

Skagit County Conservation Futures Advisory Board
Meeting Summary
April 14, 2026

Members Present | Advisory Rep. Affiliation

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| ☒ Scott DeGraw (chair) District 3 | ☒ Margery Hite Skagit Conservation District |
| ☒ Andrea Xaver (vice chair) District 2 | ☐ Keith Morrison At Large |
| ☐ Jim Glackin Skagit Land Trust | ☐ Owen Peth District 1 |
| ☒ Audrey Gravley Skagitonians to Preserve Farmland | ☒ Sarah Stoner <i>ex officio</i> Skagit County |

Others Present—Affiliation

Jenn Johnson, Skagit County Public Works

Bob Rose, former Skagitonians to Preserve Farmland Executive Director

Scott called the meeting to order at 7:30AM.

Review Agenda

Agenda approved. Quorum present with minimum of four voting members.

Review March 10 Meeting Summary

Margery made a motion to approve minutes; Andrea seconded. All in favor.

Property Updates

The group discussed updates on the properties currently in queue for agricultural conservation easements. The queued applicants encompass 300 acres and 6 development rights.

Sarah shared that Land Title let her know last Monday that they will not likely turn around my title report requests in a timely manner. They are so underwater that they suggested Sarah work with another title company. Sarah asked Scott and Audrey for recommendations and ideas. Skagit County currently has no standing contracts with other title companies; it would take some time to initiate, set up and execute new service agreements.

Application Property Scoring/Review

FLP 263A

The group reviewed and scored FLP property #263A, comprising of 100 acres and two (2) development right in Bow area off Bayview Edison Road.

The property scored as follows: *Core Criteria 90, Edge Criteria 40*. The property scored highest in Core Criteria, which emphasizes the protection of a critical mass of farmland protecting agricultural viability.

FLP 264

The group reviewed and scored FLP property #264, comprising of 42 acres and one (1) development right near Day Creek east of Sedro-Woolley and south of Lyman.

The property scored as follows: *Core Criteria 67, Edge Criteria 35*. The property scored highest in Core Criteria, which emphasizes the protection of a critical mass of farmland to protect agricultural viability. Edge property scores emphasize mitigation against development pressures.

Marketing & Application Process

Annual Report 2025

The updated [annual report for Farmland Legacy recaps 2025's](#) work and the program's work across nearly three decades. Last year's WSU Extension crop data & inset crop feature (on seed crops) was replaced with a **feature on farmland succession**. One full page of the eight-page report is dedicated to farmland succession, with stories of two local farmers: Dave Hedlin, John Thulen.

21,000 copies, distributed as follows, April 2026:

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| a) Skagit Valley Food Co-op Natural Enquirer | 10K | April issue |
| b) Skagit Valley Herald | 4K | April 4 (Saturday) |
| c) Anacortes American | 2K | April 8 (Wednesday) |
| d) La Conner Community News | 1K | April 9 (Thursday—timed with La Conner Tulip Parade event; LCCN attendance, handing out the paper with our FLP insert) |
| e) Concrete Herald | 4K | April issue |
| f) Overruns | 600 | |

Monitoring & Stewardship Updates

Kai reported that 2025 monitoring is a wrap, He's begun 2026 field monitoring of easements. Ideally, FLP's report monitoring for 2026 will use Landscape, the newly acquired software. [Landscape](#) is cloud-based software that tracks and reports on all aspects of land conservation from acquisition to stewardship. Landscape is a database that integrates project management, mapping, and document archival—it also provides in-the-field access with the Landscape Mobile field data collection app.

Kai shared that Viva Farms is looking to expand their parking area, for the new barn building. Viva reached out with questions on impervious, which is ideal and proactive on their part. Kai will be working with them to arrange a site visit and to confirm impervious calculations.

For two easements with derelict vehicle violations, the USDA has suggested a deadline of July 2026 for removal of the derelict vehicles. Both easements are jointly held USDA-FLP with FLP as the main contact between landowners. Potential leaking oil is of concern.

Sarah is working with Planning to steward two boundary line adjustment (BLA) requests on FLP-protected land. A third BLA finalized earlier this year on FLP-protected land, January 2026 on FLP-109. Two of these BLAs will bring additional acreage into the program. The third BLA in progress, FLP-181, will correct an incorrectly segregated lot that occurred in 2008 prior to the 2016 FLP easement, requiring removal of 2.15 acres from the original easement.

Succession & Land Access Grant

Sarah shared the report recapping *Your Farm's Future* succession and land access workshops, hosted by Farmland Legacy and stakeholder partners in winter 2025-26. More than 80 farmers and farmland

owners attended, representing 60 farms. The report details demographics and outcomes, among other data.

Sarah is working on a follow-up survey for attendees, to develop next steps for additional workshops and resource support. Also, she is compiling a succession resource list for Skagit farmers and farmland owners to access.

Member Updates

The group discussed appraisal reviews.

Recent ag news of interest was shared by Sarah but not discussed:

Skagit County Planning Commission talks code amendments, planning docket (Skagit Valley Herald, March 12, 2026) regarding Skagit County code amendment proposal, April: “The proposed amendment clarifies that single-family residences when on a legal lot eligible for development that are one acre or less are not accessory to agriculture and are a primary use,” documents state.”

Seattle eyes Skagit Delta farmland for fish habitat (Capitol Press, March 13, 2026).

What’s the matter with Washington? Subhead: *Washington in 2024 ranked No.1 in producing apples, blueberries, hops, pears, onions and sweet cherries. It was No. 2 in grapes, potatoes, raspberries and winter.* (Capitol Press, March 17, 2026).

Farmers in Whatcom, Skagit fear high costs of Iran war and Record fuel prices, tariffs have Washington farmers running on empty (King 5, March 31) which features thoughts from Skagit farmers Jason vander Kooy and Dave Hedlin

In Skagit’s agritourism debate, small farmers’ livelihoods and preserving farmland at odds, (Cascadia Daily News, April 13, 2026). Subhead: *After public hearing, Skagit officials will deliberate on the code April 28*

Financial Report / Administrative

The financial summary is updated through April 2026 and reflects easement properties closed and recorded.

CFAB 2026 Meeting Dates

April 14	July 14	October 13 (tbd)
May 12	August 11 (tbd/cnx)	November 10
June 9	September 8	December 8

The meeting adjourned at 9:25 AM