



Planning & Development Services

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Memorandum: Countywide Planning Policy Amendments

To: Planning Commissioners
From: Robby Eckroth, AICP, Senior Planner
Date: October 01, 2024
Re: 2024 Countywide Planning Policy Amendments

Recommendation

The Department recommends **adoption** of the proposed countywide planning policy amendments.

Summary

Countywide Planning Policies (CPPs) are “a written policy statement or statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted pursuant to this chapter.”¹ CPPs are required for counties, in coordination with cities within their boundaries, planning under the Growth Management Act (GMA) to provide policies and guidance on how population growth and investment will be directed within a given county. The following amendments are proposed to be consistent with new Growth Management Act requirements, specifically HB 1220² and HB 1181³. The proposed CPP amendments will set the framework for the 2025 Skagit County Periodic Comprehensive Plan Update which is required to be consistent with Skagit County CPPs. The countywide planning policies also include the population, housing, and employment allocations. Those allocations have been reconciled since the last meeting, which is detailed below in the analysis.

Analysis

Countywide Planning Policies

The Skagit Council of Governments (SCOG) Technical Advisory Committee drafted CPPs to be considered by the SCOG Steering Committee. On, June 20, 2024, the SCOG Steering Committee forwarded amendments to member jurisdictions for public comment and to solicit input from city-town councils and Board of County Commissioners. Once public comment and input is received, the Steering Committee will provide a recommendation to the Board of County Commissioners. The following amendments to the Countywide Planning Policies are to be considered:

¹ RCW 26.70A.210(1) <https://app.leg.wa.gov/rcw/default.aspx?cite=36.70A.210>

² <https://app.leg.wa.gov/billssummary?Year=2021&BillNumber=1220>

³ <https://app.leg.wa.gov/billssummary?BillNumber=1181&Chamber=House&Year=2023>

- A. **Housing** - Review and update the CCPs to address recent legislative changes, such as HB 1220. In addition, consider amending the CCP's to address the following housing topics:
- Add policy language aimed at significantly increasing housing production within existing UGAs in areas with good access to transit, jobs, and services.
 - Add policy language addressing the siting of publicly funded or subsidized housing, including permanent supportive housing, transitional housing, shelters, and housing for populations with special needs.
 - Add policy language addressing coordination with publicly funded housing authorities.
- B. **Climate** - Review and update the CCP's to address recent legislative changes, such as HB 1181. GMA Goal 14 was adopted in 2023 Section 14: Climate Change and Resiliency. This GMA goal requires that comprehensive plans address development regulations, and regional policies, plans and strategies under RCW 36.70A.201 and Chapter RCW 47.80 adapt to and mitigate the effects of a changing climate, support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice. Proposed revisions presented to the Countywide Planning policies in the linked document address these new legislative requirements under GMA goal 14.
- C. **Land Capacity Analysis** - Skagit County GIS requirement to store data is proposed to be removed. SCOG is proposing collect land and housing capacity reports.

Final Growth Allocations

The Steering Committee determined that between 2022 and 2045 rural Skagit County (outside of Urban Growth Areas) will grow by 5,916 people and 1,015 jobs. Unincorporated Skagit County must also accommodate a minimum of 3,490 additional housing units.

After the initial growth allocations were adopted, the Skagit County Planning Department assessed the development capacity of the County's rural areas, Limited Areas of More Intensive Rural Development (LAMIRDs), and the Bayview Ridge Urban Growth Area. Based on this review, Skagit County determined it was not feasible, within the confines of Washington State law or applicable CPPs, to accommodate the number of higher-density housing types initially allocated to the County under the CPP amendments adopted by the GMASC. The County's conclusion is based on GMA requirements that prohibit higher-density development in rural areas and that promote the location of housing in centrally located urban areas with good access to employment, services, and transportation (Attachment 5).

In response to the concerns raised by Skagit County, the Growth Management Act Technical Advisory Committee (GMATAC) reconciled the initial housing allocations with Skagit County's capacity constraints. Ultimately the GMATAC recommended that a percentage of the higher-density housing types (0-50% AMI) that were initially allocated to rural Skagit County, be reallocated to each of the cities in the County, and that an equivalent number of lower-density housing types (detached homes – 120%+ AMI) that were initially allocated to the cities, be reallocated to rural Skagit County. Under this framework, the reallocation process distributed the higher-density housing types to each city proportionate to each city's share of the overall county population (Attachment 6). The reallocation process changed only the composition of housing types allocated to each jurisdiction, but did not change the population, employment, or overall number of housing units allocated to each city.

Public Notice and Participation

On August 6, 2024, the Staff Report for the 2024 Countywide Planning Policy amendment was published to the County website. The public notice opened the comment period and noticed the public hearing.

Notice was published in the Skagit Valley Herald on August 22, 2024, the PDS email distribution list and posted to the PDS and legal notice webpage which can be found in Attachment 3. On September 10, 2024, the Planning Commission held a public hearing on the Countywide Planning Policy amendments. No members of the public provided public testimony. A full transcript of the meeting can be found on the [Planning Commission Agenda and Archive page](#)⁴.

A total of one comment was submitted during the comment period, August 22, 2024, to September 12, 2024. The one written comment can be found in Attachment 4.

Attachment 1 – Proposed Countywide Planning Policy Amendments

Attachment 2 – Skagit Council of Governments Technical Advisory Committee Recommendation

Attachment 3 – Notice of Availability

Attachment 4 – Futurewise Public Comment

Attachment 5 – County Growth Allocations Letter to Cities

Attachment 6 – Final Growth Allocations

⁴ <https://www.skagitcounty.net/Departments/PlanningCommission/PCminutes.htm>

Skagit County

Countywide Planning Policies

January 2024 Proposed Revisions to include
Housing (HB1220) and Climate (HB 1181) 2024

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GMA Goal 14 added (2023) Section 14: Climate Change and resiliency. Ensure that comprehensive plans, development regulations, and regional policies, plans and strategies under RCW 36.70A.201 and Chapter RCW 47.80 adapt to and mitigate the effects of a changing climate, support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice.

The greenhouse gas emissions reduction sub- element and resiliency element is mandatory for the jurisdictions specified in **RCW 36.70A.95**

Skagit County Countywide Planning Policies

The Role of the Skagit County Countywide Planning Policies and the Comprehensive Plans

- i Pursuant to RCW 36.70A.210, these Skagit County Countywide Planning Policies (“Countywide Planning Policies” or “CPPs”) establish a countywide framework for developing county, city and town comprehensive plans (collectively “Comprehensive Plans”).
- ii Except as otherwise provided for by law, Skagit County, municipalities, and state agencies are subject to the Countywide Planning Policies. The Skagit County Comprehensive Plan, and the comprehensive plans of the cities and towns within Skagit County shall be consistent with these policies.
- iii The 2002 Framework Agreement – executed by Skagit County and every city and town within the county – guides the process for adoption and amendment of Countywide Planning Policies.
- iv The Board of County Commissioners adopt and amend Countywide Planning Policies in cooperation with the cities and towns, consistent with RCW 36.70A.210 and the 2002 Framework Agreement.
- v All Elements of Comprehensive Plans, including maps and procedures, shall comply with these policies. Amendments to the other components of Comprehensive Plans shall conform to these policies.
- vi As required by RCW 36.70A.120, activities and capital budgeting decisions made by Skagit County, and all cities and towns located within the county, shall be made in conformity with the locally adopted comprehensive plan.
- vii The Skagit County Comprehensive Plan adopts by reference the following functional plans: Shoreline, Drainage, Floodplain, Schools, Special Districts, Parks and Recreation, Transportation, Watershed, the Coordinated Water System Plan and any other functional plans adopted by Skagit County. Each referenced plan shall be coordinated with, and consistent with, the Skagit County Comprehensive Plan.
- viii All disputes over the proper interpretation of other functional plans and all implementing regulations, including zoning maps and zoning regulations, shall be resolved in favor of the interpretation which most clearly achieves Countywide Planning Policies.
- ix Local governments shall pursue methods of collecting and displaying statistics, maps and other information necessary for government.

- x Upon adoption of Comprehensive Plans, sub-area plans will be considered to address homogeneous natural features and communities.

1. Urban Growth
Encourage urban development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

- 1.1 Urban growth shall be allowed only within cities and towns, their designated Urban Growth Areas (“UGAs”) and within any non-municipal urban growth areas already characterized by urban growth, identified in the Skagit County Comprehensive Plan with a Capital Facilities Plan meeting urban standards. Population and employment land allocations for each UGA shall be consistent with the allocations shown in Appendix A.
- 1.2 Cities and towns and their urban growth areas, and non-municipal urban growth areas designated pursuant to CPP 1.1, shall include areas and densities sufficient to accommodate as a target 80% of the county's 20-year population projection.
- 1.3 Urban growth areas shall provide for urban densities of mixed uses and shall direct development of neighborhoods which provide adequate and accessible urban governmental services concurrent with development. The Growth Management Act (“GMA”) defines urban governmental services as those governmental services historically and typically delivered by cities, including storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with nonurban areas.
- 1.4 Urban growth areas shall include greenbelts, greenspace ~~and~~ open space, and encourage the preservation of wildlife habitat areas and healthy urban community forests.
- 1.5 Cities and towns shall encourage development, including greenbelt and open space areas, on existing vacant land and in-fill properties before expanding beyond their present corporate city limits towards urban growth boundaries.
- 1.6 Annexations beyond urban growth areas are prohibited.
- 1.7 The baseline for 20-year countywide population forecasts shall be the official Growth Management Act Population Projections from the State of Washington’s Office of Financial Management. The Growth Management Act Technical Advisory Committee (“Planners Committee”) shall recommend the process for allocating forecasted population and employment, which shall be cooperatively reviewed by the Growth Management Act Steering Committee (“GMASC”), consistent with the 2002 Framework Agreement. Final growth allocations will be ratified by each government’s legislative body. The growth allocation process shall use the procedures in Appendix B, which calls for the following steps:
 - a. Initial Growth Allocations;
 - b. Reconciliation;
 - c. Long Term Monitoring; and

HB 1220 added new housing allocations, now included in **RCW 36.70A.070** Comprehensive Plans-Mandatory Element

d. Allocation Adjustment.

1.8 Skagit County, the cities and towns shall use consistent development and housing land capacity analysis methods ~~as approved by the GMASC~~ to determine the capacity of Urban Growth Areas to accommodate population and employment growth and housing produced in the different AMI categories provided by the Department of Commerce. ~~Jurisdictions will supply a capacity amount of undeveloped buildable urban land needed, inventory done as part of their periodic updates, to the Skagit Council of Governments. The inventory of the undeveloped buildable urban land supply is to be maintained by Skagit County in a Regional Geographic Information Systems database.~~

1.9 Skagit County, the cities and towns will establish a common method to monitor urban development and housing development to evaluate the rate of growth and maintain an inventory of the amount of buildable land remaining and the amount of housing produced in the different AMI categories provided by the Department of Commerce. The Planners Committee shall develop a monitoring process, prepare annual monitoring reports and present the reports to the Growth Management Act Steering Committee annually.

1.10 All growth outside the urban growth boundary shall be rural in nature as defined in the Rural Element, not requiring urban governmental services, except in those limited circumstances shown to be necessary to the satisfaction of both Skagit County and the affected city/town to protect basic public health, safety and the environment, and when such services are financially supportable at rural densities and do not permit urban development

1.11 Prior to altering urban growth areas, or as part of a periodic update, a climate impact analysis shall be completed. The climate impact analysis shall evaluate the greenhouse gas (GHG) and vehicle miles traveled (VMT) impacts associated with the proposed change and consider climate vulnerability and resilience scenarios created by the change. The analysis shall also consider the GHG and VMT impacts associated with other feasible alternatives for accommodating projected growth. Preference shall be given to alternatives that reduce per capita VMT and GHG emissions and changes that increase climate resilience and protect vulnerable populations and overburdened communities.

1.10

1.8 Added housing capacity analysis to the existing land capacity analysis. Removed GMASC requirements for methodology approval. Removed Skagit County GIS requirement to store data. SCOG will collect land and housing capacity reports.

1.9 Department of Commerce AMI categories for different types of housing will be used for reconciliation and monitoring reports

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2. Reduce Sprawl

Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

- 2.1 Contiguous and orderly development and provision of urban services to such development within urban growth boundaries shall be required.
- 2.2 Development within the urban growth area shall be coordinated and phased through inter-agency agreements.
- 2.3 Rural development shall be allowed in areas outside of the urban growth boundaries having limited resource production values (e.g. agriculture, timber, mineral) and having access to public services. Rural development shall have access through suitable county roads, have limited impact on agricultural, timber, mineral lands, critical areas, shorelands, historic landscapes or cultural resources and must address their drainage and ground water impacts.
- 2.4 Rural commercial and industrial development shall be consistent with that permitted by the Growth Management Act, specifically including RCW 36.70A.070(5)(d) and related provisions and the 1997 ESB 6094 amendments thereto. This development shall not be urban in scale or character or require the extension of urban services outside of urban growth areas, except where necessary to address an existing public health, safety or environmental problem.
- 2.5 Rural commercial and industrial development shall be of a scale and nature consistent and compatible with rural character and rural services, or as otherwise allowed under RCW 36.70A.070(5)(d), and may include commercial services to serve the rural population, natural resource-related industries, small scale businesses and cottage industries that provide job opportunities for rural residents, and recreation, tourism and resort development that relies on the natural environment unique to the rural area.
- 2.6 Priority consideration will be given to siting of new rural commercial and industrial uses in areas of existing development, including existing Rural Villages and existing Rural Centers, followed by already developed sites in the rural area, and only lastly to wholly undeveloped sites in the rural area.
- 2.7 Master planned sites designated for industrial and large-scale commercial uses shall be clustered, landscaped, and buffered to alleviate adverse impacts to surrounding areas.
- 2.8 Commercial areas should be aggregated in cluster form, be pedestrian oriented, provide adequate parking and be designed to accommodate public transit.

- 2.9 Urban commercial and urban industrial development, except development directly dependent on local agriculture, forestry, mining, aquatic and resource operations, and major industrial development which meets the criteria contained in RCW 36.70A.365, should be restricted to urban or urban growth areas where adequate transportation networks and appropriate utility services are available.

The process to consider siting of specific major industrial developments outside of urban growth areas shall follow the process included in the 2002 Framework Agreement for adoption of Countywide Planning Policies. Major industrial developments shall mean a master planned location for specific manufacturing, industrial, or commercial business that:

1. Requires a parcel of land so large that no suitable parcels are available within an urban growth area; or
2. Is a natural resource-based industry requiring a location near agricultural land, forest land, or mineral resource land upon which it is dependent. The major industrial development shall not be for the purpose of retail commercial development or multi-tenant office park.

A major industrial development may be approved outside an urban growth area if the following criteria are met:

1. New infrastructure is provided for and/or applicable impact fees are paid;
2. Transit-oriented site planning and traffic demand management programs are implemented;
3. Buffers are provided between the major industrial development and adjacent non-urban areas;
4. Environmental protection including air and water quality has been addressed and provided for;
5. Development regulations are established to ensure that urban growth will not occur in adjacent non-urban areas;
6. Provision is made to mitigate adverse impacts on designated agricultural lands, forest lands, and mineral resource lands;
8. The plan for the major industrial development is consistent with Skagit County's development regulations established for the protection of critical areas; and

9. An inventory of developable land has been conducted and Skagit County has determined and entered findings that land suitable to site the major industrial development is unavailable within the urban growth area. Priority shall be given to applications for sites that are adjacent to or in close proximity to the urban growth areas.

Final approval of an application for a major industrial development shall be considered an adopted amendment to the Skagit County Comprehensive Plan adopted pursuant to RCW 36.70A.070 designating the major industrial development site on the land use map as an urban growth area. Final approval of the application shall not be considered an amendment to the Skagit County Comprehensive Plan for the purposes of RCW 36.70A.130(2) and may be considered at any time.

- 2.10 Establishment or expansion of local improvement districts and special purpose taxing districts, except flood control, diking districts and other districts formed for the purpose of protecting water quality, in designated commercial forest resource lands shall be discouraged.

3. Transportation

Encourage efficient multimodal transportation systems that will reduce greenhouse gas emissions and per capita vehicle miles traveled and are based on regional priorities and coordinated with county and city comprehensive plans.

- 3.1 ~~Multi-purpose Multimodal~~ transportation routes and facilities shall be designed to accommodate present and future traffic volumes.
- 3.2 Primary arterial access points shall be designed to ensure maximum safety while minimizing traffic flow disruptions.
- 3.3 The development of new transportation routes and improvements to existing routes shall be consistent with VMT and GHG reduction targets and shall minimize adverse social, economic and environmental impacts and costs, especially those impacts to vulnerable populations and overburdened communities.
- 3.4 Transportation elements of Comprehensive Plans shall be designed to; facilitate the flow of people, goods and services so as to strengthen the local and regional economy; conform with the Land Use Element; be based upon an inventory of the existing Skagit County transportation network and needs; and encourage the conservation of energy and reduction of VMT and GHG with the goal of meeting or exceeding Washington State targets.
- 3.5 Provisions in Comprehensive Plans for the location and improvement of existing and future transportation networks and public transportation shall be made in a manner consistent with the goals, policies and land use map of the locally adopted comprehensive plan.
- 3.6 The development of a recreational transportation network shall be encouraged and coordinated between state and local governments and private enterprises.
- 3.7 Transportation services for seniors and individuals with disabilities shall be provided by public transportation operators to provide for those who, through age and/or disability, are unable to transport themselves.
- 3.8 Multi-modal ~~H~~-level of service (LOS) standards and safety standards shall be established that coordinate and link with the urban growth and urban areas to coordinate optimize land use and transportation traffic compatibility over the long term. New development shall mitigate multimodal LOS deficiencies transportation impacts concurrently with the development and occupancy of the project. Acceptable mitigation may include active transportation facility improvements, increased or enhanced public transportation service, ride-sharing programs, demand management, or transportation systems management strategies funded by the development.
- 3.9 An all-weather arterial road system shall be coordinated with industrial and commercial areas.

Countywide Planning Policies, January 20242024Proposed Revisions to include Housing (HB 1220) and Climate (HB 1181) 8

The greenhouse gas emissions reduction sub-element and resiliency sub-element is mandatory for the jurisdictions specified in **RCW 36.70A.95** The greenhouse gas emissions sub-element of the Comprehensive plan must identify actions consistent with guidelines published pursuant to **RCW 70A.45.120** that will:

- (a) Result in reductions in overall GHG emissions generated by transportation and land use within the jurisdiction but without increasing GHG elsewhere in the state;
- (b) Result in reductions in per capita VMT within the jurisdiction but without increasing VMT in the state
- (c) Prioritize reductions that benefit overburdened communities in order to maximize the co-benefits of reduced air pollution and environmental justice.

WAC 365-196-840 Concurrency - In urban areas, the department recommends counties and cities adopt methodologies that analyze the transportation system from a comprehensive multi-modal perspective authorized by **RCW 36.70A.108**

- 3.10 Cost effectiveness shall be a consideration in transportation expenditure decisions and balanced for both safety and service improvements.
- 3.11 An integrated regional transportation system shall be designed to minimize air pollution, including a reduction of vehicle related greenhouse gas emissions and reduction of vehicle miles travelled by promoting the use of alternative transportation modes, reducing vehicular traffic, maintaining acceptable multimodal levels of service, traffic flow, and siting of facilities.
- 3.12 All new and expanded transportation facilities and transportation system improvements shall be sited, constructed and maintained to minimize noise levels and shall not have the effect of increasing per capita VMT or greenhouse gas emissions.
- 3.13 Increase the percentage of trips made using transit by prioritizing transit service hours and capital investments for routes serving urban corridors with high levels of ridership potential where dense concentrations of housing, employment, or services exist or are planned.
- 3.14 Develop a regional network of active transportation facilities and connect major regional cities with a multi-use path system.

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4. Housing

Plan for and accommodate ~~Encourage the availability~~ of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

~~4.1 Allow for an adequate supply of land use options to provide housing for a wide range of incomes, housing types and densities. Comprehensive Plans must include a housing element that plans for and accommodates housing affordable to all economic segments of the population. The housing element must include an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, including units for low, very low and extremely low-income households, and emergency housing, emergency shelters and permanent supportive housing (PSH).~~

~~4.2 At a minimum, each jurisdiction shall provide sufficient capacity to accommodate the number and type of units allocated to the jurisdiction through regional allocation process described in Appendix B. Comprehensive plans, development regulations, and funding mechanisms shall also be consistent with the following housing allocation policies:~~

- ~~a. Housing allocations including PSH, low, very low and extremely low-income households shall be prioritized in, and shall be primarily allocated to, urban areas with good access to transit and services.~~
- ~~b. Rural areas typically lack access to transit and services, but may have localized or unique housing needs, such as housing for rural resource employees or housing for extended family members. In such areas, accessory dwelling units may be considered.~~
- ~~c. Consistent with the process described in Appendix B, locations without access to transit or services, including rural areas and towns, may have some of their allocation of low, very low and extremely low-income households, emergency shelters and PSH given by the Department of Commerce methodology or an approved equivalent quantitative method, reallocated to urban areas in cities with more access to services and transit.~~
- ~~d. The reconciliation process described in Appendix B may be used to reallocate housing numbers if needed, in coordination with land capacity analysis and population and employment allocation reconciliation processes.~~
- ~~e. Avoid further concentrations of low-income, PSH and emergency shelter housing.~~
- ~~f. Increase opportunities and capacity for housing that is affordable and close to employment, education, shopping, public services and public transit.~~

HB 1220 resulted in new required housing allocations as part of **RCW 36.70A.070** Comprehensive Plans-Mandatory elements in order to plan for and accommodate housing for different area median incomes (AMI)

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RCW 36.70A.070 Comprehensive Plans Mandatory Elements includes consideration of the role of accessory dwelling units.

4.1g. To provide equal access and to equitably meet the needs of Skagit County's vulnerable populations, PSH and emergency shelter capacity will be allocated to urban areas in a geographically balanced fashion and proportionate to each UGA's population.

4.24.3 Public/private partnerships shall be encouraged to build affordable housing and devise incentives for innovative and environmentally sensitive design to meet the housing needs of people with low and moderate incomes and special needs populations.

4.34.4 Comprehensive Plans should support innovative land use management techniques, including, but not limited to, density bonuses, cluster housing, planned unit developments and the transfer of development rights.

4.44.5 The existing affordable housing stock should be maintained and efforts to rehabilitate older and substandard housing, which are otherwise consistent with comprehensive plan policies, should be encouraged.

4.54.6 The construction of housing that promotes innovative, energy efficient and less expensive building technologies shall be encouraged.

4.64.7 Provisions in Comprehensive Plans for the location of residential development shall be made in a manner consistent with protecting natural resource lands, aquatic resources, and critical areas.

4.8 ~~The County and Cities, and public housing authorities, should participate in multi-jurisdictional affordable housing programs with the goal to increase housing for low-income, PSH and emergency shelters. These programs will be cooperative efforts that include public agencies, non-profits, and other providers of housing. Manufactured home parks shall be allowed only within urban or urban growth areas.~~

4.9 ~~The County and Cities, in cooperation with housing and human services providers should create an actionable countywide strategy to coordinate the development of public supported housing projects which includes a funding strategy addressing capital and operating.~~

4.74.10 ~~Regional funding mechanisms and the capital plans of public housing providers should be consistent with the housing allocations established through each jurisdiction's Comprehensive Plan.~~

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4.7 Removal of requirements for mobile home parks only within urban or urban growth areas. Allows for more flexibility in LAMIRDS if services are available.

4.8, 4.9 and 4.10 - ensure that housing elements of jurisdictions are consistent with North Star initiative.

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5. Economic Development

Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

- 5.1 The development of environmentally sensitive industries shall be encouraged.
- 5.2 Home occupations that do not significantly change or impact neighborhood character shall be permitted.
- 5.3 Economic diversity should be encouraged in rural communities where special incentives and services can be provided.
- 5.4 Commercial and industrial activities directly related to local natural resource production may be allowed in designated natural resource areas provided they can demonstrate their location and existence as natural resource area dependent businesses.
- 5.5 A diversified economic base shall be encouraged to minimize the vulnerability of the local economy to economic fluctuations.
- 5.6 Commercial, industrial and residential acreage shall be designated to meet future needs without adversely affecting natural resource lands, critical areas, and rural character and life styles.
- 5.7 Tourism, recreation and land preservation shall be promoted provided they do not conflict with the long-term commercial significance of natural resources and critical areas or rural life styles.
- 5.8 Agriculture, forestry, aquatic resources and mineral extraction shall be encouraged both within and outside of designated resource lands.
- 5.9 The primary land use within designated forest resource lands shall be commercial forestry. Residential development shall be strongly discouraged within designated forest resource lands.
- 5.10 Lands within designated agricultural resource areas should remain in large parcels and ownership patterns conducive to commercial agricultural operations and production.

- 5.11 Skagit County shall conserve agriculture, aquaculture, forest and mineral resources for productive use by designating natural resource lands and aquatic resource areas, where the principal and preferred land uses will be long term commercial resource management.
- 5.12 Value added natural resource industries shall be encouraged.
- 5.13 Skagit County shall increase the availability of renewable resources and encourage the maximum attainable recycling of non-renewable resources.
- 5.14 Commercial and industrial activities directly related to or dependent on local aquatic resource areas should be encouraged in shoreline areas provided they are shoreline dependent and/or related.
- 5.15 Comprehensive Plans shall support and encourage economic development and employment to provide opportunities for prosperity.

6. Property Rights

Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

- 6.1 Proposed regulatory or administrative actions shall not result in an unconstitutional taking of private property.
- 6.2 The rights of property owners operating under current land use regulations shall be preserved unless a clear public health, safety or welfare purpose is served by more restrictive regulation.
- 6.3 Surface water runoff and drainage facilities shall be designed and utilized in a manner which protects against the destruction of private property and the degradation of water quality.

7. Permits

Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

- 7.1 Inter-agency agreements with other agencies to facilitate multi-agency permits shall be pursued to better serve the public.
- 7.2 Upon receipt of a complete application, land use proposals and permits shall be expeditiously reviewed and decisions made in a timely manner.
- 7.3 Variances that would create a policy violation of a jurisdiction's comprehensive plan shall not be permitted.
- 7.4 New implementing codes and amendments shall provide clear regulations to reduce the possibility of multiple interpretations by staff and applicants.
- 7.5 Impact fees shall be imposed through established ordinances, procedures and criteria so that specific developments do not pay arbitrary fees or duplicative fees for the same impact.
- 7.6 Special purpose districts permitted by statute to request impact fees shall to the extent possible utilize similar formulas to calculate costs of new development.

8. Natural Resource Industries

Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

- 8.1 Identified critical areas, shorelands, aquatic resource areas and natural resource lands shall be protected by restricting conversion. Encroachment by incompatible uses shall be prevented by maintenance of adequate buffering between conflicting activities.
- 8.2 Land uses adjacent to agricultural, forest, or mineral resource lands and designated aquatic resource areas shall not interfere with the continued use of these designated lands for the production of food, agricultural and aquatic based products, or timber, or for the extraction of minerals.
- 8.3 Forest and agricultural lands located within urban growth areas shall not be designated as forest or agricultural land of long-term commercial significance unless a program authorizing transfer or purchase of development rights is established.
- 8.4 Mining sites or portions of mining sites shall be reclaimed when they are abandoned, depleted, or when operations are discontinued for long periods.
- 8.5 Long-term commercially significant natural resource lands and designated aquatic resource areas shall be protected and conserved. Skagit County shall adopt policies and regulations that encourage and facilitate the retention and enhancement of natural resource areas in perpetuity.
- 8.6 When plats, short plats, building permits and development permits are issued for development activities on or adjacent to natural resource lands and aquatic resource areas, notice shall be provided to those seeking permit approvals that certain activities may occur that are not compatible with residences.
- 8.7 Fishery resources, including the county's river systems inclusive of their tributaries, as well as the area's lakes, associated wetlands, and marine waters, shall be protected and enhanced for continued productivity.
- 8.8 Skagit County shall encourage sustainable use of the natural resources of the County, including but not limited to agriculture, forestry, and aquatic resources.
- 8.9 Skagit County shall conserve agricultural, aquatic based, forest and mineral resources for productive use by designating natural resource lands and aquatic resource areas where the principal and preferred land uses will be long-term commercial resource management.

9. Open Space and Recreation

Retain open space and green space, enhance recreational opportunities, ~~conserve~~ enhance fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

- 9.1 Open space corridors within and between urban growth areas shall be identified. These areas shall include lands useful for recreation, fish and wildlife habitat, trails, and connection of critical areas.
- 9.2 To preserve open space and create recreational opportunities, innovative regulatory techniques and incentives such as but not limited to, purchase of development rights, transfer of development rights, conservation easements, land trusts and community acquisition of lands for public ownership shall be encouraged.
- 9.3 The use of Open Space Taxation Laws shall be encouraged as a useful method of land use control and resource preservation.
- 9.4 Expansion and enhancement of parks, recreation and scenic areas and viewing points shall be identified, planned for and improved in shorelands, and urban and rural designated areas.
- 9.5 Property owners shall be encouraged to site and design new construction to minimize disruption of visual amenities and solar resources of adjacent property owners, public road ways, parks, lakes, waterways and beaches.
- 9.6 Development of new park and recreational facilities shall adhere to the policies set out in Comprehensive Plans.
- 9.7 The Skagit Wild and Scenic River System (which includes portions of the Sauk, Suiattle, Cascade and Skagit Rivers) is a resource that should be protected, enhanced and utilized for recreation purposes when there are not potential conflicts with the values (fisheries, wildlife, and scenic quality) of the river system.
- 9.8 Incompatible adjacent uses including industrial and commercial areas shall be adequately buffered by means of landscaping, or by maintaining recreation and open space corridors.
- 9.9 A park and recreation system shall be promoted which is integrated with existing and planned land use patterns.
- 9.10 Indoor and outdoor recreation facilities shall be designed to provide a wide range of opportunities allowing for individual needs of those using these facilities.

Revised to be consistent with **RCW 36.70A.070** Planning Goals

- 9.11 School districts, public agencies and private entities should work together to develop joint inter-agency agreements to provide facilities that not only meet the demands of the education for our youth, but also provide for public recreation opportunities that reduce the unnecessary duplication of facilities within Skagit County.
- 9.12 In planning new park and recreation facilities, consideration shall be given to natural features, topography, floodplains, relationship to population characteristics, types of facilities, various user group needs and standards of access, including travel time.

10. Environment

Protect **and enhance** the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

- 10.1 Natural resource lands, including aquatic resource areas and critical areas shall be classified and designated, and regulations adopted to assure their long-term conservation. Land uses and developments which are incompatible with critical areas shall be prohibited except when impacts from such uses and developments can be mitigated.
- 10.2 Land use decisions shall take into account the immediate and long-range cumulative effects of proposed uses on the environment, both on- and off-site.
- 10.3 Reduce the loss of critical aquatic and terrestrial habitat by minimizing habitat fragmentation.
- 10.4 Wetlands, woodlands, watersheds and aquifers are essential components of the hydrologic system and shall be managed to protect surface and groundwater quality.
- 10.5 Recognize the river systems within Skagit County as pivotal freshwater resources and manage development within the greater watershed in a manner consistent with planning practices that enhance the integrity of the aquatic resource, fish and wildlife habitat, and recreational and aesthetic qualities.
- 10.6 Rural character shall be preserved by regulatory mechanisms through which development can occur with minimal environmental impact.
- 10.7 Development shall be directed away from designated natural resource lands, aquatic resource areas and critical areas.
- 10.8 The conversion of tidelands to uplands by means of diking, drainage and filling shall be prohibited, except when carried out by a public body to implement Comprehensive Plans for flood plain management or to respond to a natural disaster threatening life and property.
- 10.9 Septic systems, disposal of dredge spoils and land excavation, filling and clearing activities shall not have an adverse significant effect on Skagit County waters with respect to public health, fisheries, aquifers, water quality, wetlands, wildlife habitat, natural marine ecology and aquatic based resources.
- 10.10 Usual and accustomed activities on natural resource lands and aquatic resource areas shall be protected from interference when they are conducted in accordance with best management practices and environmental laws.

Revised to be consistent with
RCW 36.70A.070 Planning Goals

- 10.11 When evaluating and conditioning commercial, industrial or residential development, local governments shall consider threatened or endangered wildlife.
- 10.12 Enter into inter-agency agreements with appropriate state and local agencies and Native American Tribes for compliance with watershed protection, including but not limited to, the cumulative effects of construction, logging and non-point pollution in watersheds.
- 10.13 Cooperate with appropriate local, state and Federal agencies, to develop and implement flood hazard reduction programs, consistent with and supportive of the Corps Feasibility Study and consistent with the Climate Chapters of Comprehensive Plans and Hazard Mitigation Plans.
- 10.14 The Skagit River Floodway and the Skagit River Floodplain shall be regulated to protect human life, property and the public health and safety of the citizens of Skagit County; minimize the expenditure of public money; and maintain flood insurance eligibility while avoiding regulations which are unnecessary restrictive or difficult to administer.
- 10.15 Work together to provide ongoing public education about flooding in a coordinated and consistent program, and adopt a flood hazard reduction plan, that works together with the natural and beneficial functions of floodplains.

RCW 36.70A.070- internal consistency required among components within comprehensive plan

RCW 36.70A.100 -consistency required between neighboring jurisdictions

RCW 36.70A.070(6) -consistency between State and local

11. Citizen Participation and Coordination

Encourage the involvement of citizens in the planning process, including the participation of vulnerable populations and overburdened communities, and ensure coordination between communities and jurisdictions to reconcile conflicts.

- 11.1 Maintain procedures to provide for the broad dissemination of proposals and alternatives for public inspection; opportunities for written comments; public hearings after effective notice; open discussions; communication programs and information services; consideration of and response to public comments; and the notification of the public for the adoption, implementation and evaluation of locally adopted comprehensive plans.
- 11.2 Continue to encourage public awareness of Comprehensive Plans by providing for public participation opportunities and public education programs that include ways to solicit participation from vulnerable populations and overburdened communities designed to promote a widespread understanding of the Plans' purpose and intent.
- 11.3 For land use proposals, including those within the marine environment, all applicants shall bear the costs for public notification, by mail, and by posting of signs. Affected neighbors and surrounding shoreline owners shall be notified as prescribed by ordinance.
- 11.4 Provide regular and ongoing opportunities for public review and comment throughout the development process of Comprehensive Plans.
- 11.5 Encourage citizen participation throughout the planning process as mandated by Washington state statute and codes for environmental, land use, and development permits.
- 11.6 Utilize broad based Citizen Advisory Committees to participate and assist in the Element development of the Comprehensive Plans, sub-area plans and functional plans.

HB 1181 Requires a climate chapter for jurisdictions specified in **RCW 36.70A.095** and is encouraged for all other jurisdictions. A climate change and resiliency sub-element is required for jurisdictions in Skagit County with populations greater than 6,000. This includes new public outreach requirements to include participation from vulnerable populations and overburdened communities.

12. Public Facilities and Services

Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

- 12.1 Public facilities and services shall be integrated and consistent with locally adopted comprehensive plans and implementing regulations.
- 12.2 All communities within a region shall fairly share the burden of regional public facilities. (The GMA defines regional public facilities as streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks, recreational facilities and schools.)
- 12.3 A process shall be developed for identifying and siting essential public facilities. Comprehensive Plans may not preclude the siting of essential public facilities. (The GMA defines essential public facilities as those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities, state and local corrections facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities.)
- 12.4 Lands shall be identified for public purposes, such as: utility corridors, transportation corridors, landfill, sewage treatment facilities, recreation, schools, and other public uses. Skagit County shall work with the state, cities, towns, communities and utility providers to identify areas of shared need for public facilities.
- 12.5 Lands designated for urban growth by Comprehensive Plans shall have an urban level of regional public facilities prior to or concurrent with development.
- 12.6 Development shall be allowed only when and where all public facilities are adequate, and only when and where such development can be adequately served by regional public services without reducing levels of service elsewhere.
- 12.7 Public facilities and services needed to support development shall be available concurrent with the impacts of development.
- 12.8 The financing for system improvements to public facilities to serve new development must provide for a balance between impact fees and other sources of public funds and cannot rely solely on impact fees.

- 12.9 New development shall pay for or provide for its share of new infrastructure through impact fees or as conditions of development through the environmental review process.
- 12.10 Public water supply for new development shall conform to or exceed the Coordinated Water System Plan for public water systems.
- 12.11 Future development of land adjacent to existing and proposed schools and other public facilities shall be compatible with such uses.
- 12.12 Library services within Skagit County should be developed and coordinated to assure the delivery of comprehensive services throughout the county, with Skagit County, cities and towns fairly sharing the burden.
- 12.13 A county-wide recycling program shall be maintained.
- 12.14 Public drainage facilities shall be designed to control both stormwater quantity and quality impacts.
- 12.15 Provide results of the required six-year capital facilities plan, including a financing plan, and ensure consistency with land use designations.
- 12.16 Citizens shall have the opportunity to participate in and comment on proposed capital facilities financing.
- 12.17 The Washington State Boundary Review Board for Skagit County should be disbanded pursuant to RCW 36.93.230 provided that the following tasks are accomplished: (a) that ALL cities and the County have adopted comprehensive plans and development regulations consistent with the requirements of these Countywide Planning Policies and RCW 36.70A, including appropriate urban levels of service for all public facilities and services; (b) that ALL cities and the County have adopted a concurrency ordinance that requires the adopted urban levels of service addressed in (a) above be accomplished in time frames that are consistent with RCW 36.70A.; (c) that special purpose districts that serve UGAs have adopted urban levels of service standards appropriate for their service areas; (d) that ALL cities and the County have an adopted capital facility plan for urban levels of service that indicates sources of revenue and a timeline for meeting such service; and (e) that ALL cities and special purpose districts have in place adopted “interlocal agreements” that discuss arrangements for transfer of assets and obligations that may be affected by transference of governance or annexation of the service area consistent with the requirements of applicable RCWs.

13. Historic Preservation

Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

- 13.1 Cooperate with local historic preservation groups to ensure coordination of plans and policies by the Washington state Department of Archeology and Historic Preservation.
-

14. Climate Change and Resiliency

Ensure that Comprehensive Plans, development regulations, and regional policies, plans, and strategies under RCW 36.70A.210 and 47.80 RCW adapt to and mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles travelled; prepare for climate impacts and natural hazards; protect and enhance environmental, economic, human health and safety; and advance environmental justice.

14.1 VMT reduction targets will meet or exceed Washington State VMT reduction targets and be consistent with Washington State law.

- a. Direct the majority of urban population growth to mixed use transit accessible corridors.
- b. Prioritize transit service in urban corridors with high ridership potential or where dense concentrations of housing, employment, and services exist or are planned, and as a means of providing frequent, reliable, and direct connections between regional centers.
- c. Local and regional plans shall include multimodal level of service standards and measures to ensure growth related transportation system impacts are mitigated through active transportation improvements, increased or enhanced public transportation service, ride sharing programs, demand management, or other appropriate measures that can be shown to reduce VMT.

14.2 GHG reduction targets will be consistent with Washington State reduction targets as part of the State adopted Transportation Carbon Reduction Strategy per RCW 70A2.45.020.

14.3 Comprehensive Plans, capital plans, and the regional transportation plan, will consider the effects of climate change. Effects could include riverine flooding, coastal flooding due to sea level rise, wildfire risk, extreme heat, and impacts to water resources such as reduced instream flows, seawater intrusion, and decreased groundwater availability. Preference will be given to policies, actions and strategies that avoid, minimize or mitigate the impacts of climate change on human health or the natural environment, and that reduce VMT and GHG.

14.4 Comprehensive Plans, capital plans and the regional transportation plan shall include measures that address the impacts of climate change on vulnerable populations and overburdened communities.

HB 1181 requires a climate chapter for jurisdictions specified in **RCW 36.70A.095** and is encouraged for all other jurisdictions. The climate change chapter requires a greenhouse gas reduction sub-element and resiliency sub-element. This is required for jurisdictions in Skagit County with populations greater than 6,000

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GHG and VMT reduction targets align with State carbon reduction strategy per **RCW 70A2.45.020**

Appendix A. Growth Allocations

Table 1: 2036 Initial Growth Allocations

| Urban Growth Areas | 2015—2036 Forecast Population Growth | Total 2036 Population | 2015—2036 Forecast Employment Growth | Total 2036 Employment |
|----------------------|---|--------------------------|---|--------------------------|
| Anacortes | 5,895 | 22,293 | 2,076 | 10,480 |
| Burlington | 3,808 | 14,272 | 3,516 | 13,412 |
| Mount Vernon | 12,434 | 47,403 | 4,785 | 21,288 |
| Sedro-Woolley | 4,555 | 17,069 | 4,427 | 9,179 |
| Concrete | 320 | 1,193 | 109 | 467 |
| Hamilton | 114 | 427 | 66 | 288 |
| La Conner | 329 | 1,226 | 329 | 1,420 |
| Lyman | 162 | 605 | 9 | 38 |
| Bayview Ridge | 72 | 1,883 | 1,799 | 3,455 |
| Swinomish | 912 | 3,416 | 290 | 1,247 |
| UGAs Subtotal | 28,601 | 109,787 | 17,406 | 61,274 |
| Rural (outside UGAs) | 7,150 | 45,665 | 1,447 | 9,343 |
| County Total | 35,751 | 155,452 | 18,853 | 70,617 |

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Table 1 Approved (December 2023) Projected Population Growth

| Urban Growth Areas | 2022 Population Estimates | 2045 Initial Population Allocations | 2022-2045 Projected Population Growth | | |
|---------------------|---------------------------------|---|---------------------------------------|-------------------------------|------------------------------|
| | | | Amount | Percent of Total Growth | Percent Growth by Area |
| Anacortes | 17,983 | 22,971 | 4,988 | 16.9% | 27.7% |
| Burlington | 12,111 | 16,930 | 4,819 | 16.3% | 39.8% |
| Mount Vernon | 37,679 | 46,460 | 8,781 | 29.7% | 23.3% |
| Sedro- Woolley | 14,096 | 18,582 | 4,486 | 15.2% | 31.8% |
| Concrete | 949 | 1,130 | 181 | 0.6% | 19.1% |
| Hamilton | 302 | 302 | 0 | 0.0% | 0.0% |
| La Conner | 980 | 1,191 | 211 | 0.7% | 21.5% |
| Lyman | 425 | 425 | 0 | 0.0% | 0.0% |
| Bayview Ridge | 1,694 | 1,694 | 0 | 0.0% | 0.0% |
| Swinomish | 2,565 | 2,764 | 199 | 0.7% | 7.8% |
| UGA Subtotal | 88,784 | 112,449 | 23,665 | 80.0% | N/A |

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| | | | | | |
|----------------------|----------------|----------------|---------------|---------------|------------|
| Rural (outside UGAs) | 42,465 | 48,381 | 5,916 | 20.0% | 13.9% |
| Grand Total | 131,249 | 160,830 | 29,581 | 100.0% | N/A |

| Table 2. Approved (December 2023) Allocations of Net New Housing | | | | | | | | |
|--|---------------------|--------------|--------------|--------------|--------------|--------------|----------------|---------------|
| Initial Allocations of Net New Housing Needed (2020-2045) | | | | | | | | |
| Urban Growth Areas | | 0-30% AMI* | 31-50% AMI | 51-80% AMI | 81-100% AMI | 101-120% AMI | Above 120% AMI | Total |
| Anacortes | | 924 | 592 | 422 | 226 | 201 | 577 | 2,942 |
| Burlington | | 893 | 572 | 408 | 218 | 194 | 558 | 2,843 |
| Mount Vernon | | 1,627 | 1,043 | 743 | 398 | 353 | 1,016 | 5,180 |
| Sedro-Woolley | | 831 | 533 | 380 | 203 | 180 | 519 | 2,646 |
| Concrete | | 34 | 22 | 15 | 8 | 7 | 21 | 107 |
| Hamilton | | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| La Conner | | 39 | 25 | 18 | 10 | 8 | 24 | 124 |
| Lyman | | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bayview Ridge | | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Swinomish | | 37 | 24 | 17 | 9 | 8 | 23 | 118 |
| | UGA Subtotal | 4,385 | 2,811 | 2,003 | 1,072 | 951 | 2,738 | 13,960 |
| Rural (outside of UGA's) | | 89 | 57 | 501 | 268 | 238 | 2,337 | 3,490 |
| | Grand Total | 4,474 | 2,868 | 2,504 | 1,340 | 1,189 | 5,075 | 17,450 |

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- Notes:
- 1.) Figures may vary from Skagit County Population, Housing and Employment Growth Allocations Methodology findings due to rounding.
 - 2.) UGA is "Urban Growth Area"
 - 3.) AMI is "Area Median Income"
 - 4.) Emergency housing needs are documented in the Skagit County Population, Housing and Employment Growth Allocations Methodology.
- *0-30% AMI includes permanent supportive housing and non-permanent supportive housing.

| Table 3: Approved (December 2023) 2022-2023 Projected Employment Growth | | | | | | |
|--|----------------------------|----------------------------------|--|--|--------------------------------|-------------------------------|
| <u>Urban Growth Areas</u> | | <u>2022 Employment Estimates</u> | <u>2045 Initial Employment Allocations</u> | <u>2022-2045 Projected Employment Growth</u> | | |
| | | | | <u>Amount</u> | <u>Percent of Total Growth</u> | <u>Percent Growth by Area</u> |
| <u>Anacortes</u> | | 9,503 | 12,648 | 3,145 | 15.3% | 33.1% |
| <u>Burlington</u> | | 11,640 | 17,410 | 5,770 | 28.1% | 49.6% |
| <u>Mount Vernon</u> | | 18,781 | 23,559 | 4,778 | 23.3% | 25.4% |
| <u>Sedro-Woolley</u> | | 4,640 | 7,040 | 2,400 | 11.7% | 51.7% |
| <u>Concrete</u> | | 391 | 506 | 115 | 0.6% | 29.4% |
| <u>Hamilton</u> | | 466 | 489 | 23 | 0.1% | 4.9% |
| <u>La Conner</u> | | 1,020 | 1,905 | 885 | 4.3% | 86.8% |
| <u>Lyman</u> | | 56 | 76 | 20 | 0.1% | 35.7% |
| <u>Bayview Ridge</u> | | 2,962 | 4,901 | 1,939 | 9.4% | 65.5% |
| <u>Swinomish</u> | | 1,140 | 1,579 | 439 | 2.1% | 38.5% |
| | <u>UGA Subtotal</u> | 50,599 | 70,113 | 19,514 | 95.1% | N/A |
| <u>Rural (outside of UGA's)</u> | | 8,972 | 9,987 | 1,015 | 4.9% | 11.3% |
| | <u>Grand Total</u> | 59,571 | 80,100 | 20,529 | 100.0% | N/A |

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Notes:

- 1.) Percentages may not sum due to rounding.
- 2.) Figures may vary from Skagit County Population, Housing and Employment Growth Allocations Methodology findings due to rounding.
- 3.) UGA is "Urban Growth Area"
- 4.) The 2015 Planned Action Environmental Impact Statement for the SWIFT Center (formerly known as the "North Cascades Gateway Center") in Sedro-Woolley anticipates 2,855 additional jobs from 2016-2036. These additional jobs are not explicitly included with the 2045 initial employment allocation, though the land capacity conducts, and regional reconciliation process expected to begin late 2024 can account for additional planned employment.

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Appendix B. Growth Allocations Procedures

The process of setting and reviewing growth allocations shall be consistent with the 2002 Framework Agreement among Skagit County, the cities and towns as currently adopted or amended.

1. **Initial Growth Allocations:** The Planners Committee will develop initial population and employment, and housing allocations for review and adoption by the GMASC.

- a. The initial population allocations will be based on the most recently published official 20-year population projections for Skagit County from the Office of Financial Management.

- a-b. The initial housing allocations for review and adoption by the GMASC will be based on the Department of Commerce methodology or an approved equivalent quantitative methodology and be consistent with Countywide Planning Policy 4.

Jurisdictions shall use these initial allocations for at least one of the plan alternatives they evaluate for their GMA plan updates and housing plan updates.

2. **Reconciliation for Population and Employment Allocations:** Once the GMA comprehensive plan updates of jurisdictions have identified a preferred growth plan with sufficient detail to determine if the population and employment allocation can be accommodated, the GMASC will review and, if necessary, recommend adjusting the population and employment growth allocations to be included in the CPPs.
 - a. Skagit County, ~~the~~ and cities and towns shall jointly review the preferred growth alternatives proposed in local comprehensive plans for discrepancies with the allocation associated with Skagit County's preferred plan alternative.
 - b. Based on the land supply, permitted densities, capital facilities, urban service capacities and other information associated with the preferred growth alternatives of proposed local comprehensive plans, the Planners Committee shall recommend to the GMASC a reconciled 20-year population and employment allocation.
 - c. The GMASC shall review and recommend to the Board of County Commissioners a reconciled 20-year population and employment allocation. Substantial consideration shall be given to the plan of each jurisdiction, and the recommendation shall be consistent with the GMA and the CPPs.
 - d. The Board of County Commissioners shall consider the recommendation of the GMASC and shall replace the allocations in the CPPs with a reconciled 20-year population and employment allocation.

3. Reconciliation for Housing Allocations: Once the GMA comprehensive plan updates of jurisdictions have identified a preferred growth plan including housing allocations based on Department of Commerce guidelines and methodology, or a Commerce approved alternative quantitative method: the GMASC will review and, if necessary, recommend adjusting the housing allocations to be included in the CCP's.

- a. Skagit County and the cities and towns shall jointly review the preferred housing

Countywide Planning Policies, January 2024~~2021~~Proposed Revisions to include Housing (HB 1220) and Climate (HB 1181)

HB 1220 housing allocations added to growth allocation procedures. Includes using Department of Commerce methodology for housing AMI categories and housing types for the reconciliation process.

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allocations proposed in local comprehensive plans for discrepancies with the allocations associated with Skagit County's preferred plan alternative and Department of Commerce requirements.

b. This will be based on land capacity, permitted densities, transit availability, urban services provided, locations with good proximity to employment centers, alignment with the countywide strategy for development of public supported housing projects and assurance that low income and emergency shelter housing options are dispersed countywide. And any other information provided with the preferred housing alternatives of local comprehensive plans. The Planners Committee shall recommend to the GMASC a reconciled 20-year housing allocation.

c. The GMASC shall review and recommend to the Board of County Commissioners a reconciled 20-year housing allocation. Substantial consideration shall be given to the plan of each jurisdiction, and the recommendation shall be consistent with the adopted population and employment allocations, the GMA, Department of Commerce requirements and the CCP's.

d. The Board of County Commissioners shall consider the recommendation of the GMASC and shall replace the allocations in the CCP with a reconciled 20-year housing allocation parallel to the reconciliation process done for population and employment allocations.

d.e. The reconciliation process for population, employment and housing are all done together as part of the overall reconciliation and will follow the process and procedures in the 2002 framework agreement.

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3.4 Long Term Monitoring: Subsequent to reconciliation, the GMASC shall maintain a long-term monitoring process to review annually ~~the~~ population, and employment and housing growth allocations contained in the CPPs.

- a. Skagit County, the cities and towns shall jointly monitor the following:
 - i. Estimated population and employment growth;
 - ii. Annexations and incorporations; and
 - iii. Residential and non-residential development trends,
 - iv. Estimated housing constructed per area median income (AMI) categories determined by the Department of Commerce requirements for housing allocations.
- b. Results of the monitoring program shall be published in a growth monitoring report developed by the Planners Committee and recommended to the GMASC.
- c. The GMASC shall review and approve the annual report by resolution.

4.5. Allocation Adjustment: The GMASC may consider adjustments to the population and employment growth allocations contained in Appendix A of CPPs in the years between Washington state-required updates. The following steps shall be used:

- a. Based on the results of the long-term monitoring process, the Planners Committee may review and recommend to the GMASC an adjustment to the population and employment allocations.
- b. The GMASC shall review the Planners Committee recommendation to adjust growth allocations and may recommend to the Board of County Commissioners an adjustment to the population and employment allocations. Adjustments to the growth allocations shall be based on the results of the monitoring program and shall be consistent with the GMA and the CPPs.
- c. The Board of County Commissioners shall consider the recommendation of the GMASC and may amend the CPPs with adjusted population and employment allocations for cities and towns, UGAs, and rural areas.

Any disputes regarding the roles and responsibilities of the Board of County Commissioners, the GMASC, and individual jurisdictions in reviewing and approving amendments to the Countywide Planning Policies shall be resolved in accordance with the procedures established by the 2002 Framework Agreement.

COUNTYWIDE PLANNING POLICIES UPDATE REGARDING HOUSING, CLIMATE AND RESILIENCY

Recommendation

The Growth Management Act Technical Advisory Committee (GMATAC) recommends adoption of the following revisions to the [Countywide Planning Policies](#).

Background

The 2023 GMA Support Work Program and Budget included the task:

GMA Task 3 - Policy Support:

Task 3.1 Countywide Planning Policy Updates

- A. **Housing-** Review and update the CCPs to address recent legislative changes, such as HB 1220. In addition, consider amending the CCP's to address the following housing topics:
 - Add policy language aimed at significantly increasing housing production within existing UGAs in areas with good access to transit, jobs, and services.
 - Add policy language addressing the siting of publicly funded or subsidized housing, including permanent supportive housing, transitional housing, shelters, and housing for populations with special needs.
 - Add policy language addressing coordination with publicly funded housing authorities.
- B. **Climate-** Review and update the CCP's to address recent legislative changes, such as HB 1181. GMA Goal 14 was adopted in 2023 Section 14: Climate Change and Resiliency. This GMA goal requires that comprehensive plans, development regulations, and regional policies, plans and strategies under RCW 36.70A.201 and Chapter RCW 47.80 adapt to and mitigate the effects of a changing climate, support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice. Proposed revisions presented to the Countywide Planning policies in the linked document address these new legislative requirements under GMA goal 14.

Work on Task 3 began in late 2023 and has been discussed monthly at the GMATAC Planners meetings since then. The proposed CCP changes requested by the GMASC has additions underlined ("[additions](#)") and deletions struck through ("~~deletions~~").

The GMATAC reviewed the requested amendment language at their May and June 2024 meetings and recommends adopting the amendment language presented in the redline CCP document linked to this memo. The GMATAC supports the proposed updates of the Countywide Planning Policies to bring them into compliance with new legislation for housing (HB 1220) and new legislation for climate change (HB 1181).

Next Steps

The [2002 Framework Agreement](#) includes Section 6: Role with Legislative Bodies (Page 8), which highlights the importance of referring draft CPPs to member jurisdictions at the earliest possible time, to provide meaningful opportunity for public comment and solicit input from city-town councils and the County Commissioners. The Framework Agreement explicitly states that the GMA Committee, which is composed of the GMASC and GMATAC, shall not substitute for or replace duties and responsibilities of member jurisdiction legislative bodies.

To meet the intent of the Framework Agreement, SCOG staff recommends that Framework Agreement members shepherd these proposed changes to the Countywide Planning Policies to update with HB 1220 Housing and HB 1181 Climate through local processes to gather feedback from legislative bodies and the public. Any feedback received should be provided in writing to SCOG staff by August 16, 2024, so that it may be compiled and presented to the GMASC prior to the September meeting.

As the recommending authority to County Commissioners, the GMASC may choose to make a recommendation on CPPs in September, or at a future meeting. County Commissioners may take one of two actions on any CPP recommendation from the GMASC:

1. Adopt any new CPP or CPP amendment proposed by the GMASC, but not change the proposed CPP or CPP amendment in any manner whatsoever; or
2. Decline to adopt any new CPP or CPP amendment proposed by the GMASC.

There is also a CPP dispute resolution process that any GMASC member may invoke, which is included in Section 9: Dispute Resolution (Page 9-11) of the Framework Agreement. A notice of dispute can occur after any GMASC CPP recommendation to the County Commissioners.



Planning & Development Services

1800 Continental Place ▪ Mount Vernon, Washington 98273
office 360-416-1320 ▪ pds@co.skagit.wa.us ▪ www.skagitcounty.net/planning

Notice of Availability

Including written comment period, and public hearing

Proposal Information

Publish date: August 22, 2024

Proposal name: Skagit County 2024 Countywide Planning Policy Update

Documents available: <https://www.skagitcounty.net/Departments/PlanningCommission/PCminutes.htm>
(See under August 13th meeting materials)

Lead Agency: Skagit County Planning & Development Services

Contact Person: Robby Eckroth, AICP, Senior Planner

Public hearing Body: Skagit County Planning Commission

Public hearing Date: September 10, 2024 at 6:00 p.m.

Written comment

deadline: September 12, 2024 at 4:30 p.m.

Proposal Description

Countywide Planning Policies (CPPs) are “a written policy statement or statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted pursuant to this chapter.” CPPs are required for counties, in coordination with cities within their boundaries, planning under the Growth Management Act (GMA) to provide policies and guidance on how population growth and investment will be directed within a given county.

The following amendments are proposed to be consistent with new Growth Management Act requirements, specifically HB 1220 and HB 1181. The proposed CPP amendments will set the framework for the 2025 Skagit County Periodic Comprehensive Plan Update which is required to be consistent with Skagit County CPPs.

The Skagit Council of Governments (SCOG) Technical Advisory Committee drafted CPPs to be considered by the SCOG Steering Committee. On, June 20, 2024, the SCOG Steering Committee forwarded amendments to member jurisdictions for public comment and to solicit input from city-town councils and Board of County Commissioners. Once public comment and input is received, the Steering Committee will provide a recommendation to the Board of County

Commissioners. The following amendments to the Countywide Planning Policies are to be considered:

1. **Housing** - Review and update the CCPs to address recent legislative changes, such as HB 1220. In addition, consider amending the CCP's to address the following housing topics:
 - a. Add policy language aimed at significantly increasing housing production within existing UGAs in areas with good access to transit, jobs, and services.
 - b. Add policy language addressing the siting of publicly funded or subsidized housing, including permanent supportive housing, transitional housing, shelters, and housing for populations with special needs.
 - c. Add policy language addressing coordination with publicly funded housing authorities.
2. **Climate** - Review and update the CCP's to address recent legislative changes, such as HB 1181. GMA Goal 14 was adopted in 2023 Section 14: Climate Change and Resiliency. This GMA goal requires that comprehensive plans address development regulations, and regional policies, plans and strategies under RCW 36.70A.201 and Chapter RCW 47.80 adapt to and mitigate the effects of a changing climate, support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice. Proposed revisions presented to the Countywide Planning policies in the linked document address these new legislative requirements under GMA goal 14.
3. **Land Capacity Analysis** - Skagit County GIS requirement to store data is proposed to be removed. SCOG is proposing collect land and housing capacity reports.

How to Comment

Option 1: Email comments are preferred and must be sent to pdscomments@co.skagit.wa.us with the proposal name ("Skagit County 2024 Countywide Planning Policy Update") in the subject line. Include your comments in the body of your email message rather than as attachments.

Option 2: Paper comments must be printed on 8½x11 paper and mailed or delivered to:

Skagit County Planning and Development Services
Comments on "Skagit County 2024 Countywide Planning Policy Update"
1800 Continental Place
Mount Vernon WA 98273

All comments must be received by the deadline referenced above and include your full name and mailing address. Comments not meeting these requirements will not be considered.

Option 3: You may also comment in person. If you wish to provide verbal testimony, please send an email to pdscomments@co.skagit.wa.us, with your name, phone number, and include a request to be added to the speakers list in the body of the email. Public hearing testimony is usually limited to three minutes, so written comments are preferred.

Anyone who plans to attend the public hearing and has special needs or disabilities should contact Planning and Development Services at (360) 416-1320 at least 96 hours before the hearing to discuss and arrange any special accommodations.

Robby Eckroth

From: Tim Trohimovich <Tim@futurewise.org>
Sent: Thursday, September 5, 2024 5:30 PM
To: PDS comments
Cc: Brooke Frickleton
Subject: Comments on Countywide Planning Policies update

Dear Staff and Planning Commissioners:

Futurewise supports the revisions to the Skagit County Countywide Planning Policies (2024 Proposed Revisions to include Housing (HB1220) and Climate (HB 1181) with some improvements outlined below.

Futurewise particularly supports proposed policy 1.11. The climate impact analysis will help ensure that the comprehensive plan and development regulations remain in compliance with RCW 36.70A.020(14) and RCW 36.70A.070(9).

Futurewise recommends that proposed policy 4.2 be rewritten so that affordable housing targets are not allocated to areas outside urban growth areas. The Washington State Department of Commerce has studied what housing types are affordable to various income groups. In higher cost communities, such as Skagit County, single-family homes, duplexes, townhomes, triplexes, and quadplexes are only affordable to households earning more than 120 percent of the county median adjusted income. Washington States Department of Commerce, Local Government Division Growth Management Services, *Guidance for Updating Your Housing Element: Updating your housing element to address new requirements* p. 33 (Aug. 2023) last accessed on Aug. 28, 2024, at: <https://deptofcommerce.app.box.com/s/1d9d517g509r389f0mjpowh8isjpirlh> and enclosed in a separate email with the filename: "HB 1220_Book2_Housing Element Update_230823 Final_updated 231031.pdf." The truly affordable housing types are low-rise and mid-rise multifamily dwellings. *Id.* These housing types are urban uses and cannot be constructed outside urban growth areas due to the sewers, water, fire services, and other public facilities and services that they require and that are generally not available outside urban growth areas. Allocating affordable housing targets outside urban growth areas is not workable. We are also concerned that since it is not possible to construct affordable housing in rural areas that if affordable housing units are allocated to rural areas the county and cities will under produce affordable housing since even if the urban area targets are met a shortfall will occur when the rural units cannot be constructed.

Skagit County had the ninth highest median home price in the third quarter of Second Quarter 2024. Washington Center for Real Estate Research Runstad Department of Real Estate College of Built Environments, Washington State Housing Market Report Second Quarter 2024 p. 6 last accessed on Aug. 28, 2024, at: <https://wcrer.be.uw.edu/housing-market-data-toolkit/housing-market-reports/> in a separate email with the filename: "Washington-Housing-Market-Report-2nd-Quarter-2024.pdf." So, Skagit County qualifies as a high-cost community.

Futurewise strongly supports the policies under "14. Climate Change and Resiliency." These policies will help ensure that the comprehensive plan and development regulations comply with RCW 36.70A.020(14) and RCW 36.70A.070(9).

For the reasons stated under proposed policy 4.2, Futurewise recommends that the affordable housing allocated to the rural area in Table 2 "Approved (December 2023) Allocations of Net New Housing" be reduced to zero. It is not possible to construct 1,153 housing units affordable to families and individual earning 120 percent or less than the county adjusted median outside urban growth areas. Keeping this allocation guarantees that Skagit County will underproduce affordable housing violating RCW 36.70A.070(2). Even without an allocation the County can still

work to produce housing affordable to farm workers, foresters, and others who work outside the urban growth area.

Thank you for considering our comments. Please contact me if you require anything else.

Tim Trohimovich, AICP (he/him)
Director of Planning & Law



Futurewise
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connect:  



Planning & Development Services

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To: Stacie Pratschner, Mount Vernon Development Services Director
Brad Johnson, Burlington Community Development Director
John Coleman, Anacortes Director of Planning, Community and Economic Development
Thomas E. Glover, Sedro-Woolley Community Development Director

Cc: Kevin Murphy, Skagit Council of Governments Executive Director

From: Jack Moore, Skagit County Planning and Development Services Director

Date: July 15, 2024

RE: Update and coordination on 2025 Skagit County Comprehensive Plan

We appreciate the continued coordination and communication as Skagit County and each of the cities complete the required Periodic Comprehensive Plan updates. The update process is complex and new State requirements, especially around housing, will require thoughtful collaboration to ensure best outcomes for those we serve.

To ensure Skagit County is communicating well with SCOG and each of the cities, this memorandum provides an update on our Periodic Comprehensive Plan update approach. We are providing this as early in the process as possible to ensure we can continue to work together.

0-50% AMI County share in rural areas and allocation to Swinomish UGA

The Draft Countywide Planning Policies allocate 146 housing units to rural Skagit County that lie within the 0-50% AMI housing category. Based upon recent guidance from the Department of Commerce, housing units below 50% AMI should not be allocated to rural areas, because those units would consist of multi-family housing which is not allowed in rural areas.

Skagit County is not requesting a reduction in population growth. However, for the housing targets, those allocated at 50% AMI and under will need to be reallocated.

In addition, the draft CPPs allocate 118 housing units, 199 in total population, and 439 jobs to the Swinomish UGA. Unfortunately, the lands within the UGA are in Tribal Trust. The County does not have regulatory control over those areas. Therefore population, housing, and employment cannot be allocated to the Swinomish UGA.

Skagit County can absorb the projected population and employment targets within rural areas along with the portion of the housing target at 51% AMI and higher. This leave 61 housing units at below 50% AMI which need to be reallocated.

Population, Housing, and Employment to unincorporated UGAs

Based upon recent conversations at SCOG with the cities, our goal is to communicate how Skagit County plans to approach planning for growth within the UGAs.

Given the policy approach within the CPPs and draft growth allocations, Skagit County, as part of its planning approach, is assuming that growth allocated to each of the cities (population, housing, and employment) will be accommodated within its city limits. While the Community Attributes report provided early growth targets which distinguished preliminary growth allocated to cities and the unincorporated UGAs, the current CPPs do not show separate targets for the cities vs. unincorporated UGAs.

RCW 36.70A.115 states “(1) Counties and cities that are required or choose to plan under RCW 36.70A.040 shall ensure that, taken collectively, adoption of and amendments to their comprehensive plans and/or development regulations provide sufficient capacity of land suitable for development within their jurisdictions to accommodate their allocated housing and employment growth...”

This means that if Skagit County is going to be allocated urban growth, it would be required to have commensurate land use and zoning to demonstrate it can accommodate the allocated housing and employment targets.

Based upon feedback received from the cities thus far and policy direction in the CPPs, Skagit County is moving forward presuming each city will accommodate its allocated growth within its city limits.

If any city has concerns over this approach, please contact us immediately. Given our draft comprehensive plan is currently being prepared and our studies are based on these assumptions, any variations would need to be made now.

City initiated comprehensive plan amendment

Several of the cities have noted the possibility of requesting a UGA expansion, swap, or contraction. Please note that the deadline for a city to file an application to be considered as part of the Periodic Comprehensive Plan update is Wednesday, July 31, 2024. More information about the filing requirements may be found in [SCC 14.08.030\(2\)](#). The application can be found on the Skagit County PDS [application webpage](#). The July 31 deadline does not apply to Skagit County initiated requests. However, given the County update is moving forward this summer, any discussions about UGA changes a city would like the county to take up would need to occur immediately. This is because the changes need to be assessed as part of updating the comprehensive plan and as part of SEPA. Please contact us if you have any questions.

Countywide Planning Policy (CPP) update

On June 4th, the Growth Management Act Technical Advisory Committee (GMATAC) recommended adoption of revisions to the Countywide Planning Policies (CPPs). This includes policy revisions and new population, housing targets and employment projections.

Based on the conversation at the June 4th meeting and the 2002 Framework Agreement which outlines the process for adopting CPP amendments, it may be several months until the CPPs are adopted. However, the Skagit County Comprehensive Plan is required to have policies consistent with the CPPs. Given we are beginning the process to update policies this summer, we cannot wait until the CPPs are adopted to begin updating policies or plan for our allocated growth and employment.

To move our update forward, we will utilize the current CPP draft to prepare draft policy changes which will be viewed by the public and Planning Commission this summer and fall. We will then make policy changes for the full comprehensive plan draft in early 2025 if additional CPP amendments are made prior to final adoption. In addition, we will also utilize the growth and employment targets in the draft CPPs with the modifications noted in the sections above. If the SCOG and cities wish to modify the draft targets based on the information above prior to final adoption of the CPPs, we stand willing to work with you on that process. This could avoid a more complicated reconciliation process after each jurisdiction has adopted its updated Plan in 2025.

Summary

We appreciate the opportunity to continue to work closely with each of the communities in Skagit County. As stated above, the goal of this letter is to make sure we work together and communicate early on tough planning challenges.

Please reach out if you have any comments, questions, or concerns. We are happy to meet with you anytime.

~~INITIAL~~ FINAL 2045 POPULATION ALLOCATIONS IN SKAGIT COUNTY

Exhibit 6

| Urban Growth Areas | 2022 Population Estimates | 2045 Initial <u>Final</u> Population Allocations | 2022-2045 Projected Population Growth | | |
|----------------------|---------------------------------|---|---------------------------------------|-------------------------|------------------------|
| | | | Amount | Percent of Total Growth | Percent Growth by Area |
| Anacortes | 17,983 | 22,971 | 4,988 | 16.9% | 27.7% |
| Burlington | 12,111 | 16,930 | 4,819 | 16.3% | 39.8% |
| Mount Vernon | 37,679 | 46,460 | 8,781 | 29.7% | 23.3% |
| Sedro-Woolley | 14,096 | 18,582 | 4,486 | 15.2% | 31.8% |
| Concrete | 949 | 1,130 | 181 | 0.6% | 19.1% |
| Hamilton | 302 | 302 | 0 | 0.0% | 0.0% |
| La Conner | 980 | 1,191 | 211 | 0.7% | 21.5% |
| Lyman | 425 | 425 | 0 | 0.0% | 0.0% |
| Bayview Ridge | 1,694 | 1,694 | 0 | 0.0% | 0.0% |
| Swinomish | 2,565 | 2,764 | 199 | 0.7% | 7.8% |
| UGAs Subtotal | 88,784 | 112,449 | 23,665 | 80.0% | N/A |
| Rural (outside UGAs) | 42,465 | 48,381 | 5,916 | 20.0% | 13.9% |
| Grand Total | 131,249 | 160,830 | 29,581 | 100.0% | N/A |

Notes:

1. Percentages may not sum due to rounding.
2. Figures may vary from Skagit County Population, Housing and Employment Growth Allocations Methodology findings due to rounding.
3. UGA is "Urban Growth Area".
4. Allocations for the Swinomish Urban Growth Area provided for informational purposes only. Skagit County did not conduct a land capacity analysis for this UGA due to jurisdictional challenges on tribal lands.

~~INITIAL~~ FINAL 2045 HOUSING ALLOCATIONS IN SKAGIT COUNTY

| Urban Growth Areas | Allocation of Net New Housing Needed (2020-2045) | | | | | | | | | |
|----------------------|--|---------------------|-------------------------|---------------------|--------------|--------------|--------------|-------------------------|---------------------|---------------|
| | 0-30% AMI* | | 31-50% AMI | | 51-80% AMI | 81-100% AMI | 101-120% AMI | Above 120% AMI | | Total |
| Anacortes | 924 | <u>943</u> | 592 | <u>604</u> | 422 | 226 | 201 | 577 | <u>546</u> | 2,942 |
| Burlington | 893 | <u>911</u> | 572 | <u>584</u> | 408 | 218 | 194 | 558 | <u>528</u> | 2,843 |
| Mount Vernon | 1,627 | <u>1,659</u> | 1,043 | <u>1,064</u> | 743 | 398 | 353 | 1,016 | <u>963</u> | 5,180 |
| Sedro-Woolley | 831 | <u>848</u> | 533 | <u>544</u> | 380 | 203 | 180 | 519 | <u>491</u> | 2,646 |
| Concrete | 34 | <u>35</u> | | 22 | 15 | 8 | 7 | 21 | <u>20</u> | 107 |
| Hamilton | | 0 | | 0 | 0 | 0 | 0 | | 0 | 0 |
| La Conner | 39 | <u>40</u> | 25 | <u>26</u> | 18 | 10 | 8 | 24 | <u>22</u> | 124 |
| Lyman | | 0 | | 0 | 0 | 0 | 0 | | 0 | 0 |
| Bayview Ridge | | 0 | | 0 | 0 | 0 | 0 | | 0 | 0 |
| Swinomish | 37 | <u>38</u> | | 24 | 17 | 9 | 8 | 23 | <u>22</u> | 118 |
| UGAs Subtotal | 4,385 | <u>4,474</u> | 2,811 | <u>2,868</u> | 2,003 | 1,072 | 951 | 2,738 | <u>2,592</u> | 13,960 |
| Rural (outside UGAs) | 89 | <u>0</u> | 57 | <u>0</u> | 501 | 268 | 238 | 2,337 | <u>2,483</u> | 3,490 |
| Grand Total | | 4,474 | | 2,868 | 2,504 | 1,340 | 1,189 | | 5,075 | 17,450 |

Notes:

1. Figures may vary from Skagit County Population, Housing and Employment Growth Allocations Methodology findings due to rounding.
2. UGA is "Urban Growth Area".
3. AMI is "Area Median Income".
4. Emergency housing needs are documented in the Skagit County Population, Housing and Employment Growth Allocations Methodology.
5. Allocations for the Swinomish Urban Growth Area provided for informational purposes only. Skagit County did not conduct a land capacity analysis for this UGA due to jurisdictional challenges on tribal lands.

* 0-30% AMI includes permanent supportive housing and non-permanent supportive housing.

~~INITIAL~~ FINAL 2045 EMPLOYMENT ALLOCATIONS IN SKAGIT COUNTY

| Urban Growth Areas | 2022 Employment Estimates | 2045 Initial <u>Final</u> Employment Allocations | 2022-2045 Projected Employment Growth | | |
|----------------------|---------------------------------|---|---------------------------------------|-------------------------|------------------------|
| | | | Amount | Percent of Total Growth | Percent Growth by Area |
| Anacortes | 9,503 | 12,648 | 3,145 | 15.3% | 33.1% |
| Burlington | 11,640 | 17,410 | 5,770 | 28.1% | 49.6% |
| Mount Vernon | 18,781 | 23,559 | 4,778 | 23.3% | 25.4% |
| Sedro-Woolley | 4,640 | 7,040 | 2,400 | 11.7% | 51.7% |
| Concrete | 391 | 506 | 115 | 0.6% | 29.4% |
| Hamilton | 466 | 489 | 23 | 0.1% | 4.9% |
| La Conner | 1,020 | 1,905 | 885 | 4.3% | 86.8% |
| Lyman | 56 | 76 | 20 | 0.1% | 35.7% |
| Bayview Ridge | 2,962 | 4,901 | 1,939 | 9.4% | 65.5% |
| Swinomish | 1,140 | 1,579 | 439 | 2.1% | 38.5% |
| UGAs Subtotal | 50,599 | 70,113 | 19,514 | 95.1% | N/A |
| Rural (outside UGAs) | 8,972 | 9,987 | 1,015 | 4.9% | 11.3% |
| Grand Total | 59,571 | 80,100 | 20,529 | 100.0% | N/A |

Notes:

- Percentages may not sum due to rounding.
- Figures may vary from Skagit County Population, Housing and Employment Growth Allocations Methodology findings due to rounding.
- UGA is "Urban Growth Area".
- ~~The 2015 Planned Action Environmental Impact Statement for the SWIFT Center (formerly known as the "North Cascades Gateway Center") in Sedro-Woolley anticipates 2,855 additional jobs from 2016-2036. These additional jobs are not explicitly included with the 2045 initial final employment allocation, though the land capacity analysis Sedro-Woolley conducts, and regional reconciliation process expected to begin in late 2024, can account for additional planned employment growth.~~
- Allocations for the Swinomish Urban Growth Area provided for informational purposes only. Skagit County did not conduct a land capacity analysis for this UGA due to jurisdictional challenges on tribal lands.