

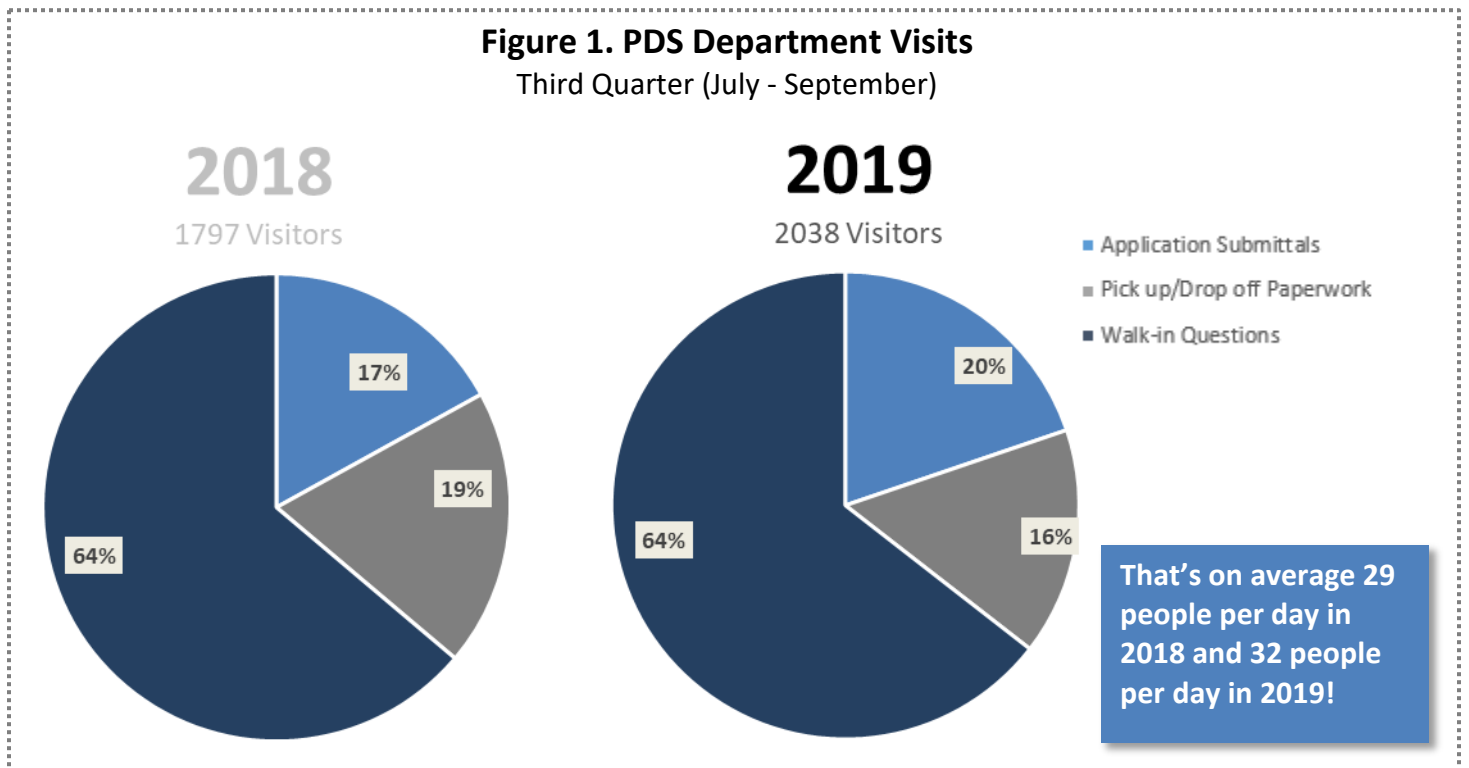


2019 Third Quarter (July - September) Planning & Development Services Data Report

The Planning & Development Services (PDS) department provides land use planning and permitting, code enforcement, as well as fire investigation and prevention functions. PDS is responsible for the development and implementation of strategies, policies, and codes to guide future growth and development in unincorporated Skagit County. This report focuses on 2019 third quarter data (July - September), but includes third quarter data back to 2015.

Section I. PDS Public Interactions

Figure 1. PDS Department Visits
Third Quarter (July - September)



In 2017 PDS began categorizing the reason for a person's visit to better understand the needs of the public and connect them with the appropriate staff. As the data above illustrates, the majority of counter interactions with the public are related to property inquiry.

Section II. Residential Building Permits

Figure 2. Residential Building Permits by Status*
Third Quarter (July - September)

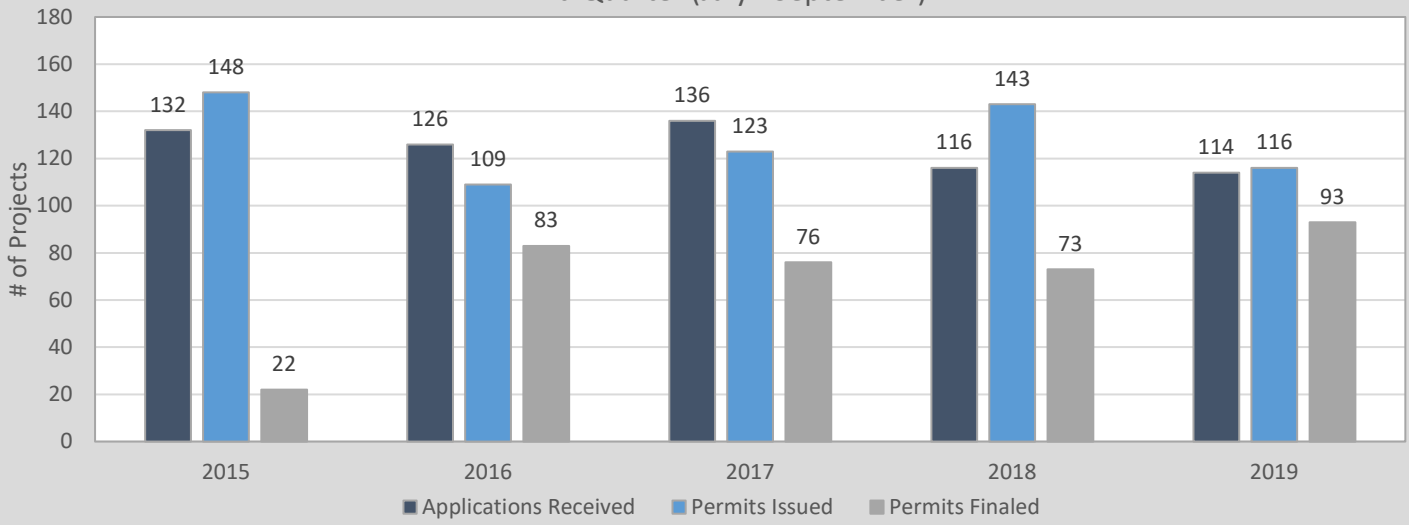


Table 1. Residential Building Permits in the Third Quarter by Status

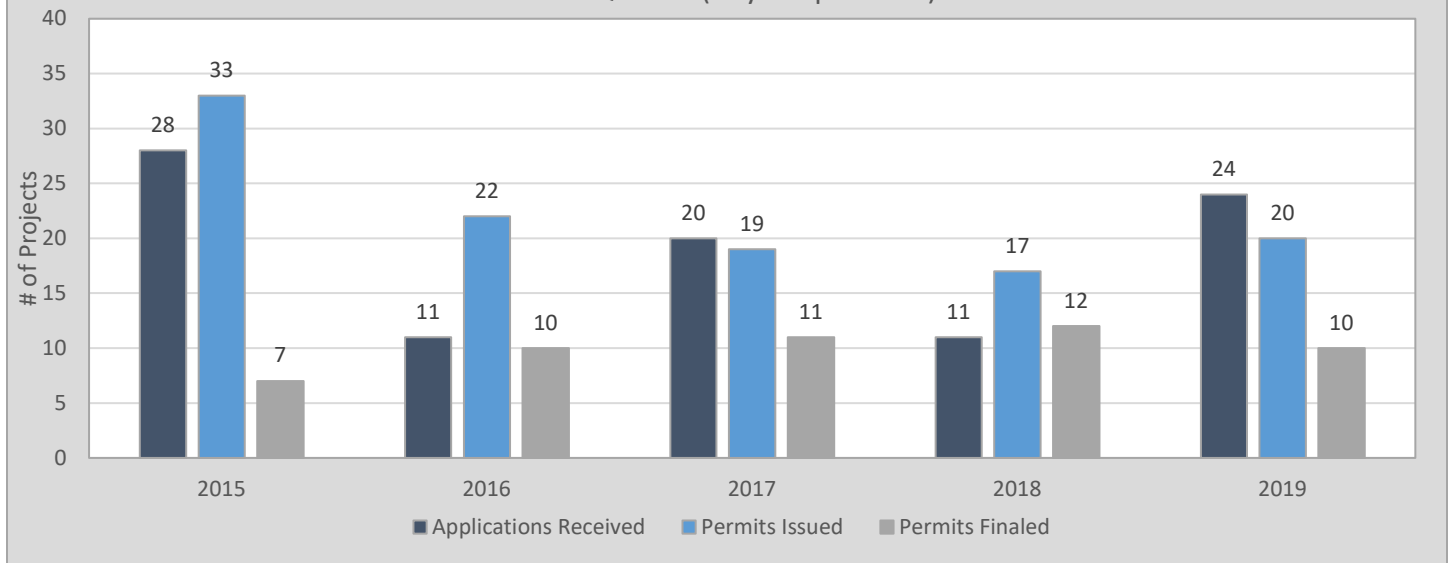
	2015	2016	2017	2018	2019
Total Applications Received	132	126	136	116	114
Accessory Dwelling Unit (ADU)	2	5	9	7	14
Agricultural Building	11	8	3	8	1
Addition to Single Family Dwelling	13	6	11	9	13
Deck	7	4	1	2	3
Foundation Only	1	4	0	2	1
Garage Type Structure	41	36	38	28	31
Manufactured Home	7	6	3	4	4
Manufactured Home - Replacement	3	8	3	4	6
New Multiple Family Dwelling	0	0	0	0	0
New Single Family Dwelling	33	36	57	40	29
Other	4	3	4	5	1
Remodel	10	10	7	7	11
Total Permits Issued	148	109	123	143	116
Accessory Dwelling Unit (ADU)	6	5	7	8	8
Agricultural Building	6	4	5	1	2
Addition to Single Family Dwelling	23	11	11	23	19
Deck	4	2	0	3	3
Foundation Only	1	4	0	1	0
Garage Type Structure	48	36	38	30	30
Manufactured Home	8	5	2	8	5
Manufactured Home - Replacement	4	2	5	3	1
New Multiple Family Dwelling	0	0	1	0	0
New Single Family Dwelling	39	30	41	51	37
Other	1	1	4	5	2
Remodel	8	9	9	10	9
Total Permits Finaled	22	83	76	73	93
Accessory Dwelling Unit (ADU)	1	1	2	4	6
Agricultural Building	0	4	3	4	1
Addition to Single Family Dwelling	4	14	5	4	8
Deck	3	5	1	0	0
Foundation Only	0	1	1	1	1
Garage Type Structure	7	22	29	17	21
Manufactured Home	2	3	3	5	3
Manufactured Home - Replacement	0	1	5	2	3
New Multiple Family Dwelling	0	0	0	0	0
New Single Family Dwelling	3	26	18	26	41
Other	0	5	1	1	1
Remodel	2	1	8	9	8

PDS received similar number of building permit applications in third quarter 2019 (114) to 2018(116), but still lower than previous years. The total project valuation was also down with \$285,891.84 in 2019 and \$381,085.43 in 2018. 2019 third quarter saw a large decrease in new single family dwelling applications, which was the cause for the smaller valuation. Most project types were up in 2019 from 2018, with the exception of new single family dwellings. More permits were also finaled in 2019 third quarter than the previous four years.

* Permits issued or finaled in third quarter 2019 are mainly from applications received in previous quarters. Only 21 of the 93 finaled permits came from applications received in 2019. The majority of completed project came from applications applied for in 2018 (49).

Section III. Commercial Building Permits

Figure 3. Commercial Building Permits by Status*
Third Quarter (July - September)



	2015	2016	2017	2018	2019
Applications Received	28	11	20	11	24
Addition to Commercial	4	0	0	3	2
Agricultural Building	1	0	4	3	0
Cell Tower	2	0	0	0	0
Cell Tower Addition	10	5	2	2	11
Commercial Coach	2	0	0	0	0
New Commercial Structure	5	2	5	2	4
Other	1	2	2	0	1
Sign	1	1	2	0	1
Tenant Improvement	2	1	5	1	5
Permits Issued	33	22	19	17	20
Addition to Commercial	3	2	5	3	1
Agricultural Building	1	2	2	3	1
Cell Tower	2	0	0	0	0
Cell Tower Addition	11	5	5	3	9
Commercial Coach	1	1	2	0	0
New Commercial Structure	4	8	1	6	3
Other	2	2	3	0	1
Sign	3	0	0	0	0
Tenant Improvement	6	2	1	2	5
Permits Finaled	7	10	11	12	10
Addition to Commercial	1	0	2	2	2
Agricultural Building	0	0	0	2	1
Cell Tower	2	1	0	2	0
Cell Tower Addition	1	3	2	2	1
Commercial Coach	0	1	1	0	0
New Commercial Structure	0	1	3	2	0
Other	0	0	0	1	0
Sign	0	1	1	0	1
Tenant Improvement	3	3	2	1	5

For third quarter 2019, PDS received the second largest amount of commercial permit applications (24) in the last 5 years. This is mainly due to the higher number of cell tower additions, which was similar in 2015. Project valuation from received applications totaled \$3,881,510.12 compared to \$2,851,166 in 2018.

* Of the ten permits finaled, six were received in 2019, while the rest were from 2018(3), 2017(1), 2016(1) and 2015(1).

Section IV. Grading Permits

Figure 3. Grading Permits by Status*
Third Quarter (July - September)

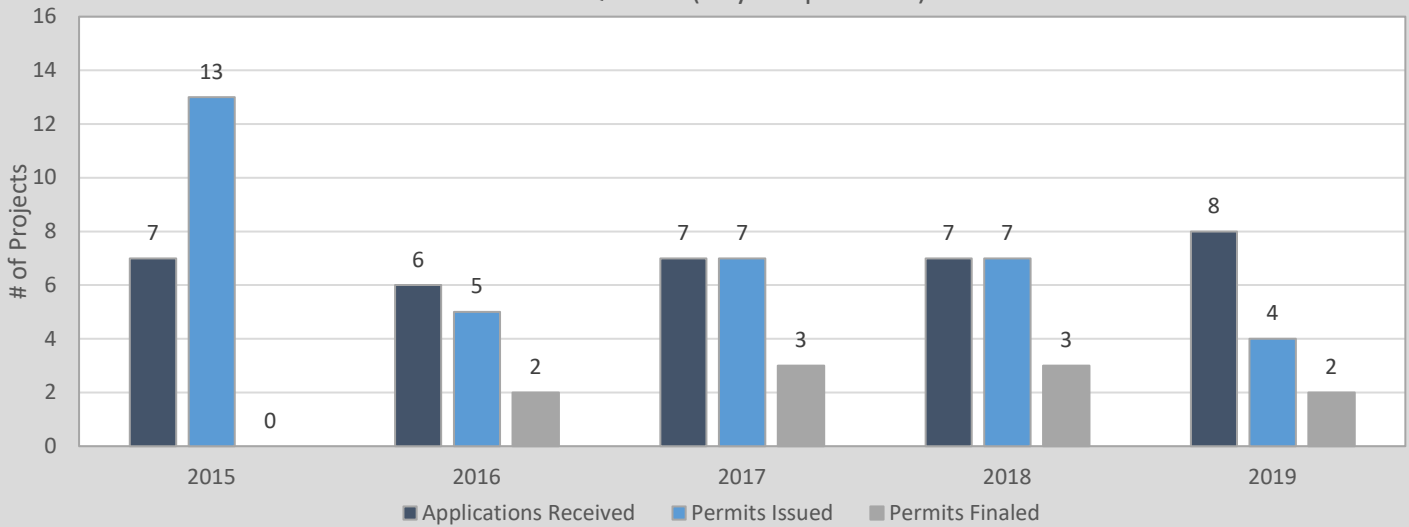


Table 3. Grading Permits in the Third Quarter by Status

	2015	2016	2017	2018	2019
Applications Received	7	6	7	7	8
Commercial	4	4	3	5	4
Residential	2	2	3	1	4
Road	1	0	1	1	0
Permits Issued	13	5	7	7	4
Commercial	9	4	4	5	2
Residential	3	1	2	2	2
Road	1	0	1	0	0
Permits Finaled	0	2	3	3	2
Commercial	0	1	2	2	2
Residential	0	1	0	0	0
Road	0	0	1	1	0

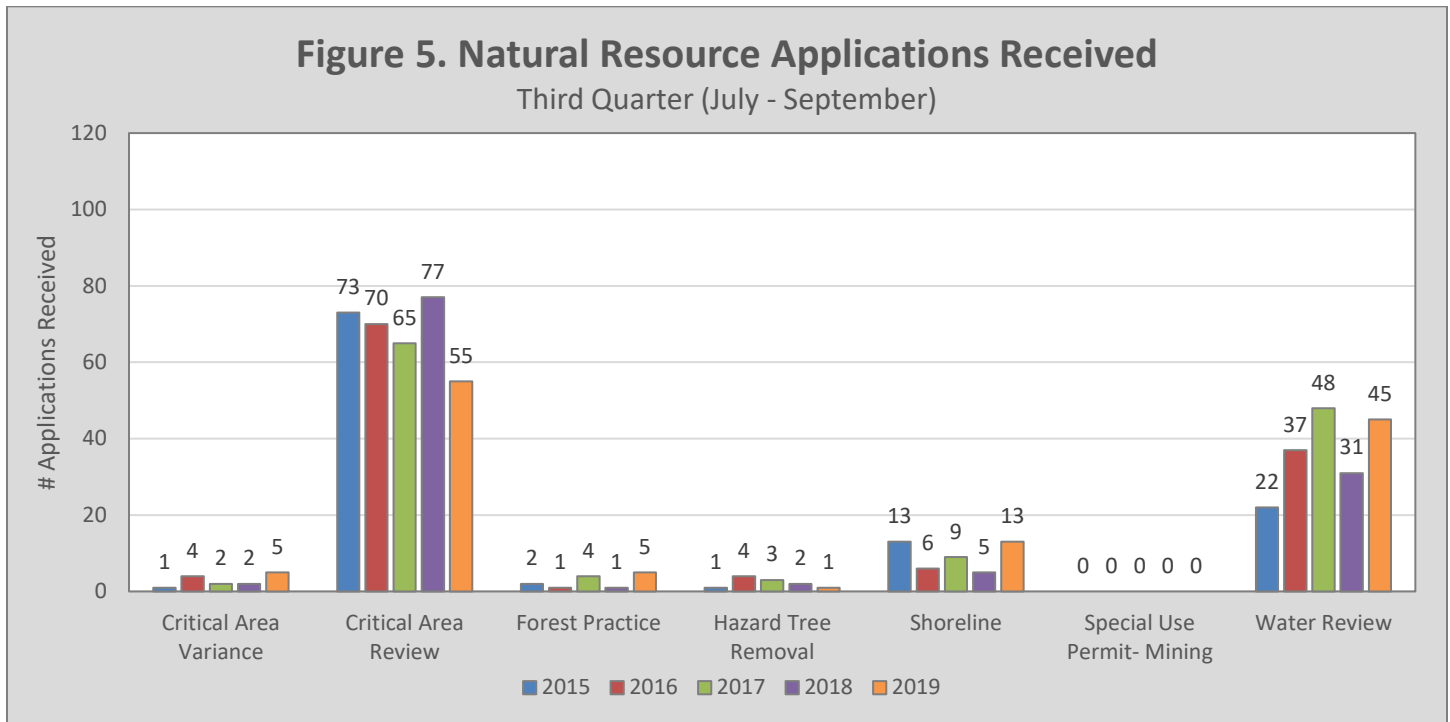
PDS grading permit numbers were similar to last year's numbers with eight received, four issued, and two finalized.

Historically, more commercial grading permits have been done in Skagit County than residential or road development, which was not the case this quarter with equal numbers of residential projects.

* The two grading permits that were finalized in the third quarter of 2019 were applied for in 2018.

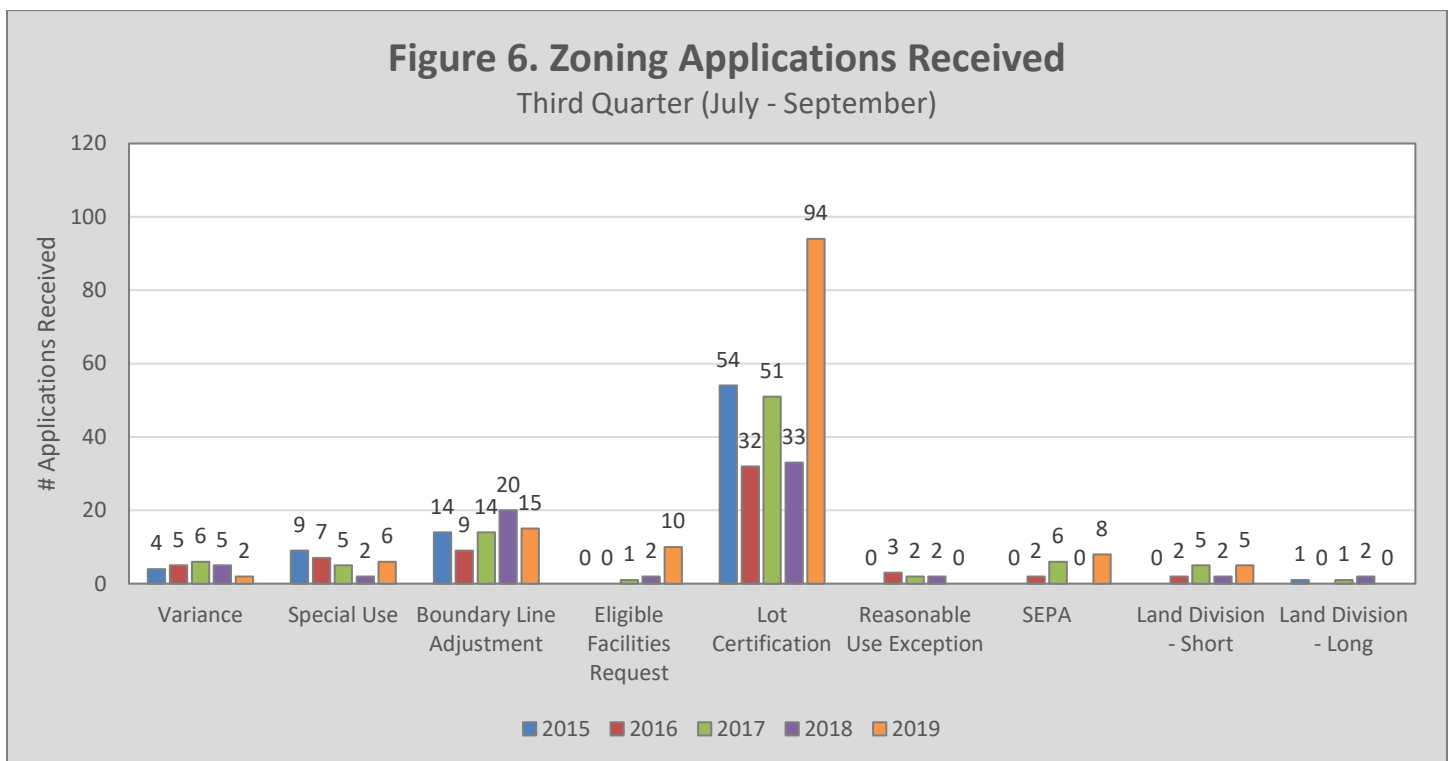
Section V. Natural Resource Applications

2019 third quarter data showed an increase in critical area variances, forest practices and shoreline applications. This quarter, 14 protected critical area site plans were recorded with the Auditor's Office (excludes easements created from a subdivisions).



Section VI. Current Zoning Applications

Zoning applications in the third quarter of 2019 saw an increase in lot certifications, special use permits, eligible facilities request (cell tower additions), SEPA, and short subdivisions.



Section VII. Request for Investigations

Code Enforcement cases result from a variety of code violations (see below). There was an increase in opened cases and a decrease in closed cases in 2019 third quarter compared to 2018. Building complaints continue to make up the greatest percentage of requests for investigation.

Code Enforcement Cases

Opened

2019 Third Quarter

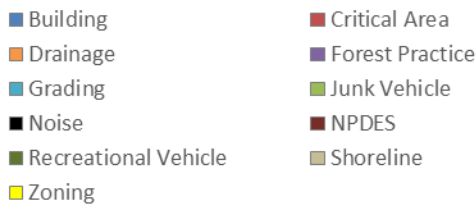
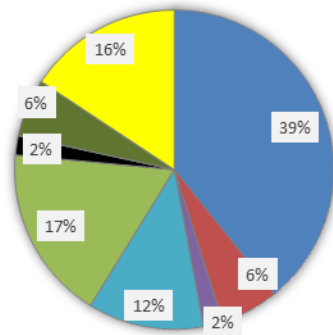


Table 4. Enforcements Cases Opened - Third Quarter (July - September)

Type of Complaint	2015	2016	2017	2018	2019
Building	22	32	14	30	20
Critical Area	3	8	6	3	3
Drainage	2	2	0	0	0
Forest Practice	1	1	0	0	1
Grading	2	4	0	2	6
Junk Vehicle	7	2	1	5	9
Noise	0	0	0	0	1
NPDES	0	0	0	2	0
Recreational Vehicle	0	0	0	0	3
Shoreline	1	1	1	1	0
Zoning	13	13	4	3	8
Total	51	63	26	46	51

Code Enforcement Cases

Resolved

2019 Third Quarter

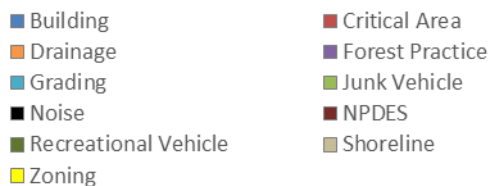
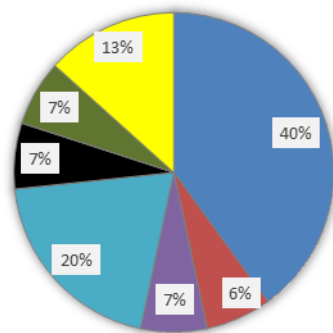


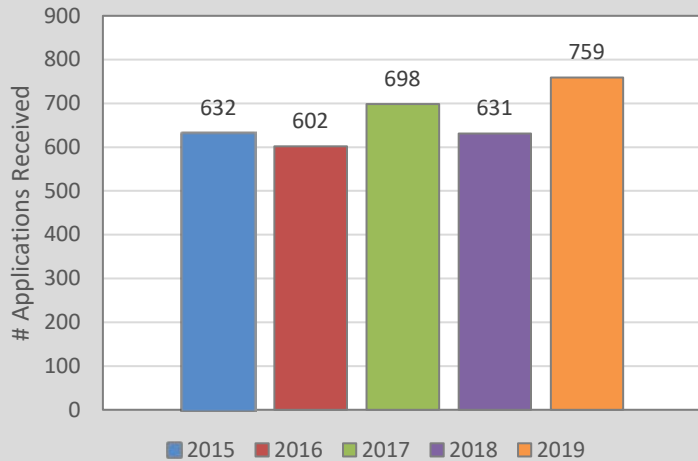
Table 5. Enforcement Cases Resolved - Third Quarter (July - September)

Type of Complaint	2015	2016	2017	2018	2019
Building	19	26	13	13	6
Critical Area	3	6	5	2	1
Drainage	2	2	0	0	0
Forest Practice	0	0	0	0	1
Grading	2	3	0	1	3
Junk Vehicle	6	2	1	0	0
Noise	0	0	0	0	1
NPDES	0	0	0	2	0
Recreational Vehicle	0	0	0	0	1
Shoreline	1	1	1	0	0
Zoning	13	11	3	2	2
Total	46	51	23	20	15

Section VIII. PDS Application Summary

Figure 9. Applications Received

Third Quarter (July - September)



PDS received more applications in the third quarter of 2019 (759) than in 2018(631). This is partially due to the large amount of land use applications that were received (218), 94 of which were lot certifications. However, most application numbers were slightly up in 2019 from 2018.

Land use approval covers many applications within the department. For more information about the types of land use approval our department received, see figures 5 And 6.

Figure 10. Applications Received by Type

Third Quarter (July - September)

