

Rural Concerns Advisory Committee

Suggestions & Questions for Staff on ULDC Draft Text Amendments

- **Agritourism Substantial Offsite Impacts**
- **Agritourism Accessory Restaurants**

At their meeting on July 15, 2025, the Rural Concerns Advisory Committee had the following suggestions and questions for staff consideration regarding draft text amendments to Agritourism Substantial Offsite Impacts in ULDC Sec. 404.09 and Agritourism Accessory Restaurants Sec. 404.67.5.

Comments from members of the public that were present at the meeting are also listed at the end.

- **Agritourism Substantial Offsite Impacts**

General

- Clarify definition of bona fide agriculture, authority to determine.
- 404.09(a)1. Add “or well-maintained access to a private road”.

Parking and Traffic

- Threshold of 50 trips for traffic analysis seems low.
- 404.09(a)2.ii. substitute “Parking must not negatively impact public right-of-way”.
- 404.09(a)2.iii. substitute “adverse impact” instead of specific number of trips to allow for case-by-case consideration (additional trips may not be an issue on some little-used roads).
- Many property owners may not be able to afford traffic impact analysis or road improvements.

Lighting

- Are there time ranges for the mitigation requirements?

- **Agritourism Accessory Restaurants**

- Requirement to “utilize agricultural products grown and processed onsite” –
 - Enforcement would be problematic. What entity would evaluate and enforce the requirement?
 - Suggest substituting “strongly encourage”.
- What is meant by “utilize”?
- Is regulating restaurants for agritourism purposes in conflict with statutory preemption? Need clarification of definition of restaurant and when this section applies vs exempt under agritourism statutes, particularly due to public road requirement (new construction, existing barns, food trucks?)

Public Comments

- For agritourism activities and restaurants allow access to a private road with similar standards as farm stay for maintenance agreement.
- For restaurants, expand “utilize agricultural products” to “utilize the farm’s natural resources”
- Lighting can negatively impact crops, bees, and bats. Require reduced intensity lightbulbs (amber-color, etc.)