



SKAGIT COUNTY 2025 COMPREHENSIVE PLAN UPDATE

December Planning Commission to Discuss Preliminary Development Regulations



Expect More. Experience Better.



Agenda

Provide the Planning Commission:

- Update on the project schedule
- Overview and approach to development regulation changes which will be considered as part of the Periodic Comprehensive Plan Update.
- Discuss project next steps
- Answer Planning Commission questions



Project schedule and code development approach



Project and Schedule Overview

- Project is nearing completion of data collection and analysis and moving on to policy drafting.





Approach

Development regulations generally fall into four categories:

- Consistency with state law since the last periodic update
- Changes to the comprehensive plan land use map, zoning map, and/or development regulations necessary for accommodating population, housing, and employment targets
- Changes to support community vision and goals
- Changes to update the Critical Areas Ordinance consistent with Best Available Science

Critical areas ordinance and code changes to implement new climate element will be discussed at a future meeting.



Preliminary Development Regulation change overview – consistency with state laws



Changes for consistency with State Laws: STEP Housing

Indoor emergency shelter, transitional housing, emergency housing, and permanent supportive housing (STEP) are required by RCWs 36.70A.030 and 84.36.043(3)(c).

Changes include:

- Add definitions of STEP housing
- Allow for STEP housing in the appropriate residential and commercial zones



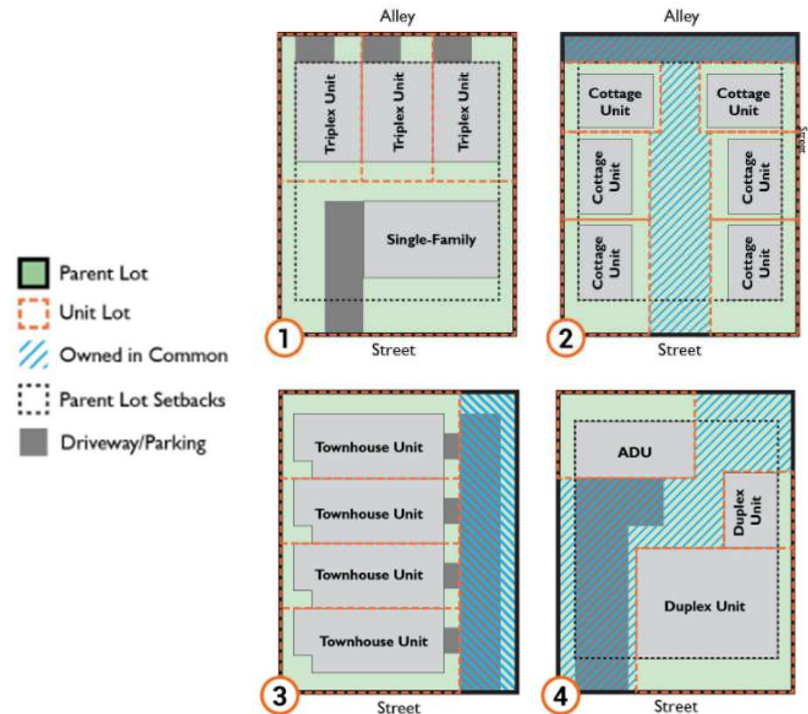


Changes for consistency with State Laws: Unit Lot Subdivision Standards

Unit lot subdivisions allow for the subdivision of a “parent lot,” into two or more “unit lots” that are sellable legal lots with their own tax or parcel number (per RCW 58.17.060(3)).

Changes include:

- Add unit lot subdivision standards to Skagit County subdivision regulations





Changes for consistency with State Laws:

Changes include:

- Add behavioral health facilities to the list of “essential public facilities” (RCW 36.70A.200)
- Revise or delete current definition of “family”
 - Counties cannot limit the number of unrelated persons occupying a household or dwelling unit (RCW 36.01.227)



Preliminary Development Regulation change overview – to accommodate growth



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

Urban Growth Areas	Allocation of Net New Housing Needed (2020-2045)									Total
	0-30% AMI*	31-50% AMI	51-80% AMI	81-100% AMI	101-120% AMI	Above 120% AMI				
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	27 <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	2,728 <u>2,592</u>				13,960
Rural (outside UGAs)	<u>89</u>	<u>0</u>	<u>57</u>	<u>0</u>	<u>501</u>	<u>268</u>	<u>238</u>	<u>2,327</u>	<u>2,483</u>	<u>3,490</u>
Grand Total	4,474	2,868	2,504	1,340	1,189	5,075				17,450



Accommodating new housing

Housing Type	Definition	Assumed Affordability Level for Capacity Analysis *
Low-Rise Multifamily	Walk up apartments or condominiums (up to 3 floors).	Low-Income (0-80% AMI)
Moderate Density	Townhomes, duplex, triplex, quadplex.	Moderate-Income (80-120% AMI)
Manufactured Homes	Factory or modular homes.	Moderate-Income (80-120% AMI)
Low Density	Detached single family homes.	Higher Income (>120% AMI)
ADUs	Accessory dwelling units associated with a detached single-family home.	Low-Income (50-80% AMI) Group with Low-Rise Multifamily

Source: Department of Commerce, 2022.

*Assumed affordability level of low-rise multifamily represents the potential income level served with public subsidies.



Potential changes to accommodate housing:

51-80% AMI: Use existing zoned capacity to continue allowing ADUs

- Reduce barriers for ADUs in all residential zones like reduce parking requirements and improve permitting process.
- Allow for one AADU and one DADU in all residential zones that allow for a single family detached house (density permitted).



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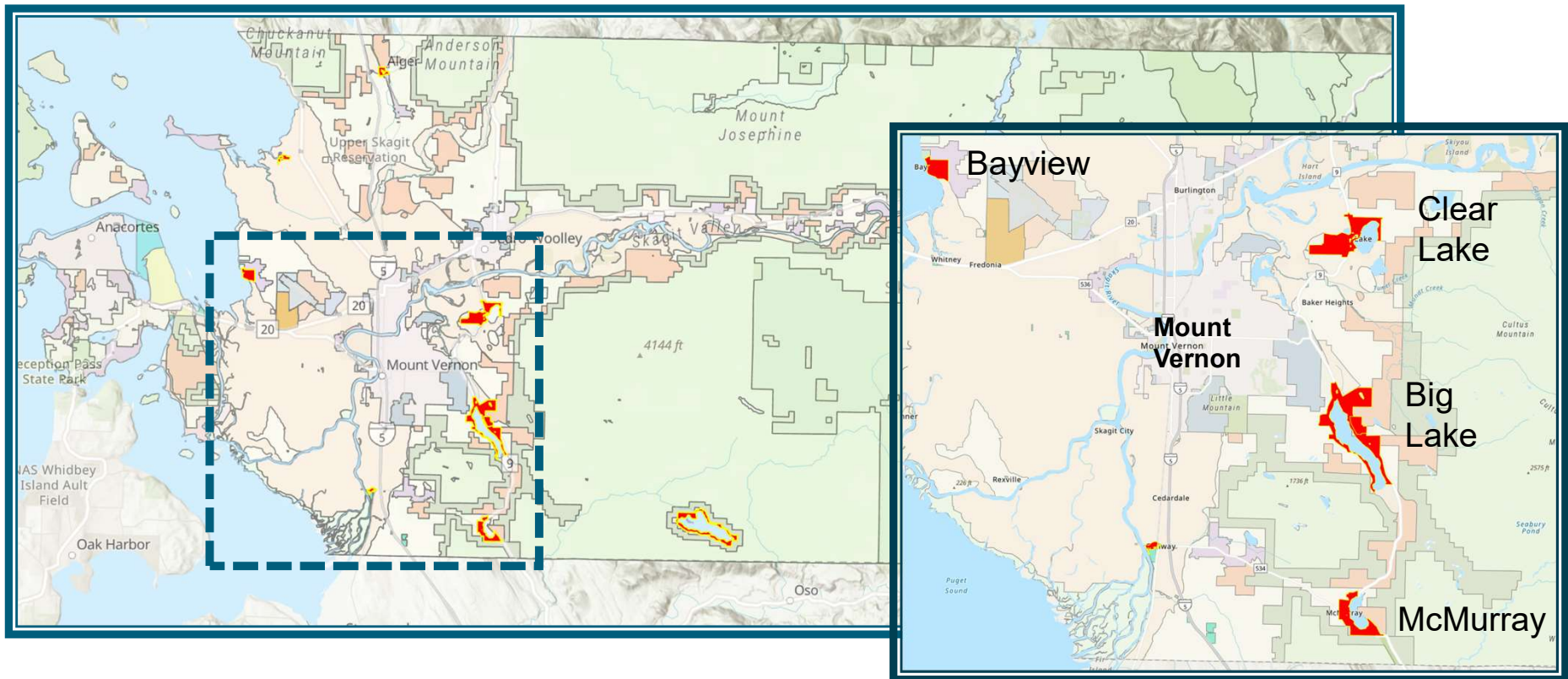


81-100% AMI: Increase housing types and/or density in Rural Village Residential (RVR) where facilities are available

- Allow middle housing options in RVR zones with conditions (currently only single-family and ADUs are allowed).
- Allow manufactured home parks in RVR zones with conditions (manufactured homes are currently only allowed as single-family residential).



Rural Village Residential (RVR) Zones





Preliminary Development Regulation change overview – community vision





Changes to meet the Community Vision: Farmworker Housing

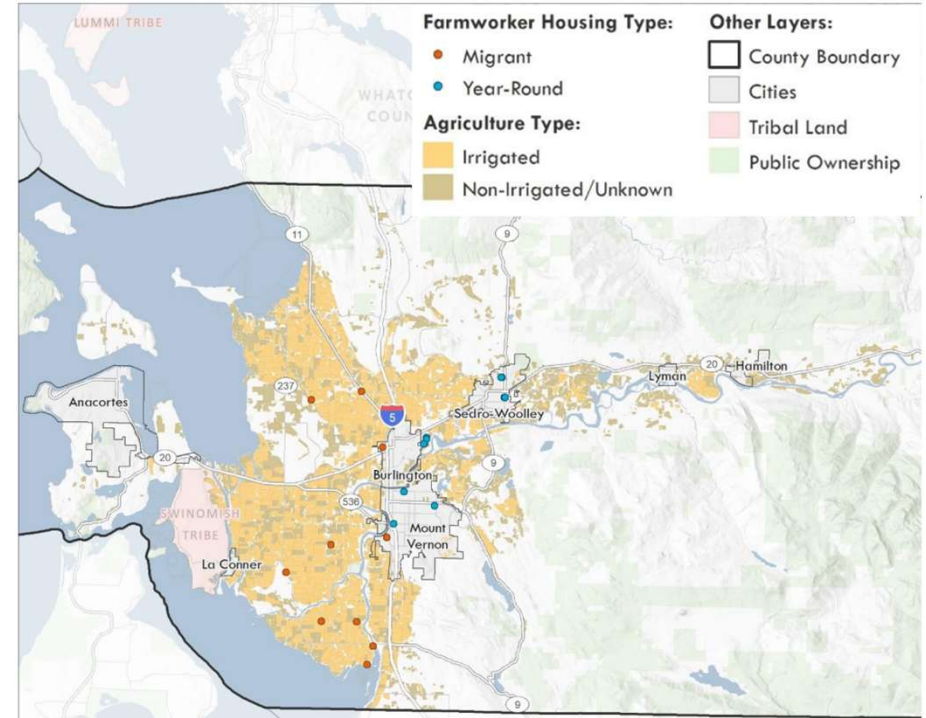
Farmworker housing has been highlighted in public feedback as an important housing type to increase supply of in Skagit County.

In 2018, there were only 240 dedicated permanent farmworker housing units and 461 beds for temporary workers were available

Changes include:

- Revise or add definition of farmworker housing
- Update standards to allow co-living housing as an option for farmworker housing

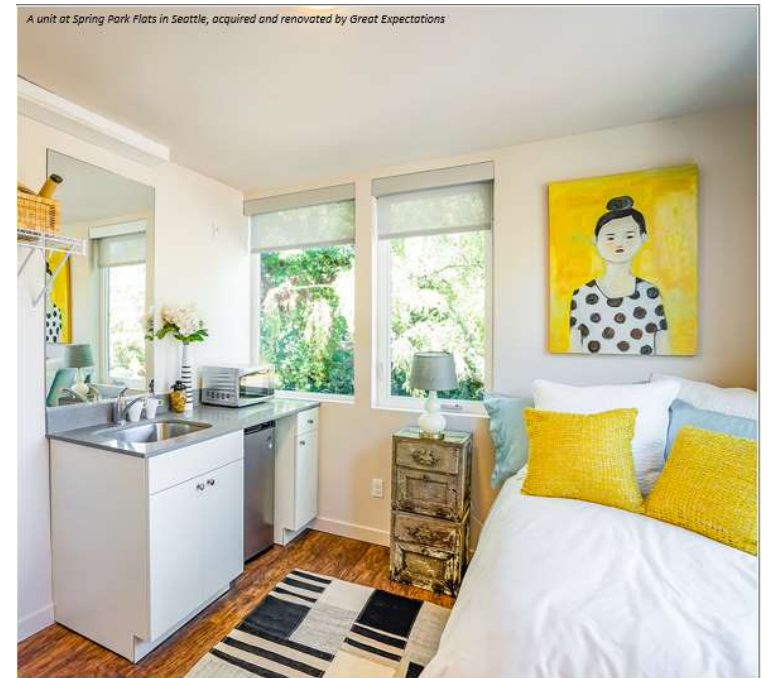
Exhibit 102: Skagit County Agricultural Land and Farmworker Housing Units, 2019





What is Co-Living Housing?

- Each resident has a small, private, lockable unit
- Residents share kitchen spaces, bathrooms, and other amenities
- In urban settings, individual units usually include kitchenettes and private bathrooms
- In rural settings, lodging houses, bunkhouses, and agricultural employee dwelling units (AEDUs) act as forms of co-living housing





The Range of Farmworker Housing



Examples from Farmworker Housing Development Corporation (FHDC) in Woodburn, OR

**UGA vs. Rural
capacity**



Farmworker housing units built in 2018 on POST's Blue House Farm in San Gregorio. Photo courtesy of POST

Next steps





Next steps

2025 Meeting Schedule – Comprehensive Plan, Development Regulations and Critical Areas Ordinance

- 4 Briefings to the Planning Commission
- 5 Briefings to the BOCC
- 3 Public comment periods
- The next meetings, starting in February, will be in-depth reviews of the comprehensive plan existing conditions, analysis, engagement data, and the resulting final policy recommendations.



Questions & Discussion

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