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Land Use	2H, 2H-1.6, 59	Public Facilities	The County code must establish approval criteria for facility requirements and impacts. Proposals should be conditioned to be consistent with the County Comprehensive Plan, functional plans, and development regulations. The County may execute interlocal agreements regarding the siting, operation and/or expansion of such facilities within Skagit County. Agreements are encouraged to the extent they would result in locally beneficial siting decisions, facilitate the sponsor's voluntary provision of enhanced mitigation measures exceeding those required by applicable regulatory standards, and/or provide for mitigation of any disproportionate financial burden on the County created by the proposed facility.	The County code must Establish approval criteria for facility requirements and impacts. Proposals should be conditioned to be consistent with the County Comprehensive Plan, functional plans, and development regulations. The County may execute interlocal agreements regarding the siting, operation and/or expansion of such facilities within Skagit County. Agreements are encouraged to the extent they would result in locally beneficial siting decisions, facilitate the sponsor's voluntary provision of enhanced mitigation measures exceeding those required by applicable regulatory standards, and/or provide for mitigation of any disproportionate financial burden on the County created by the proposed facility.	Revised for clarity.	Administrative Cleanup
Land Use	2H, 2H-1.7, 59	Public Facilities	The applicant for a proposed essential public facility must provide justification for the location of the facility based upon anticipated need and the service area.	The Ensure the applicant for a proposed essential public facility must provides justification for the location of the facility based upon anticipated need and the service area.	Consistency of voice and active policy sentence revision.	Administrative Cleanup
Land Use	2H, 2H-1.8, 59	Public Facilities	Skagit County shall encourage the siting of essential public facilities equitably so that no single community and no racial, cultural or socio-economic group should absorb an inequitable share of these facilities and their impacts. In addition, siting should consider environmental, economic, technical, and service area factors.	Skagit County shall encourage the siting of essential public facilities equitably so that no single community and no racial, cultural or socio-economic group should absorb an inequitable share of these facilities and their impacts. In addition, siting should consider environmental, economic, technical, and service area factors. Provide meaningful	Active verb; combine with 2H-1.5 above.	
Housing	7A, New, 216	Housing Supply	Ensure that the supply of housing and sufficient land capacity keep pace with population growth in the County.	Ensure that the supply of housing types are diverse housing and there is sufficient land capacity to keep pace with population growth-projection for all income groups in the County.	Revise to address the need to provide housing at all income levels to address state requirements from HB 1220. State reference 36.70A.070 (2)	Growth Management Act Consistency

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Housing	New	Housing Supply		Identify sufficient land countywide for existing and projected residential needs for moderate, low, very low, and extremely low income households including, but not limited to, middle housing, ADUs, manufactured housing, multifamily housing, group homes, emergency housing, emergency shelters, and permanent supportive housing.	HB 1220 - language with different types of housing, including middle housing, and PSH. Consider expanding discussion on middle housing in the UGAs. State reference 36.70A.070 (2)	Growth Management Act Consistency
Housing	New	Housing Supply		Permit accessory dwelling units (ADUs) in rural residential zones to provide additional housing choices for all economic levels, multi-generational, and smaller households. Allow at least two ADUs in UGAs where single family homes are permitted.	Consider this as an option to affordable housing in rural areas. ADU rule in the UGA per HB 1337	Growth Management Act Consistency
Housing	7A, 7A-1, 216	Housing Affordability	Maintain a progressive program of financial, regulatory, and development measures that will produce opportunities for a full range of housing affordability.	Maintain a progressive program of financial, regulatory, and development measures that will produce opportunities for a full range of housing affordability countywide for all income groups.	Revise to address the need to provide housing at all income levels to address state requirements from HB 1220. State reference 36.70A.070 (2)	Growth Management Act Consistency
Housing	7A, 7A-1.1, 216	Housing Affordability	Work with housing producers and stakeholders in urban and rural areas to apply creative solutions to infill and development using techniques such as attached dwelling units, co-housing, home-sharing, accessory dwelling units, clustering, planned unit developments and lot size averaging, consistent with the community's vision for urban growth areas and rural character.	Work with housing producers and stakeholders in urban and rural areas to apply creative solutions to infill and development using techniques and housing options such as attached dwelling units, co-housing, home-sharing, accessory dwelling units, tiny homes , clustering, planned unit developments, and lot size averaging, and middle housing , consistent with the community's vision for urban growth areas and rural character.	HB 1110 - Increasing middle housing in areas traditionally dedicated to single-family detached housing. State law reference: 36.70A.030	Growth Management Act Consistency
Housing	7A, 7A-1.2, 216	Housing Affordability Education	Develop explanatory materials, offer pre-application conferences, and employ other measures to facilitate the review and approval of building permit and land use applications.	No recommended change.		

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Housing	7A, 7A-1.3, 216	Housing Affordability	Support, when financially feasible, low income housing programs, with tools such as multifamily tax exemptions, public bond issues, grants, and low interest loan programs.	Support, when financially feasible , low income housing programs, with tools such as tax increment financing multifamily tax exemptions , public bond issues, grants, and low interest loan programs.	From the racially disparate impact analysis: Remove the policy qualifier "when financially feasible." Additionally, MFTE programs may not be an available tool for Skagit County as RCW 84.14.010(4) refers to counties with an unincorporated population of at least 170,000 people.	Growth Management Act Consistency
Housing	New	Housing Affordability		Collaborate with cities by exploring incentivizes and programs that support the construction of a variety of housing types that are affordable to target income bands.	This policy addresses new requirements from HB 1220 requires jurisdictions to provide affordable housing to all income levels. State law reference RCW 36.70A.070(2)	Growth Management Act Consistency
Housing	New	Housing Affordability		Promote homeownership through various programs such as education, technical support, self-help housing efforts, and working with financial institutions.	This policy addresses new requirements from HB 1220 requires jurisdictions to provide affordable housing to all income levels. State law reference RCW 36.70A.070(2)	Growth Management Act Consistency
Housing	New	Housing Affordability		Collaborate with cities and other organizations on programs that assist residents with the ability to afford housing.	This policy addresses new requirements from HB 1220 requires jurisdictions to provide affordable housing to all income levels. State law	Growth Management Act Consistency

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Housing	7A, 7A-1.4, 216-217	Housing Affordability	Ensure zoning and subdivision regulations provide for the efficient use of lands for residential development where appropriate to increase available land supply and opportunities for affordable housing to match the demographic and economic housing needs of the County's current and projected population.	No recommended change.		
Housing	7A, 7A-1.5, 217	Housing Affordability	Develop procedures to reduce impact fees and utility fees for low income housing projects, when such fees are required.	Develop procedures Work with cities, towns, and special purpose districts, to reduce impact fees and utility fees for low income housing projects, when such fees are required.	The County does not currently have any impact fees so the original policy is not possible to implement.	Administrative Cleanup
Housing	7A, 7A-1.6, 217	Housing Affordability	Maintain an ongoing monitoring and evaluation program to improve the process of permit review and approval, save time, and decrease costs.	No recommended change.		
Housing	7A, 7A-1.7, 217	Housing Affordability	Work with the Skagit Council of Governments to establish a program for regular updating of the Housing Needs Assessment, including provisions to monitor and assist in providing affordable housing opportunities. The Assessment should be updated on a regular basis, several years in advance of each periodic GMA-required Comprehensive Plan update.	No recommended change.		
Housing	7A, 7A-1.8, 217	Housing Affordability	Develop growth strategies and housing and human service programs to plan for affordable housing within the regional context. In collaboration with the cities and housing providers, address the countywide need for ownership and rental housing affordable to households with moderate, low and very low incomes. Work towards a common goal of having 40 percent of the countywide housing stock affordable at or below 80 percent of the area median income (AMI), with an intentional focus on expanding the supply of housing affordable at or below 50 percent of the AMI. Develop objectives for housing affordable to different income and special needs populations.	Develop growth strategies and housing and human service programs to plan for affordable housing within the regional context. In collaboration with the cities and housing providers, address the countywide need for ownership and rental housing affordable to households with moderate, low and very low incomes. Work towards a common goal of having 40 percent of the allocating adequate countywide housing stock according to the regional allocation, affordable at or below 80 percent of the area median income (AMI), with an intentional focus on expanding the supply of housing affordable at or	Refer to the regional allocation will keep this policy relevant even when the allocation changes. Policy for special need housing exists below.	Consistency with Countywide Planning Policies

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Housing	7B, New, 217	Housing Quality	Strive to preserve, conserve, and enhance the existing housing stock, including historic structures and sites; develop design guidelines and standards to improve the quality of new housing consistent with applicable building codes.	Strive to preserve, conserve, and enhance the existing housing stock, including historic structures and sites. develop design guidelines and standards to improve the quality of new housing consistent with applicable building codes.	Design guidelines are not an objective for the County at this point.	County Vision
Housing	New	Housing Quality		Support programs and regulations that encourage the rehabilitation of housing deemed inadequate due to conditions posing a risk to human health and safety.		
Housing	7B, 7B-1.1, 217	Housing Quality	Facilitate the rehabilitation and reuse of existing structures for housing by allowing reduced permitting fees and "grandfathered" development standards.	Facilitate the rehabilitation and reuse of existing structures for housing by allowing reduced permitting fees and "grandfathered" development standards. legal nonconforming structures to be improved within existing building footprint.		
Housing	7B, 7B-1.2, 218	Housing Quality	Allow reuse of formerly non-residential structures for housing in mixed use developments in Rural Village Commercial Districts and Urban Growth Areas.	No recommended change.		
Housing	7B, 7B-1.3, 218	Housing Quality	Establish development standards and design guidelines for Urban Growth Areas, Rural Villages, and large CaRD developments, to promote efficient, pedestrian friendly, and attractive communities.	Establish clear and objective development standards and design guidelines for Urban Growth Areas, Rural Villages, and large CaRD developments, to promote efficient and pedestrian friendly, and attractive communities.	Design guidelines are not an objective for the County at this point.	County Vision
Housing	New	Housing Quality		Ensure that standards or requirements for design review for ADUs are not more restrictive than those for principal units. Additionally, ensure that development regulations for middle housing are not more restrictive than those required for detached single-family residences.	HB 1293 Require clear and objective design review. Suggest removing "attractive" as this can be a relative term. State law reference RCW 36.70A.160 ; HB 1110 increasing middle housing in areas traditionally designed for single-family.	Growth Management Act Consistency
Housing	7B, 7B-1.4, 218	Housing Quality	Manage regulatory, administrative, funding and information programs that contribute to the development and maintenance of high quality housing and strong communities throughout the County.	Manage regulatory, administrative, funding and information	Remove "strong community"	Administrative Cleanup

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Housing	7C, New, 218	Housing Distribution and Accessibility	Strive to ensure that a variety of housing types, densities, and values can be produced in the rural area, Urban Growth Areas, and Rural Villages appropriate to the character of the individual communities. Additionally, ensure sufficient infrastructure capacity is available to accommodate growth and provide housing opportunities for all economic segments of the population.	Strive to ensure that a variety of housing types, densities, and values can be produced in the rural area, Urban Growth Areas, and Rural Villages, and LAMIRDs appropriate to the character of the individual communities. Additionally, ensure sufficient infrastructure capacity is available to accommodate growth and provide housing opportunities for all economic segments of the population.	Added LAMIRD to include other land use types where growth can be accommodated. Recommend separating rural villages references from Rural Village land use designations.	Growth Management Act Consistency
Housing	7C, 7C-1.1, 218	Housing Distribution and Accessibility	Allow mixed residential and commercial uses in Urban Growth Areas and Rural Village commercial districts to promote housing affordability and availability.	No recommended change.		
Housing	7C, 7C-1.2, 218	Housing Distribution and Accessibility	Consider allowing reduced minimum lot sizes in exchange for community facilities and amenities such as parks, open space, recreational facilities, and community centers.	Consider allowing reduced minimum lot sizes in exchange for community facilities and amenities such as parks, open space, recreational facilities, and community centers.	This policy is contrary to the rural character of Skagit County.	County Vision, Address Public Comment
Housing	7C, 7C-1.3, 218	Housing Distribution and Accessibility	Allow duplexes in zoning districts permitting single-family residences, as an alternative to accessory dwelling units or the ability to further subdivide. A duplex extinguishes two development rights.	Allow duplexes a variety of housing types including middle housing and affordable housing options in the UGAs and LAMIRDs where public services can be made available to address changing housing needs. in zoning districts permitting single-family residences, as an alternative to accessory dwelling units or the ability to further subdivide. A duplex extinguishes two development rights.	Rather than focusing on subdividing properties which may be contrary to rural character of Skagit County, the policy has been revised to focus providing multiple housing types beyond just single-family and ADUs.	County Vision, Address Public Comment
Housing	7D, New, 219	Housing for Special Needs	Ensure the availability of housing for people with special needs.	No recommended change.		
Housing	7D, 7D-1.1, 219	Housing for Special Needs	Allow specialized housing facilities such as senior housing, group homes for children and adults with special needs, in appropriate zoning districts.	Allow specialized housing facilities in terms of cost, size, design, and suitability for various household types, e.g., families, people of all ages and levels of mobility, couples, single persons, and persons with disabilities or special needs. These include but are not limited to such as senior housing, group homes for children and adults with special needs in	Consider adding more clarity to diverse needs. Removing references to zoning districts as they should be addressed in the zoning code.	Growth Management Act Consistency
Housing	7E, New, 219	Farmworker Housing	Strive for an adequate supply of housing to meet the farmworkers and the agricultural industry.			

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Housing	7E, 7E-1.1, 219	Farmworker Housing	Work in partnership with other public agencies and the private sector to ensure an adequate supply of farmworker housing. (a) Support strategic actions of the Skagit Valley Farmworker Housing Trust Advisory Council to develop new farmworker housing. (b) Recognize farmworker housing would occur primarily in urban areas where services are available and secondarily in rural areas when sensitively designed to minimize loss of agricultural lands of long-term commercial significance. (c) Consider the seasonal nature of farming and potential options to accommodate seasonal housing that does not permanently convert agricultural lands of long-term commercial significance.	Work in partnership with other public agencies and the private sector to ensure an adequate supply of farmworker housing. (a) Support strategic actions of the Skagit Valley Farmworker Housing Trust Advisory Council to develop new farmworker housing. (b) Recognize farmworker housing would occur primarily in urban areas where services are available and secondarily in rural areas when sensitively designed to minimize loss of agricultural lands of long-term commercial significance. (c) Consider the seasonal nature of farming and potential options to accommodate seasonal housing that does not permanently convert agricultural lands of long-term commercial significance.	From the racially disparate impact analysis evaluation: There is tension and conflict within the policy language of "b" and other land use and housing policies due to Skagit County not having appropriate urban zoning and urban densities in UGA areas near farms that can accommodate the housing types needed to provide housing affordable to farmworkers.	Growth Management Act Consistency
Housing	7E, 7E-1.2, 219	Farmworker Housing	Review permit applications for farm-worker housing developments in consideration of proximity to job locations and necessary public facilities and services consistent with the Washington State Temporary Worker Housing Health and Safety Regulations (RCW 70.114A).	No recommended change.		
Housing	7F, New, 220	Manufactured Housing	Recognize the value of manufactured housing as an affordable housing solution.	Recognize the value of Allow manufactured housing, and manufactured home parks, tiny homes, and accessory dwelling units as an affordable housing solutions.	"recognizing the value," doesn't necessarily lead or mean there is actionable support towards the cause.	Growth Management Act Consistency
Housing	7F, 7F-1.1, 220	Manufactured Housing	Ensure that regulations regarding manufactured housing are consistent with federal and state laws.	Ensure that regulations regarding manufactured housing are consistent with federal and state laws.		
Housing	New			Allow manufactured housing in the same locations and at the same density as other housing. Apply development and standards in each residential zoning district equally to manufactured homes as they would apply in other residences.	Addressing housing requirements for accommodating housing at all income levels. This is to address HB 1220. State	Growth Management Act Consistency

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Housing	New	Housing Equity		Prevent discrimination, address displacement, and mitigate past harm in the development and maintenance of housing.	Addressing housing requirements for accommodating housing at all income levels. This is to address HB 1220. State reference RCW 36.70A.070 (2)	Growth Management Act Consistency
Housing	New	Housing Equity		Collaborate with community groups, organizations, non-profits, and businesses to help vulnerable groups obtain and maintain housing.	Addressing housing requirements for accommodating housing at all income levels. This is to address HB 1220. State reference RCW 36.70A.070 (2)	Growth Management Act Consistency
Housing	New	Housing Equity		Evaluate the potential for displacement on lands proposed for rezone or redevelopment for public use.	Addressing housing requirements for accommodating housing at all income levels. This is to address HB 1220. State reference RCW 36.70A.070 (2)	Growth Management Act Consistency
Housing	New	Housing Equity		Consider the drivers of displacing low-income households and marginalized populations as a result of planning, public investments, redevelopment, and market pressures. Use strategies to mitigate displacement of these communities.	Addressing housing requirements for accommodating housing at all income levels. This is to address HB 1220. State reference RCW 36.70A.070 (2)	Growth Management Act Consistency

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