

Skagit County Conservation Futures Advisory Board
Meeting Summary
May 12, 2026

Members Present | 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

None

Scott called the meeting to order at 7:35 AM.

Review Agenda

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

Review April 14 Meeting Summary

Jim made a motion to approve minutes with two small typo corrections; 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 560 acres and 12 development rights.

The group discussed the Ag Lands Preservation (ALP) code often referred to as the “39 and 1” subdivisional code provision. Jim asked how much it costs a landowner to enact the ALP on their land. Scott proposed looking into this topic for advisory member discussion.

Applicant Property Scoring/Review

FLP 262B

The group reviewed and scored FLP property #262B, comprising of 145 acres and 2 available development rights east of the town of Hamilton.

The property scored as follows: *Core Criteria 71, Edge Criteria 81*. The property scored highest in Edge Criteria, which emphasizes a higher than usual need for mitigation against development pressures.

Marketing & Application Process

Signs Locations

Sarah requested input on siting locations for additional PROTECTED FARMLAND signs, to determine three priority areas with high visibility and high traffic areas. The group discussed several viable locations; Sarah will follow up on these, to work with the private landowners and the County roads crew who manages rights of way plus County sign installations.

Monitoring & Stewardship Updates

Sarah reported in Kai's absence. Monitoring is underway. Share shared that a monitoring issue has been identified that is being addressed immediately on an existing easement.

The easement protected farmland has diesel leaking from an installed fuel tank. There is noticeable fuel odor and lack of vegetation in the area. This is a hazardous substance and is upgradient from wetlands and agricultural fields by approximately 235.' Additionally, runoff from the feeding lane is causing excrement to pool in the grass at the bottom of the lane. This waste appears to be draining down the slope into agricultural fields and the grazing/wetland pasture presenting water quality concerns. FLP contract easement monitor and staff have previously been working with this landowner regarding derelict vehicle removal.

Status update on the fuel tank leaking diesel upgradient from wetlands and farm fields:

- County pollution source control/stormwater team has alerted both our internal Code Enforcement staff as well as County Environmental Health staff. See attached email message.
- Sarah has filed an [ERTS report](#) with Washington Dept of Ecology (the statewide Environmental Reports Tracking System) including the impacted watershed area.

Member Updates

The group briefly discussed recent adoption of Agritourism Code.

Additional details on the code: On April 28, 2026, Board of County Commissioners adopted the Agritourism Code. The code establishes three categories of Agritourism uses based on the number of guests and the number of proposed events:

- Agritourism 1 is outright permitted
- Agritourism 2 requires an Administrative Special Use Permit
- Agritourism 3 uses require a Hearing Examiner Special Use Permit.

Table 14.18.407-1

Agritourism Type	Max No. Guests Allowed	Max No. Days Allowed Per Year ¹
Agritourism 1	50	10
Agritourism 2	100	35
Agritourism 3	As Conditioned ¹	As Conditioned ¹

Sarah shared related ag news of interest but article content was not discussed:

Skagit County commissioners hear public comments on proposed agritourism code (Skagit Valley Herald, April 15, 2026). Excerpts in italics.

The proposed code would define agritourism as follows: "Agritourism provides opportunities for working farms and ranches to preserve and promote Skagit County's agricultural lands. Agritourism allows for educational and experiential activities that are related to, and supportive of, agricultural production. Agritourism activities must have a direct connection to an actively managed, ongoing agricultural operation. Agritourism helps agricultural producers keep working lands in production by

diversifying and enhancing their income. Agritourism activities must be incidental and subordinate to existing agricultural operations.”

Agritourism code passes in Skagit County (Cascadia Daily News, April 28, 2026).

Skagit County officials on Tuesday unanimously passed a sweeping new code regulating agricultural tourism, marking a milestone in a yearslong effort.

'About as good as it can be:' Skagit County commissioners approve agritourism regulations

(Skagit Valley Herald, April 28, 2026).

After about four years of research, revisions and discussions, the Skagit County Board of Commissioners unanimously approved Tuesday the proposed county agritourism code amendments.

Financial Report / Administrative

The financial summary is updated for May 2026 and reflects easement properties closed and recorded. Please note that not all expenses may be reflected in this report; invoices pending payment.

CFAB 2026 Meeting Dates

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

The meeting adjourned at 9:25 AM