lunch _____. That's what I meant – yeah!

(several people talking and laughing at the same time)

END