



Skagit County Planning Commission

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Chair Tim Raschko **Vice Chair** Tammy Candler
Members Angela Day, Vincent Henley, Amy Hughes, Jed Holmes, Kiera Wright, Joe Woodmansee, Patsy Good

Tuesday, May 20, 2025

Skagit County Planning Commission's Recorded Motion regarding 2025 Development Regulations Update

Proposal publication date: April 21, 2025

Proposal name: 2025 Development Regulations Update

Documents available at: www.skagitcounty.net/2025CPA

Public hearing body: Skagit County Planning Commission

Public hearing date: Tuesday, May 6, 2025, at 6:00 p.m.

Written comment deadline: Thursday, May 8, 2025 at 4:30 p.m.

PC deliberations (closed
record public hearing): Tuesday, May 20, 2025, at 6:00 p.m.

After considering the written and spoken comments and considering the record before it, the Planning Commission enters the following findings of fact, reasons for recommendation, and recommendations to the Board of County Commissioners on the update to the 2025 Development Regulations.

Findings of Fact and Reasons for Recommendation

1. **Periodic Comprehensive Plan Updates.** The Washington State Growth Management Act (GMA) requires cities and counties to update Comprehensive Plans and implement development regulations every 10 years (RCW 36.70A.130).
2. **Continuing Review of Comprehensive Plans and Development Regulations.** RCW 36.70A.130 mandates that Skagit County's Comprehensive Plan and corresponding development regulations be subject to continuing review and evaluation. Any amendments or revisions to development regulations must be consistent with and implement the Comprehensive Plan.
3. **Affordable Housing.** Consistent with the proposed updates to the Housing Element of the 2025 Comprehensive Plan, the revised development regulations aim to expand affordable housing opportunities in Skagit County by: increasing allowances for Accessory Dwelling Units (ADUs) in Urban Growth Areas; permitting middle housing

types in the Rural Village Residential zone; authorizing emergency housing, shelters, and transitional housing in designated zones; and establishing procedures for Unit Lot Subdivisions.

4. **Code Reorganization.** RCW Chapter 36.70B, which governs local project review procedures, was recently updated by state legislation, including 2SSB 5290 (2023), with the goal of consolidating, streamlining, and enhancing local permit review processes to achieve better outcomes for applicants, customers, planners, builders, and designers. In response, the proposed reorganization of the development regulations focuses on streamlining residential permitting and improving the code's readability, usability, and administrative efficiency through a clearer and more logical chapter structure.
5. **Consistency with Comprehensive Plan Policies.** Proposed updates to the Development Regulations were reviewed by staff for consistency with the updates to the 2025 Periodic Comprehensive Plan.
6. **Public Comment and Public Hearings.** The draft Development Regulations was released to the public for comment from April 21, 2025, to May 8, 2025. A public hearing was held by the Planning Commission to receive public testimony on May 6, 2025. All comments received and information shared to the Planning Commission are found on the project website. Public comments and testimony were recorded, and the Department provided a written response to the comments received.

Recommendation

1. The Planning Commission recommends incorporating Staff Recommendations 18-20 in Attachment C.

Commission Vote	Support	Oppose	Absent	Abstain
Tim Raschko, Chair			X	
Tammy Candler, Vice Chair	X			
Jed Holmes	X			
Vince Henley			X	
Amy Hughes	X			
Angela Day	X			
Joe Woodmansee	X			
Kiera Wright	X			
Patsy Good	X			
Total	7		2	

2. The Planning Commission recommends incorporating Staff Recommendation 21 in Attachment C.

Commission Vote	Support	Oppose	Absent	Abstain
Tim Raschko, Chair			X	
Tammy Candler, Vice Chair	X			
Jed Holmes	X			
Vince Henley			X	
Amy Hughes	X			
Angela Day	X			
Joe Woodmansee				X
Kiera Wright	X			
Patsy Good	X			
Total	6		2	1

The Planning Commission recommends that the Board of County Commissioners approve the development regulations 18-21 as noted in the recorded motion, as amended.

Commission Vote	Support	Oppose	Absent	Abstain
Tim Raschko, Chair			X	
Tammy Candler, Vice Chair	X			
Jed Holmes	X			
Vince Henley			X	
Amy Hughes	X			
Angela Day	X			
Joe Woodmansee	X			
Kiera Wright	X			
Patsy Good	X			
Total	7		2	0

The Planning Commission recommends that the Board of County Commissioners adopt the 2025 Development Regulation updates as recommended.

Commission Vote	Support	Oppose	Absent	Abstain
Tim Raschko, Chair			X	
Tammy Candler, Vice Chair	X			
Jed Holmes	X			
Vince Henley			X	
Amy Hughes	X			
Angela Day			X	
Joe Woodmansee	X			
Kiera Wright	X			
Patsy Good	X			
Total	6		3	0

This recorded motion **is approved** on this 20th day of May 2025.

SKAGIT COUNTY PLANNING COMMISSION
SKAGIT COUNTY, WASHINGTON



Tammy Candler, Vice Chair

5/20/25
Date



Jack Moore, Secretary

5-20-25
Date