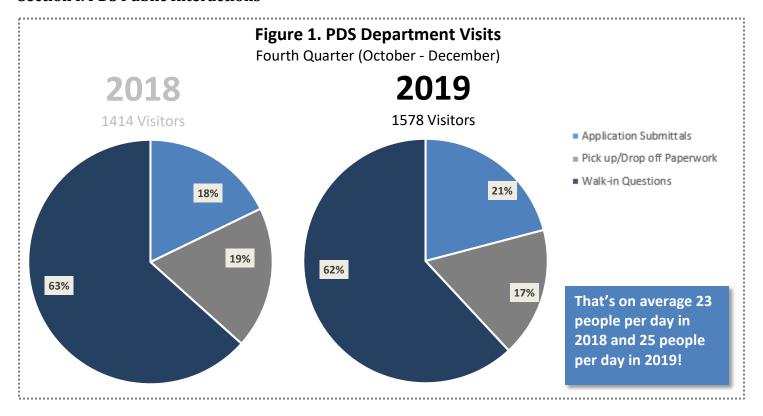
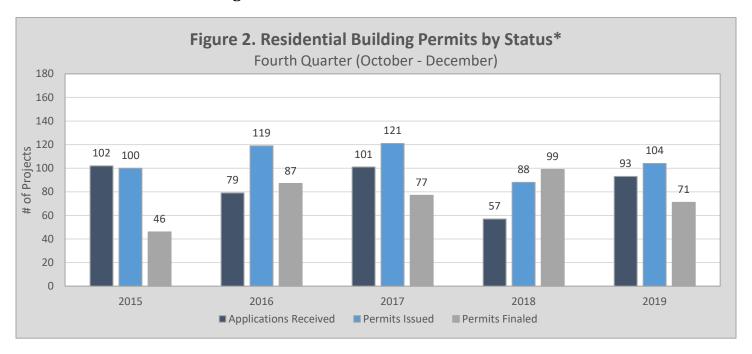
The Planning & Development Services (PDS) department provides land use planning and permitting, code enforcement, as well as fire investigation and prevention functions. PDS is responsible for the development and implementation of strategies, policies, and codes to guide future growth and development in unincorporated Skagit County. This report focuses on 2019 fourth quarter data (October - December), but includes fourth quarter data back to 2015.

Section I. PDS Public Interactions



In 2017 PDS began categorizing the reason for a person's visit to better understand the needs of the public and connect them with the appropriate staff. As the data above illustrates, the majority of counter interactions with the public are related to property inquiry.

Section II. Residential Building Permits



Total Applications Received 102 79 101 57 93 Accessory Dwelling Unit (ADU) 7 6 8 5 6 Agricultural Building 4 2 0 2 7 Addition to Single Family Dwelling 9 11 8 6 9 Deck 0 4 6 0 1 Foundation Only 0 2 1 0 2 Garage Type Structure 32 18 27 13 25 Manufactured Home 5 6 5 3 4 Manufactured Home - Replacement 1 3 3 2 23 New Single Family Dwelling - Replacement 0 0 0 0 5 6 5 3 4 23 New Single Family Dwelling - Replacement 0 0 0 0 0 5 0 2 0 2 Remodel 10 4 8 1 <th colspan="6">Table 1. Residential Building Permits in the Fourth Quarter by Status</th>	Table 1. Residential Building Permits in the Fourth Quarter by Status					
Accessory Dwelling Unit (ADU) 7 6 8 5 6 Agricultural Building 4 2 0 2 7 Addition to Single Family Dwelling 9 11 8 6 9 Deck 0 4 6 0 1 Foundation Only 0 2 1 0 2 Garage Type Structure 32 18 27 13 25 Manufactured Home 5 6 5 3 4 Manufactured Home - Replacement 1 3 3 3 2 New Single Family Dwelling 33 18 33 24 23 New Single Family Dwelling - Replacement 0 0 0 0 5 Other 1 5 2 0 2 Remodel 10 4 8 1 7 Total Permits Issued 100 119 121 88 104 Accessory Dwelling Unit (ADU) 3 8 8 5 13 Addition to Si		2015	2016	2017	2018	2019
Agricultural Building 4 2 0 2 7 Addition to Single Family Dwelling 9 11 8 6 9 Deck 0 4 6 0 1 Foundation Only 0 2 1 0 2 Garage Type Structure 32 18 27 13 25 Manufactured Home 5 6 5 3 4 Manufactured Home - Replacement 1 3 3 3 2 New Single Family Dwelling 33 18 33 24 23 New Single Family Dwelling - Replacement 0 0 0 0 5 Other 1 5 2 0 2 Remodel 10 4 8 1 7 Total Permits Issued 100 119 121 88 104 Accessory Dwelling Unit (ADU) 3 8 8 5 13 Agricultural Building 7 10 8 6 10 Deck	Total Applications Received	102	79	101	57	93
Addition to Single Family Dwelling 9 11 8 6 9 Deck 0 4 6 0 1 Foundation Only 0 2 1 0 2 Garage Type Structure 32 18 27 13 25 Manufactured Home 5 6 5 3 4 Manufactured Home - Replacement 1 3 3 2 23 New Single Family Dwelling 33 18 33 24 23 New Single Family Dwelling - Replacement 0 0 0 0 0 5 Other 1 5 2 0 2 2 2 2 Remodel 10 4 8 1 7 7 4 4 8 1 7 Total Permits Issued 100 119 121 88 104 Accessory Dwelling Unit (ADU) 3 8 8 5 13 Agricultural Building 10 5 5 7 4	Accessory Dwelling Unit (ADU)	7	6	8	5	6
Deck 0 4 6 0 1 Foundation Only 0 2 1 0 2 Garage Type Structure 32 18 27 13 25 Manufactured Home 5 6 5 3 4 Manufactured Home - Replacement 1 3 3 3 2 New Single Family Dwelling 33 18 33 24 23 New Single Family Dwelling - Replacement 0 0 0 0 5 Other 1 5 2 0 2 Remodel 10 4 8 1 7 Total Permits Issued 100 119 121 88 104 Accessory Dwelling Unit (ADU) 3 8 8 5 13 Agricultural Building 10 5 5 7 4 Addition to Single Family Dwelling 7 10 8 6 10 Deck	Agricultural Building	4	2	0	2	7
Foundation Only 0 2 1 0 2 Garage Type Structure 32 18 27 13 25 Manufactured Home 5 6 5 3 4 Manufactured Home - Replacement 1 3 3 2 23 New Single Family Dwelling - Replacement 0 0 0 0 5 5 0 2 2 0 2 2 0 2 2 0 2 2 0 2 0 0 0 5 5 0 2 0 2 0 2 0 2 0 2 0 2 0 2 0 2 0 1 3 8 8 5 13 4 4 8 1 7 7 4 4 8 1 7 7 4 8 1 7 7 4 8 1 7 4 4 <	Addition to Single Family Dwelling	9	11	8	6	9
Garage Type Structure 32 18 27 13 25 Manufactured Home 5 6 5 3 4 Manufactured Home - Replacement 1 3 3 2 23 New Single Family Dwelling - Replacement 0 0 0 0 5 0 2 Other 1 5 2 0 2 2 Remodel 10 4 8 1 7 Total Permits Issued 100 119 121 88 104 Accessory Dwelling Unit (ADU) 3 8 8 5 13 Agricultural Building 10 5 5 7 4 Addition to Single Family Dwelling 7 10 8 6 10 Deck 3 5 3 0 2 Foundation Only 0 2 0 0 1 Garage Type Structure 26 31 40 28 23	Deck	0	4	6	0	1
Manufactured Home 5 6 5 3 4 Manufactured Home - Replacement 1 3 3 2 New Single Family Dwelling 33 18 33 24 23 New Single Family Dwelling - Replacement 0 0 0 0 5 Other 1 5 2 0 2 Remodel 10 4 8 1 7 Total Permits Issued 100 119 121 88 104 Accessory Dwelling Unit (ADU) 3 8 8 5 13 Agricultural Building 10 5 5 7 4 Addition to Single Family Dwelling 7 10 8 6 10 Deck 3 5 3 0 2 Foundation Only 0 2 0 0 1 Garage Type Structure 26 31 40 28 23 Manufactured Home - Replacement<	Foundation Only	0	2	1	0	2
Manufactured Home 5 6 5 3 4 Manufactured Home - Replacement 1 3 3 2 New Single Family Dwelling 33 18 33 24 23 New Single Family Dwelling - Replacement 0 0 0 0 5 Other 1 5 2 0 2 Remodel 10 4 8 1 7 Total Permits Issued 100 119 121 88 104 Accessory Dwelling Unit (ADU) 3 8 8 5 13 Agricultural Building 10 5 5 7 4 Addition to Single Family Dwelling 7 10 8 6 10 Deck 3 5 3 0 2 Foundation Only 0 2 0 0 1 Garage Type Structure 26 31 40 28 23 Manufactured Home - Replacement<	Garage Type Structure	32	18	27	13	25
New Single Family Dwelling 33 18 33 24 23 New Single Family Dwelling - Replacement 0 0 0 0 5 Other 1 5 2 0 2 Remodel 10 4 8 1 7 Total Permits Issued 100 119 121 88 104 Accessory Dwelling Unit (ADU) 3 8 8 5 13 Agricultural Building 10 5 5 7 4 Addition to Single Family Dwelling 7 10 8 6 10 Deck 3 5 3 0 2 Foundation Only 0 2 0 0 1 Garage Type Structure 26 31 40 28 23 Manufactured Home - Replacement 3 7 2 2 6 New Single Family Dwelling 25 35 44 30 31 <td< td=""><td></td><td>5</td><td>6</td><td>5</td><td>3</td><td>4</td></td<>		5	6	5	3	4
New Single Family Dwelling - Replacement Other 0 0 0 0 5 Other Remodel 1 5 2 0 2 Remodel 10 4 8 1 7 Total Permits Issued 100 119 121 88 104 Accessory Dwelling Unit (ADU) 3 8 8 5 13 Agricultural Building 10 5 5 7 4 Addition to Single Family Dwelling 7 10 8 6 10 Deck 3 5 3 0 2 Foundation Only 0 2 0 0 1 Garage Type Structure 26 31 40 28 23 Manufactured Home - Replacement 3 7 2 2 6 New Single Family Dwelling 25 35 44 30 31 Other 3 5 2 2 1 Remodel <td>Manufactured Home - Replacement</td> <td>1</td> <td>3</td> <td>3</td> <td>3</td> <td>2</td>	Manufactured Home - Replacement	1	3	3	3	2
Other Remodel 1 5 2 0 2 Remodel 10 4 8 1 7 Total Permits Issued 100 119 121 88 104 Accessory Dwelling Unit (ADU) 3 8 8 5 13 Agricultural Building Addition to Single Family Dwelling Deck 7 10 8 6 10 Deck Foundation Only Garage Type Structure 26 31 40 28 23 Manufactured Home Manufactured Home - Replacement Alexander Home - Replacement Alexander Alexander Home - Replacement Alexander Ale	New Single Family Dwelling	33	18	33	24	23
Remodel 10 4 8 1 7 Total Permits Issued 100 119 121 88 104 Accessory Dwelling Unit (ADU) 3 8 8 5 13 Agricultural Building 10 5 5 7 4 Addition to Single Family Dwelling 7 10 8 6 10 Deck 3 5 3 0 2 Foundation Only 0 2 0 0 1 Garage Type Structure 26 31 40 28 23 Manufactured Home 9 7 4 5 5 Manufactured Home - Replacement 3 7 2 2 6 New Single Family Dwelling 25 35 44 30 31 Other 3 5 2 2 1 Remodel 11 4 5 3 8 Total Permits Finaled 46 <td>New Single Family Dwelling - Replacement</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>5</td>	New Single Family Dwelling - Replacement	0	0	0	0	5
Total Permits Issued 100 119 121 88 104 Accessory Dwelling Unit (ADU) 3 8 8 5 13 Agricultural Building 10 5 5 7 4 Addition to Single Family Dwelling 7 10 8 6 10 Deck 3 5 3 0 2 Foundation Only 0 2 0 0 1 Garage Type Structure 26 31 40 28 23 Manufactured Home 9 7 4 5 5 Manufactured Home - Replacement 3 7 2 2 6 New Single Family Dwelling 25 35 44 30 31 Other 3 5 2 2 1 Remodel 11 4 5 3 8 Total Permits Finaled 46 87 77 99 71	Other	1	5	2	0	2
Accessory Dwelling Unit (ADU) 3 8 8 5 13 Agricultural Building 10 5 5 7 4 Addition to Single Family Dwelling 7 10 8 6 10 Deck 3 5 3 0 2 Foundation Only 0 2 0 0 1 Garage Type Structure 26 31 40 28 23 Manufactured Home 9 7 4 5 5 Manufactured Home - Replacement 3 7 2 2 6 New Single Family Dwelling 25 35 44 30 31 Other 3 5 2 2 1 Remodel 11 4 5 3 8 Total Permits Finaled 46 87 77 99 71	Remodel	10	4	8	1	7
Agricultural Building 10 5 5 7 4 Addition to Single Family Dwelling 7 10 8 6 10 Deck 3 5 3 0 2 Foundation Only 0 2 0 0 1 Garage Type Structure 26 31 40 28 23 Manufactured Home 9 7 4 5 5 Manufactured Home - Replacement 3 7 2 2 6 New Single Family Dwelling 25 35 44 30 31 Other 3 5 2 2 1 Remodel 11 4 5 3 8 Total Permits Finaled 46 87 77 99 71	Total Permits Issued	100	119	121	88	104
Addition to Single Family Dwelling 7 10 8 6 10 Deck 3 5 3 0 2 Foundation Only 0 2 0 0 1 Garage Type Structure 26 31 40 28 23 Manufactured Home 9 7 4 5 5 Manufactured Home - Replacement 3 7 2 2 6 New Single Family Dwelling 25 35 44 30 31 Other 3 5 2 2 1 Remodel 11 4 5 3 8 Total Permits Finaled 46 87 77 99 71	Accessory Dwelling Unit (ADU)	3	8	8	5	13
Deck 3 5 3 0 2 Foundation Only 0 2 0 0 1 Garage Type Structure 26 31 40 28 23 Manufactured Home 9 7 4 5 5 Manufactured Home - Replacement 3 7 2 2 6 New Single Family Dwelling 25 35 44 30 31 Other 3 5 2 2 1 Remodel 11 4 5 3 8 Total Permits Finaled 46 87 77 99 71	Agricultural Building	10	5	5	7	4
Foundation Only 0 2 0 0 1 Garage Type Structure 26 31 40 28 23 Manufactured Home 9 7 4 5 5 Manufactured Home - Replacement 3 7 2 2 6 New Single Family Dwelling 25 35 44 30 31 Other 3 5 2 2 1 Remodel 11 4 5 3 8 Total Permits Finaled 46 87 77 99 71	Addition to Single Family Dwelling	7	10	8	6	10
Garage Type Structure 26 31 40 28 23 Manufactured Home 9 7 4 5 5 Manufactured Home - Replacement 3 7 2 2 6 New Single Family Dwelling 25 35 44 30 31 Other 3 5 2 2 1 Remodel 11 4 5 3 8 Total Permits Finaled 46 87 77 99 71	Deck	3	5	3	0	2
Manufactured Home 9 7 4 5 5 Manufactured Home - Replacement 3 7 2 2 6 New Single Family Dwelling 25 35 44 30 31 Other 3 5 2 2 1 Remodel 11 4 5 3 8 Total Permits Finaled 46 87 77 99 71	Foundation Only	0	2	0	0	1
Manufactured Home - Replacement 3 7 2 2 6 New Single Family Dwelling 25 35 44 30 31 Other 3 5 2 2 1 Remodel 11 4 5 3 8 Total Permits Finaled 46 87 77 99 71	Garage Type Structure	26	31	40	28	23
New Single Family Dwelling 25 35 44 30 31 Other 3 5 2 2 1 Remodel 11 4 5 3 8 Total Permits Finaled 46 87 77 99 71	Manufactured Home	9	7	4	5	5
Other 3 5 2 2 1 Remodel 11 4 5 3 8 Total Permits Finaled 46 87 77 99 71	Manufactured Home - Replacement	3	7	2	2	6
Remodel 11 4 5 3 8 Total Permits Finaled 46 87 77 99 71	New Single Family Dwelling	25	35	44	30	31
Total Permits Finaled 46 87 77 99 71	Other	3	5	2	2	1
	Remodel	11	4	5	3	8
		-	-			
	Accessory Dwelling Unit (ADU)	2	4	5	3	3
Agricultural Building 4 5 4 4 2	S S					l .
Addition to Single Family Dwelling 6 10 12 10 7	Addition to Single Family Dwelling				1	
Deck 2 0 1 3 1		_		_		
Foundation Only 0 4 0 1 1	•	_	4	0	_	
Garage Type Structure 20 19 19 29 22	9	20		_		
Manufactured Home		_		_	•	
Manufactured Home - Replacement 0 4 2 4 3	·	_		_		
New Single Family Dwelling 7 26 23 31 29		-				
Other 1 4 2 3 2						l .
Remodel 3 8 7 5 1	Remodel	3	8	7	5	1

PDS received 36 more residential permits than this time last year. While new single family dwellings were up this quarter in 2019, it was garage type structures that saw the biggest increase-about double what was received in 2018. The estimated value of the construction projects, or project valuation, for received applications, increased with \$9,651,829.87 in 4th quarter 2018 vs \$10,493,675.27 in 2019.

A new application subtype, for new single family dwelling replacements, was added in 4th quarter 2019 and will continue to be used in the future. Having this distinction will help the department better understand what type of housing applications are being received.

* Permits issued or finaled in fourth quarter 2019 are mainly from applications received in previous quarters and years. 35 permits were received in 2019, 25 from 2018, and the remaining were received from 2015-2017.

Section III. Commercial Building Permits

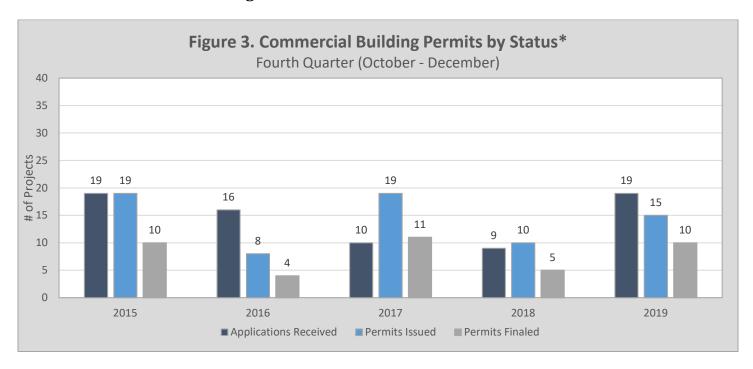


Table 2. Commercial Building Permits in the Fourth Quarter by Status					
	2015	2016	2017	2018	2019
Applications Received	19	16	10	9	19
Addition to Commercial	5	6	2	2	1
Agricultural Building	0	0	0	0	0
Cell Tower	0	1	0	1	0
Cell Tower Addition	7	0	2	3	8
Commercial Coach	0	1	0	0	0
New Commercial Structure	2	2	2	0	5
Other	2	2	1	0	1
Sign	0	1	1	2	0
Tenant Improvement	3	3	2	1	4
Permits Issued	19	8	19	10	15
Addition to Commercial	4	3	2	1	0
Agricultural Building	1	0	4	3	0
Cell Tower	2	0	0	0	0
Cell Tower Addition	6	2	1	2	8
Commercial Coach	0	0	0	0	0
New Commercial Structure	4	1	5	0	2
Other	0	1	2	1	0
Sign	0	0	2	2	1
Tenant Improvement	2	1	3	1	4
Permits Finaled	10	4	11	5	10
Addition to Commercial	2	0	0	0	0
Agricultural Building	1	1	1	0	0
Cell Tower	0	0	0	0	0
Cell Tower Addition	3	1	5	3	5
Commercial Coach	1	0	0	0	0
New Commercial Structure	0	1	0	1	1
Other	0	0	0	0	1
Sign	2	0	1	0	1
Tenant Improvement	1	1	4	1	2

For fourth quarter 2019, PDS received, issued, and finaled more commercial permits than in 2018. Cell tower additions, new commercial structures, and tenant improvements were up this year. Project valuation went from \$915,463.17 in 2018 to \$1,635,876.41 in 2019.

New commercial projects included improvements at Northern State and Pressentin Park, a seed washing facility, and two Port of Skagit buildings.

*All ten commercial projects that were finaled were received in 2019. The majority were applied for in the second and third quarter 2019 (8).

Section IV. Grading Permits

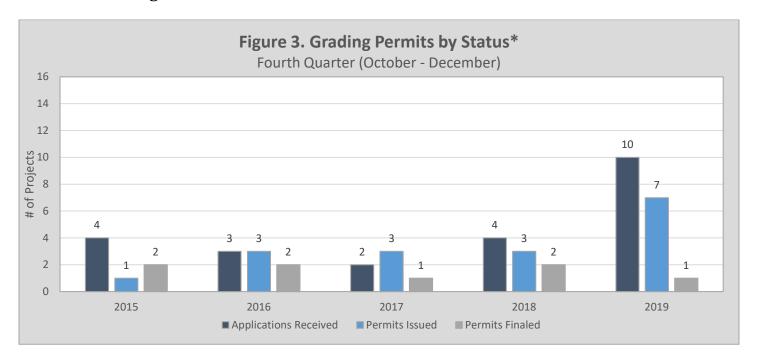


Table 3. Grading Permits in the Fourth Quarter by Status							
	2015	2016	2017	2018	2019		
Applications Received	4	3	2	4	10		
Commercial	2	2	1	2	8		
Residential	2	1	1	2	2		
Road	0	0	0	0	0		
Permits Issued	1	3	3	3	7		
Commercial	1	2	2	1	4		
Residential	0	1	0	1	3		
Road	0	0	1	1	0		
Permits Finaled	2	2	1	2	1		
Commercial	2	0	1	1	0		
Residential	0	0	0	1	1		
Road	0	2	0	0	0		

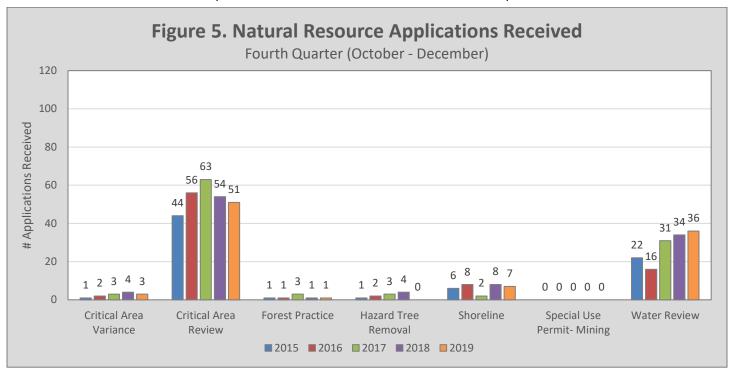
PDS grading permits received were higher in 2019 than any other year since 2015.

Grading applications were received for a variety of projects this quarter, including site preparation for new commercial structures (4), residential projects (2), a RV park, a binding site plan, flood control levee maintenance and channel restoration.

* The one grading permit that was finaled in the fourth quarter of 2019 was applied for in the second quarter of 2019.

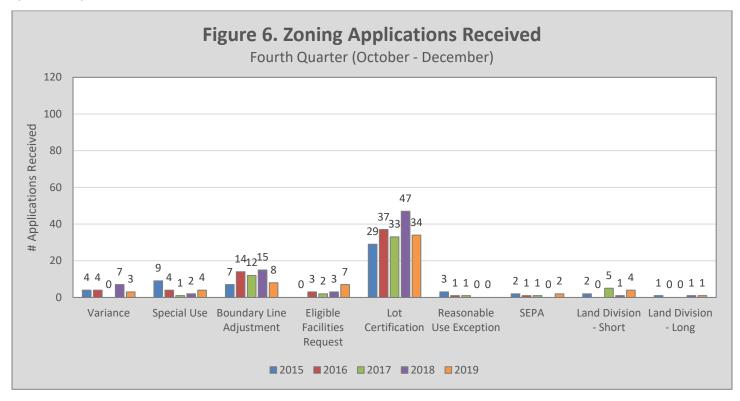
Section V. Natural Resource Applications

2019 fourth quarter data showed similar numbers to 2018. This quarter, 23 protected critical area site plans were recorded with the Auditor's Office (excludes easements created from a subdivisions).



Section VI. Current Zoning Applications

Zoning applications in the fourth quarter of 2019 saw an increase in eligible facility request for cell tower additions, special use permits, SEPA and short subdivisions.



Section VII. Request for Investigations

Code Enforcement cases result from a variety of code violations (see below). There was an increase in opened and closed cases in 2019 fourth quarter compared to 2018. Building complaints continue to make up the greatest percentage of requests for investigation.

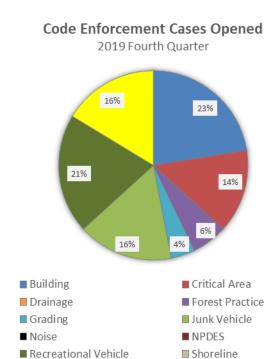


Table 4. Enforcements Cases Opened - Fourth Quarter (October - December)							
Type of Complaint	2015	2016	2017	2018	2019		
Building	20	20	19	10	11		
Critical Area	1	5	3	2	7		
Drainage	2	1	0	0	0		
Forest Practice	0	0	0	0	3		
Grading	0	0	1	5	2		
Junk Vehicle	4	4	7	8	8		
Noise	0	0	1	0	0		
NPDES	0	0	2	0	0		
Recreational Vehicle	0	0	0	0	10		
Shoreline	0	0	0	0	0		
Zoning	10	5	5	2	8		
Total	37	35	38	27	49		

Code Enforcement Cases Resolved

■ Zoning

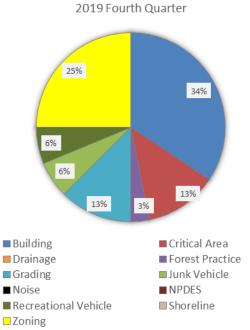
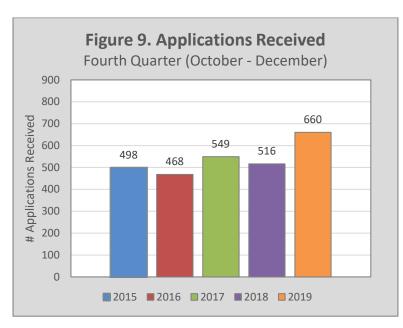


Table 5. Enforcement Cases Resolved - Fourth Quarter (October - December)						
Type of Complaint	2015	2016	2017	2018	2019	
Building	41	17	9	8	11	
Critical Area	7	8	1	2	4	
Drainage	1	0	0	0	0	
Forest Practice	0	0	0	0	1	
Grading	4	0	0	1	4	
Junk Vehicle	4	4	3	1	2	
Noise	0	0	1	0	0	
NPDES	0	0	0	0	0	
Recreational Vehicle	0	0	0	0	2	
Shoreline	4	0	1	1	0	
Zoning	6	7	7	4	8	
Total	67	37	22	17	32	

Section VIII. PDS Application Summary



PDS received more applications in the fourth quarter of 2019 (660) than in 2018(516). Almost all applications were up from 2018, with the exception of land use approvals.

Land use approval covers many applications within the department. For more information about the types of land use approval our department received, see figures 5 And 6.

Septic applications saw the greatest increase from previous quarters. While new designs were up this quarter (45) from last year (32), there has been a shift in process, with many applicants submitting their site evaluations separately from their design. In 2018 site evaluations made up 20% of the submittals vs 42% in 2019.

