

# Synthesis Document DRAFT June 17

## #1 Definition

**Agritourism:** a range of activities conducted by a farmer on an actively managed, ongoing farm operation that engage the public for the purposes of agricultural education, enjoyment, or recreation. Agritourism activities must preserve the area's rural character and remain incidental to the site's primary agricultural use. Agritourism is separate and distinct from farm-based businesses and agricultural support services.

Three categories of agritourism are allowed in Skagit County. Agritourism 1, Agritourism 2, Agritourism 3. Agritourism 1 is a permitted use, Agritourism 2 requires an administrative permit and Agritourism 3 requires a hearing examiner permit.

## #2 Tulip Festival Recommendation

The CAG members recommend supporting Full and Lawful Participation in the Annual Skagit Valley Tulip Festival via the following 5 criteria. Any day use caps that apply to special use permits should not apply to SVTF partner operations between **March 15 and May 15**. This would apply to SVTF participants throughout the geographic extent of Skagit lands, including AG-NRL land.

**Commented [MH1]:** possibility of a floating six week window

## #3 Geography Recommendation

The Community Advisory Board does not recommend partial or differential treatment based on geography (location within Skagit County) or parcel size. While it's true that different areas of Skagit County have unique landscapes and community characters, these differences can be respected and managed within a unified regulatory framework. A single, fair, and enforceable agritourism code—with tools for addressing local impacts as needed—offers the best balance of clarity, equity, economic support, and environmental responsibility.

## #4 Temporary events

*Needs drafting*

## #5 Consistency with parallel processes Recommendation

The assessment of legal consistency with the *King County v. Friends of Sammamish Valley* ruling and related state-level policies is fundamentally a professional planning and legal task that should occur at the level of County staff and the Planning Commission. While this community advisory group plays a role in shaping the values and priorities that inform future policy, the full responsibility of this task sits outside of the CAG.

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It is within the scope of the CAG to consider judicial and state-level legislative outcomes in the process of developing recommendations. The CAG has done this through multiple avenues:

1. Reviewing the summary of *King County v. Friends of Sammamish Valley* which was provided by Jason D`Avignon, Skagit Co. Prosecuting Attorney.
  - a. Requesting that Jason D`Avignon provide a presentation on this topic (May 22).
2. Requesting that final CAG recommendations be reviewed by Jason D`Avignon, Skagit Co. Prosecuting Attorney during the County review period and before they are drafted into code language.
3. Requesting a presentation on State-level recommendations, which was provided by Jenn Tate on May 29; continue to monitor the process for the status of statewide recommendations.

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### **#6A Representation- Creation of a new Board Recommendation**

The complexities surrounding agritourism require ongoing representation, dialogue, and resolution. CAG members support the creation of a permanent advisory board to address agritourism issues in Skagit County.

### **#6A-alt Representation - Use of AAB Recommendation**

Ensure long-term representation of agritourism interests and operators within framework of the Agricultural Advisory Board.

### **#6B Conflict Resolution Recommendation**

The Community Advisory Board strongly supports binding arbitration as the preferred method for resolving conflicts between farmers and agritourism operators in Skagit County. We believe it aligns with the values of collaboration, sustainability, and community cohesion that underpin agritourism initiatives.

By advocating for binding arbitration, we aim to promote a fair and practical approach to conflict resolution, minimizing disruptions to both farming and tourism activities. We encourage farmers and operators to embrace arbitration clauses in their agreements, ensuring that any disputes can be resolved effectively without resorting to litigation.