



Planning & Development Services

1800 Continental Place ▪ Mount Vernon, Washington 98273
office 360-416-1320 ▪ pds@co.skagit.wa.us ▪ www.skagitcounty.net/planning

Notice of Availability

including notice of SEPA threshold determination, written comment period, and public hearing

Proposal Information

Publish date: September 25, 2025

Proposal name: Skagit County Agritourism Code Amendments

Documents available: <https://www.skagitcounty.net/departments/planningandpermit/agtourismmain.htm>

Lead Agency: Skagit County Planning & Development Services

Contact Person: Robby Eckroth, AICP – Senior Planner

Public hearing Body: Skagit County Planning Commission

Public hearing Date: October 14, 2025 at 6:00 p.m.

**Written comment
deadline:** October 16, 2025 at 4:30 p.m.

Planning Commission

Deliberations Date: November 18, 2025 at 6:00 p.m.

Proposal Description

Skagit County is proposing amendments to Skagit County Code Title 14 which include an agritourism definition and use standards. Agritourism uses are required to be secondary and related to an ongoing agricultural use and cannot result in the permanent conversion of agricultural land. Agritourism uses are proposed to be allowed in the Agricultural – Natural Resource Lands, Rural Resource – Natural Resource Lands, Rural Reserve, and Rural Intermediate zones. The amendments propose the establishment of three levels of Agritourism:

Agritourism 1 (Permitted Use)

- Number of guests cannot exceed 50 people per day.
- Agritourism activities cannot exceed 10 days per year.

Agritourism 2 (Administrative Special Use)

- Number of guests cannot exceed 100 people per day.
- Agritourism activities cannot exceed 24 days per year.

Agritourism 3 (Hearing Examiner Special Use)

- Guests and number of days will be limited based on conditions of approval.

The amendments propose to amend the name of Temporary Use Events to Limited Event Venues. The amendments propose to prohibit Limited Event Venues, restaurants, and regularly occurring celebratory gatherings, such as weddings in the Agricultural-NRL zone. The amendments also replace “activities associated with tourism that promote local agriculture...” as an Agricultural Accessory use as they will be replaced with the new Agritourism use.

More information is available at the website above.

SEPA Threshold Determination

Skagit County has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under the State Environmental Policy Act, RCW 43.21C.030(2)(c). This determination was made after review of a completed environmental checklist and other information on file with the lead agency and is available upon request and at the above listed website. This determination is issued pursuant to WAC 197-11-340(2). Skagit County will not act on this proposal for at least 14 days from the publish date indicated in the table above. Written comments regarding this Determination of Nonsignificance must be submitted by the written comment deadline (above) and in the same manner as other comments. Pursuant to SCC 16.12.210, no administrative appeal process is available for this legislative action.

How to Comment

Option 1: Email comments are preferred and must be sent to pdscomments@co.skagit.wa.us with the proposal name (“Skagit County Agritourism Code Amendments”) in the subject line. Include your comments in the body of your email message rather than as attachments.

Option 2: Paper comments must be printed on 8½x11 paper and mailed or delivered to:

Planning and Development Services
Comments on “Skagit County Agritourism Code Amendments”
1800 Continental Place
Mount Vernon WA 98273

All comments must be received by the deadline referenced above and include your full name and mailing address. Comments not meeting these requirements will not be considered.

Option 3: The Skagit County Planning Commission is hosting meetings in the Skagit County Commissioners’ Hearing Room at 1800 Continental Place, Mount Vernon, WA 98273. You may also comment in person or via Zoom. If you wish to provide verbal testimony, please send an email to pdscomments@co.skagit.wa.us, with your name, phone number, and include a request to be added to the speakers list in the body of the email. You can also sign up to testify in person at the hearing. Public hearing testimony is usually limited to three minutes, so written comments are preferred.

Anyone who plans to attend the public hearing and has special needs or disabilities should contact Planning and Development Services at (360) 416-1320 at least 96 hours before the hearing to discuss and arrange any special accommodations.

To view the live stream on Skagit21: <https://www.skagitcounty.net/Departments/TV21>

You may also attend the meeting remotely through your telephone or from your computer, tablet or smartphone with this link:

<https://us06web.zoom.us/j/89244005472?pwd=L056TEpTc1J4YmUwT25pYjBITG1vdz09>

or by calling: 1 (253) 215-8782 (Tacoma)

Meeting ID: 892 4400 5472 Passcode: 0982730

Transmitted to Skagit Herald: September 23, 2025

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