

# Planning Commission Update - January 2021

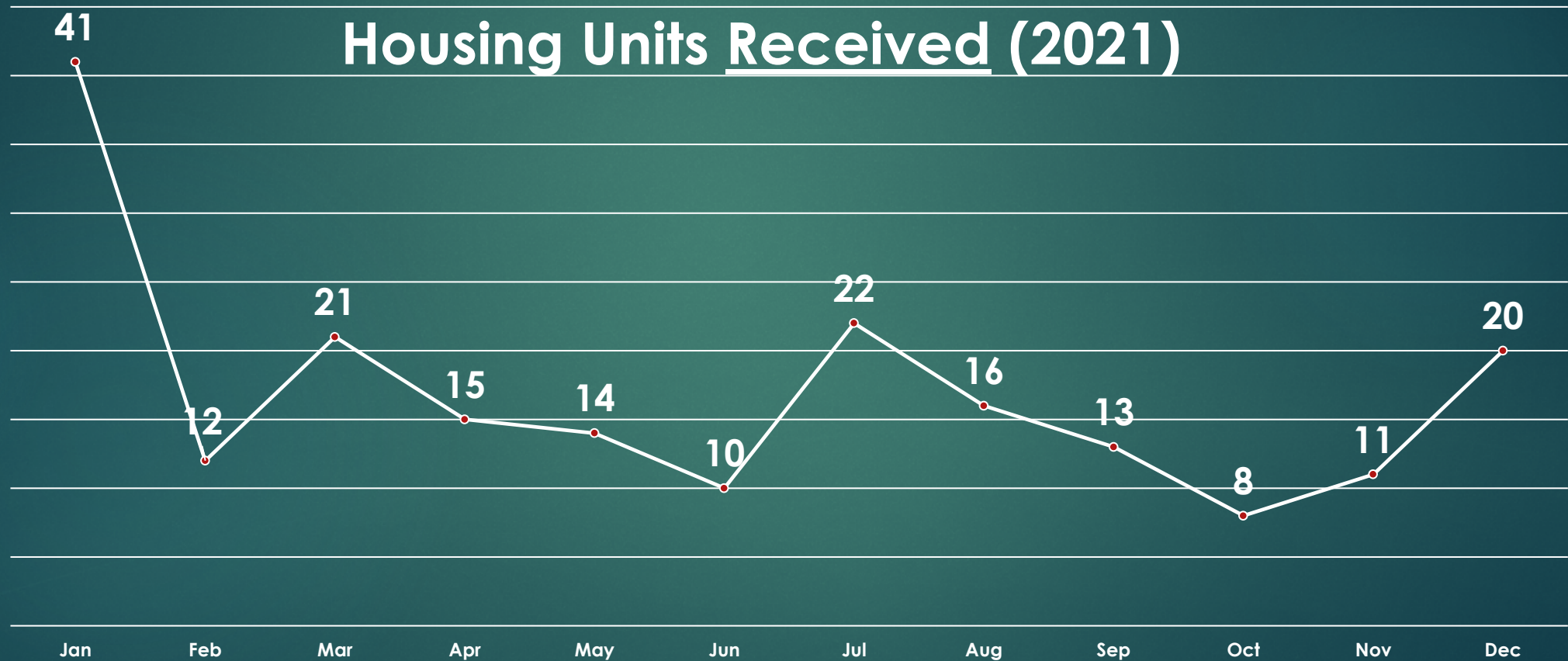




# Looking Back at 2021

- ▶ Overall looking at building permit levels approximately 25% above the previous year. Approximately 203 housing units in the County were approved. Bayview and Nookachamps area continued to see single family residential development (Significant number of these were replacement homes). Some 20% of the housing units were ADUs.
- ▶ Increasing number of housing units in the Cities were expressed as multi-family housing in 2021.
- ▶ New aviation projects came to the County. Legends Brand Completed their expansion. Amazon began their last mile facilities project at the industrial park.
- ▶ The international distillery business came to Skagit County in a big way. Two of Thirteen rack houses were completed eleven more are planned one more is now under construction – other facilities will follow.

# Housing Data for Skagit County- Unincorporated Areas





# Short Legislative Session County Priorities

- ▶ **Association of Washington Counties** – “communities have faced a massive affordable housing shortage and a growing number of individuals entering homelessness ...”
- ▶ **Behavioral Health Needs** – need for essential county services such as mental health and substance use and disorder programs, has significantly increased during the pandemic.
- ▶ **Planning issues** – Climate change, Forest Health, Waste Management, Growth Management, Water Quality and Water Supply issues.



# Legislative Update – County Perspective

- ▶ **Climate Change**-If the legislature delegates new authorities to counties – counties asking for flexibility to meet those mandates...
- ▶ **Salmon Recovery**- Counties can help meet the court ordered fix to fish blocking culverts by 2030 with appropriate funding.
- ▶ **Forest Health** – wildfire threats to every county and to air quality – counties can play a role to ensure communities are fire resilient.
- ▶ **Waste Management**- counties support a uniform standard for recycling-state support for solid waste has declined 62% over the years.
- ▶ **Growth Management**-seeking greater flexibility in planning and sustainable funding source for current responsibilities.
- ▶ **Water Quality and Water Supply**-new legislation and responsibilities to address water quality issues requires dedicated funding.



# Projects to Watch in 2022

- ▶ **Watch Cities Unit Counts** – single family residential vs town house/apartment/other kinds of housing.
  - ▶ Affordability issues
  - ▶ Demographics
    - ▶ Delay in purchasing homes/delay in family formation/lowest birth rate in modern times/retiree's downsizing all drive market factors
- ▶ **Job Creation** – Port of Skagit – continued expansion of job base/Amazon last mile facility/aviation expansion/hiring by existing companies already in the county.
- ▶ **Housing** – Sage Homes 2022 New Project Announcement Stephen Apartments/49 new homes in Mount Vernon/70 units of affordable/homeless housing/other projects/Additional town home/housing projects in Anacortes coming this year. Sedro Woolley has several housing subdivisions along with the start of a new Urban Village to watch this year.