

Comments Receive for Interim Ordinance Declaring an Emergency and Adopting a Moratorium on the Acceptance of Permit Applications for Certain Uses and Activities on Agricultural (Ag-NRL) Lands

Comment Period June 5, 2025, to June 25, 2025

Count	Last Name	First Name	Organization/Address	Type of Comment	Method Received	Date
1	Wuebbels	Rosann	11134 O Ave Anacortes, WA 98221	Support	Email	06/25/2025
2	Edelstein	Jan	17173 West Big Lake Blvd Mt. Vernon, WA 98274	Support	Email	06/25/2025
3	Xaver	Andrea	19814 State Route 9 Mount Vernon, WA 98274	Support	Email	06/25/2025
4	Holland	Sara	4017 Windcrest Lane, Anacortes, WA 98221	Support	Email	06/25/2025
5			kaylala1292@gmail		Email	06/25/2025
6	Claus	Lora	Skagitonians to Preserve Farmland	Support	Email	06/25/2025

From: Rosann Wuebbels <rwuebbels@yahoo.com>
Sent: Tuesday, June 24, 2025 8:29 PM
To: PDS comments
Subject: Support moratorium

Please, support the continued emergency interim moratorium to prohibit non-agriculturally related activities as accessory uses on Skagit farms zoned Ag-Natural Resource Lands . Farmers and their farmland are absolutely necessary for our resilience in Skagit . The farmers should not be hindered by tourist activity.

Thank you, Rosann Wuebbels

,11134 O Ave

Anacortes, WA 98221

[Yahoo Mail: Search, Organize, Conquer](#)

From: Jan Edelstein <jmeten@comcast.net>
Sent: Wednesday, June 25, 2025 6:36 AM
To: PDS comments
Subject: Comment: Continue Moratorium for Event Permits on Ag Land

I urge you to vote YES to continue the Moratorium for Event Permits. Clearly the work is not done to fully consider this important and challenging balancing act.

Thanks you,

Jan Edelstein

17173 West Big Lake Blvd.

Mt. Vernon, WA 98274

From: Andrea Xaver <dancer@fidalgo.net>
Sent: Wednesday, June 25, 2025 7:33 AM
To: PDS comments
Subject: Agritourism comments

I support extending the moratorium regarding new agritourism-related activities.
Many details need to be worked out.

As I keep questioning:

- What activity is being considered
- How big is it
- Where would it be/or is located
- What are the consequences both good and bad
- Is there adequate monitoring/enforcement

We need to favor supporting farmland and farmers who have been productive for many years.
Our Skagit farmland sustains many positive things.

Thank you for your consideration.

Andrea Xaver, 4th of 7 generations of Skagit farmers (360-202-9533)
19814 State Route 9
Mount Vernon, Wa 98274

From: taboulih@aol.com
Sent: Wednesday, June 25, 2025 11:14 AM
To: PDS comments
Subject: Possible Spam: Agricultural (Ag-NRL) Lands

Spam

Please extend this moratorium or better yet, make it permanent.

Thank you.

Sara Holland, 4017 Windcrest Lane, Anacortes, Washington 98221

From: La Lorraine <kaylala1292@gmail.com>
Sent: Wednesday, June 25, 2025 2:50 PM
To: PDS comments
Subject: Possible Spam: Agro tourism

Hello,

I've heard the rulings for these decisions were made because of safety reasons, but it seems a lot of places require insurances and exercise caution. Requiring permits seems like just a way for the local government to get money from these small businesses and people trying to make a living off what they have and can, while we have people and governments are probably making more money than agro tourism businesses for making businesses follow these new procedures and pay for newly made required permits.

From: Lora Claus <lorac@skagitonians.org>
Sent: Wednesday, June 25, 2025 4:25 PM
To: PDS comments; Jack Moore; Tara Satushek; Commissioners
Cc: Kim Rubenstein; Tim Knue
Subject: Public Hearing Regarding an Extension of Interim Ordinance Declaring an Emergency and Adopting a Moratorium on the Acceptance of Permit Applications for Certain Uses and Activities on Agricultural (Ag-NRL) Lands

Skagit County Planning Commission
1800 Continental Place
Mount Vernon, WA 98273

June 25, 2025

Re: Public Hearing Regarding an Extension of Interim Ordinance Declaring an Emergency and Adopting a Moratorium on the Acceptance of Permit Applications for Certain Uses and Activities on Agricultural (Ag-NRL) Lands

Skagitonians to Preserve Farmland supports the continuation of the moratorium on permit applications for certain uses and activities on Agricultural Lands.

Farmers today face increasingly difficult challenges—from unpredictable weather and wildlife impacts to supply issues, price volatility, marketing hurdles, and water scarcity—all compounded by a deeply uncertain regulatory environment.

Uses that fall outside the bounds of farming and do not directly support a working farm can, through their size, scale, or frequency, make it harder to sustain agriculture in the Ag-NRL. Simply put, farmland is for farming.

We commend the county for its ongoing efforts to clarify and update the code in ways that reduce conflicts and align with the guiding principles in the Comprehensive Plan: to “Preserve agricultural land for agricultural uses” and to “Limit new non-agricultural uses and activities on Agricultural Resource Lands” (Source: Skagit County Comprehensive Plan, page 104).

We are, however, concerned about the current Voluntary Compliance Agreement (VCA) process. While Skagitonians to Preserve Farmland recognizes that people’s livelihoods are at stake and appreciates the county’s efforts to find a path to compliance for existing operators whose activities are not permitted in the Ag-NRL, it is troubling that this process could allow those non-compliant activities to continue under new ownership, indefinitely. This undermines the county’s own arguments in the draft resolution to extend the moratorium, below (emphasis added by Skagitonians to Preserve Farmland).

An Interim Ordinance Declaring an Emergency and Adopting a Moratorium on the Acceptance of Permit Applications for Certain Uses and Activities On Agricultural (Ag-NRL) Lands

*WHEREAS Skagit County’s prime agricultural soil is a critical and irreplaceable natural resource that we are duty-bound to protect for future generations, and **protecting the Skagit for commercially viable agriculture is squarely in the public interest**; and*

*WHEREAS Skagit County has consistently declared that **development unrelated to agriculture is to be discouraged on designated Agricultural Natural Resource Lands (Ag-NRL)**; and*

(Source: <https://www.skagitcounty.net/planningandpermit/documents/agtourism/Agtour%20Moratorium%20Findings%20of%20Fact%2006052025.pdf>)

Given the county's ongoing efforts to establish clear restrictions on temporary events in the Ag-NRL and to define agritourism, it's important to recognize that these forthcoming regulations will apply to farmers who have followed the rules from the beginning.

We urge the county to address the following critical questions:

- What safeguards will be in place to prevent grandfathered operations from expanding the size, scale, or frequency of previously non-compliant activities?
- What oversight and enforcement mechanisms will the county implement to ensure ongoing compliance with land use regulations?

As the county moves forward, it must ensure that its policies support the long-term viability of agriculture in the Ag-NRL. We urge the county to continue working to remove unnecessary obstacles to farming and reinforce the principle at the heart of this issue: farmland is for farming.

We appreciate the county's work on these complex issues and its willingness to thoughtfully consider public input as part of this important process.

Lora Claus

Executive Director

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603-703-2247 cell

PO Box 2405

Mount Vernon WA 98273

Skagitonians to Preserve Farmland

Pavement is Forever