

2025 Skagit County Comprehensive Plan Update

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What is the periodic Comprehensive Plan update?

- Skagit County is required to update its comprehensive plan and development regulations to ensure consistency with updated State laws and population and employment projections. And this year, housing allocations in addition to population allocations.
- This update is due June 30, 2025



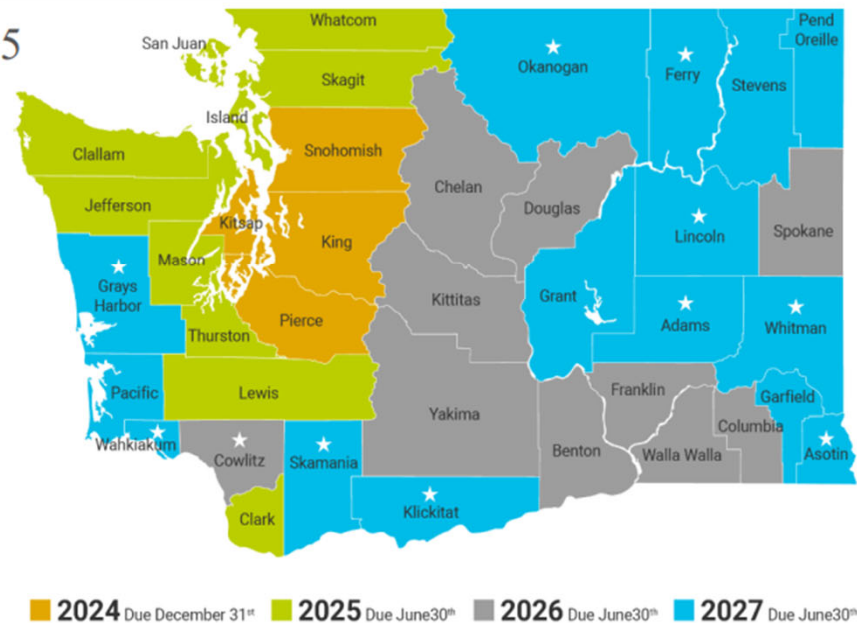
Periodic Update Basics

The update is due June 30th of 2025

Counties and Cities must review:

- Amendments to the GMA
- Comprehensive plan
- Development regulations
- Urban growth areas
- Population projections
- Critical areas ordinance*
- Resource lands*

* Partially-planning jurisdictions are only required to review these.



*Starred counties are partially planning



Periodic update process overview



2021-2022 GMA Legislation

- **HB 1220** Emergency and Affordable Housing – new requirements that zoning have the capacity to build projected levels of different AMI (area median income levels) Housing allocations will be included with population and employment allocations.
- **HB 1241** Changes to the periodic update and SMP cycles from 8 to 10 years. Requires 5-year implementation progress report and an annual work program for select jurisdictions.
- **SB 5118** Supports successful reentry for juveniles, amending the definition of “essential public facility”
- **SB 5275** Enhances opportunity in LAMIRD’s
- **SB 5593** Allows a county to make revisions to a UGA boundary to accommodate patterns of development



New 2023 Legislation

- **HB 1110 Middle Housing** not applicable to Skagit. The only City in Skagit County this is applicable to is Mt. Vernon.
- **HB 1337 ADUs** Allows for multiple ADU's on a property and removes owner occupancy requirements. Only applicable to cities and UGAs.
- **HB 1181 New Climate Chapter** is required for Comp. Plan. This includes a resilience analysis and VMT and GHG analysis



Timeline - Currently Scoping the Project

Summer/Fall 2023

- LDC has been selected as the prime consultant; with sub consultants of Makers, Transpo, BERK, DCG Watershed Company and Cascadia (in process of getting cost estimates for different tasks)
- Apply for Department of Commerce Funding (in process)
- Publish Scope of Work and Notice of Availability for public comment and public hearing
- BoCC hosts a public hearing on the proposed scope of work
- Resolution with final Scope of Work adopted by BoCC
- Land Capacity Analysis begins



Timeline

End of 2023 - Early 2024

- Skagit Council of Government will have population allocations (Q4 – December)
 - SCOG distributes 80/20 split estimates to UGA vs unincorporated– makes the decision of low, med or high projections for allocations. SCOG also give projected housing numbers and employment;
- Work on HB1220 housing requirements; compare those numbers with land capacity analysis/zoning to understand housing deficiencies – Housing Needs Assessment



Timeline - Outreach

Fall 2023 – Fall 2024

- Department staff will host public workshops, open houses, townhall events, and attend public events, go to community group meetings etc.
 - HB1220 requires a public participation plan to engage communities experiencing racially disparate impacts, displacement and exclusion from housing
 - Iterative process as different policy options are considered



Timeline – Policy work

Fall 2024 – Winter/Spring 2025

- Release DRAFT 2025 proposal and respond to comments
 - Public Works, SCOG and Transpo to update transportation element and do work for Climate Chapter.
 - Planning Commission to host workshops, public hearing, and develop a recommendation to BoCC
 - BoCC host public hearing and final deliberations
 - Adoption by June 30, 2025
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Work after Adoption

Summer 2025

- Additional hearings may be needed for Natural Resources update of the critical areas ordinance
 - Extra year given for adoption: Due by June 30, 2026
- Cities may apply for UGA expansions
- Any changes to CPP put on the docket, work with SCOG to regionally work on updating CPP
- Department of Commerce reviews Draft Plan

