

SKAGIT COUNTY PLANNING COMMISSION MEETING MINUTES

Planning Commission Regular Meeting

August 13, 2024

6:00 PM – 7:25 PM

Please refer to transcript and video recording of the Planning Commission meeting for in-depth information about these meeting minutes. Meeting materials, the full transcript, meeting agenda, and referenced video recording of this meeting can be viewed at the Planning Commission Schedule and Agenda page:

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

Summary of Meeting

Roll Call

Tim Raschko, (Chair): present

Tammy Candler, (Vice Chair): present

Amy Hughes: present (Virtual)

Vincent Henley: present

Kathy Mitchell: present

Martha Rose: present

Jen Hutchison: present

Joe Woodmansee: present

Angela Day: present

The Planning Commission Chair Tim Raschko called the meeting to order at 6:00 p.m.

Approval of Minutes

Chair Raschko asked if there was approval for the July 23, 2024, minutes. Commissioner Vincent Henley moved to approve; Commissioner Jen Hutchison seconded the motion. The minutes were approved unanimously.

Public Remarks

Chair Raschko opened the public remarks section of the meeting and asked if there was anyone from the public who would like to address the Commission. No public remarks were provided.

2024 Countywide Planning Policies (CPP) Amendments

Jack Moore, Planning Director, provided a high-level overview of the proposed amendments to the Countywide Planning Policies. Director Moore emphasized that the amendments are

necessary to align with recent state law changes and discussed the role of the Skagit Council of Governments (SCOG) in drafting and recommending these amendments.

Key proposed changes, include those related to housing, climate, and land capacity. Housing policy amendments address the need for jurisdictions to plan for affordable housing as mandated by House Bill 1220, increase housing production within Urban Growth Areas. Director Moored discussed challenges related to accommodating zero to 50% Area Median Income (AMI) housing in rural areas, explaining the County has found it is unable to accommodate the zero to 50% area median income allocations in the rural area following guidance from the Washington State Department of Commerce. Those allocations will need to be given to the Cities in exchange for higher AMI allocations. Commerce has indicated that multifamily housing types is the only viable option for providing the zero to 50 AMI.

Climate Policy Amendments include state legislative changes from HB 1181 requiring GMA planning jurisdictions to create a Climate Planning Element in their comprehensive plans. This requires comp plan develop regulations and regional policies, plans, and strategies adapt to mitigate the effects of changing climate, support reductions in the greenhouse gas emissions, and per capita vehicle miles travelled.

Land Capacity Analysis policy amendments include proposed to change the requirement for Skagit County GIS to store the Land Capacity data from all jurisdictions, and SCOG is now proposing to collect land and housing capacity reports for all regional jurisdictions.

Next steps: August 22nd to September 12th, Planning and Development Services will be holding a public comment period and the Planning Commission will be holding a public hearing on September 10. Deliberations for the Planning Commission to make a recommendation to the Steering Committee and the Board of County Commissioners will be held on October 8.

Planning Commission Comments/Announcements

Commissioners had no comments.

Adjourned at 7:45 PM

[A full transcript of the discussion is available on our website:](https://www.skagitcounty.net/Departments/PlanningCommission/PCminutes.htm)

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