



Planning & Development Services

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Notice of Availability

Including notice of written comment period and public hearing

Proposal Information

Publish Date:	May 29, 2025
Proposal Name:	Skagit County 2025 Comprehensive Plan and Development Regulations Update
Documents Available:	https://skagitcounty.net/2025cpa
Lead Agency:	Skagit County Planning & Development Services
Contact Person:	Robby Eckroth, AICP, Senior Planner
Public Hearing Body:	Skagit County Board of County Commissioners
Public Hearing Date:	June 16, 2025 at 1:00 p.m.
Written Comment Deadline:	June 16, 2025 at 4:30 p.m.
Deliberations Date:	June 23, 2025 at 11:00 a.m.

Proposal Description

Third draft of the Skagit County 2025 Periodic Comprehensive Plan update and second draft of the Development Regulations Update.

The proposal includes updates to the Comprehensive Plan as follows:

- Comprehensive Plan's vision, goals, policies, background information, and appendices.
- Comprehensive Plan's various chapters with maps, charts and tables including the Housing Element to reflect the updated requirements under the Growth Management Act.
- Housing Element to meet recent state laws addressing the affordability of housing at all income levels and to reduce racially disparate impacts. Associated with this are rural residential zoning adjustments.
- A new Climate Element with Greenhouse Gas (GHG) Emissions Reduction and Climate Resilience Sub-Elements.

The proposal also includes one Urban Growth Area (UGA) amendment. The City of Anacortes is requesting to expand the Anacortes UGA to incorporate nine (9) city owned parcels totaling 107.24 acres. All these parcels, except for P32547, are currently used exclusively for recreational purposes and will continue to be used in this capacity. The city-owned parcels are all zoned Rural Reserve (RRv), with the exception of P32547, which is zoned Rural Resource – Natural Resource Lands (RRC-NRL). The City is requesting to expand the UGA to incorporate the

city owned parcels because the City manages the properties and would eventually like jurisdiction over those areas.

If approved, the properties would be eligible to be annexed into the City of Anacortes city limits. After such time, the properties will be served by the City of Anacortes and can be developed according to city development regulations. County regulations will not apply to these parcels after annexation.

The County is also updating its development regulations for consistency with the proposed Comprehensive Plan amendments, including zoning and subdivision. This includes but is not limited to:

- Allowance for vehicle charging stations in the NRI, IF-NRL, SF-NRL, URP-OS, OSRSI zones.
- Increase opportunities for housing within LAMIRDs which aligns with rural character and the requirements of RCW 36.70A.070(5).
- Add definitions and allow for indoor emergency shelter, transitional housing, emergency housing, and permanent supportive housing in the appropriate residential and commercial zones.
- Update definitions for consistency with RCW [36.70A.030](#) and [84.36.043\(3\)\(c\)](#) to allow supportive housing types.
- Add tables and Essential Public Facilities list to include behavioral health facilities.
- Update zoning code (SCC 14.16) to allow unit lot subdivision, middle housing (in Rural Village Residential), manufactured home and mobile home parks (in Rural Village Residential) where appropriate public facilities and services are provided.
- Updates in the legislative actions chapter (14.08) to require a countywide analysis of all resource lands prior de-designation and a climate impact analysis prior to urban growth area alterations.
- Allowance for two Accessory Dwelling Units (ADU) in UGAs when public sewer is available.

In addition to development regulation changes proposed for consistency with the Comprehensive Plan and GMA changes which have occurred since the last periodic comprehensive plan update in 2016, a reorganization of the county's development code to improve its structure and facilitate residential permitting is being completed. Broad objectives include:

- Improve readability, usability, and administration of the code by improving the organization of code chapters;
- Align terminology and improve plain language of the code;
- Delete duplicative code language that could result in inconsistencies in interpretation or administration, and to improve maintainability of the code;
- Streamline residential permitting requirements including by reducing the need for variances and streamlining the lot certification process;
- Integrate Administrative Official Interpretations (now known as Director Interpretations under revised SCC 14.06.130 adopted by ordinance O20240005); and
- Minimize code renumbering where possible given the other objectives above.

Important project documents may be found on the Skagit County 2025 Comprehensive Plan Update website. This includes the Draft Comprehensive Plan, development regulations, and related documents.

SEPA Threshold Determination

Skagit County determined on May 15, 2025, that this proposal does not have a probable significant adverse impact on the environment and issued a SEPA Determination of Non-Significance (DNS). An environmental impact statement is not required under the State Environmental Policy Act, RCW 43.21C.030(2)(c). This determination was made after review of a completed environmental checklist and other information on file with the lead agency and is available upon request. Pursuant to SCC 16.12.210, no administrative appeal process is available for this legislative action.

How to Comment

Option 1: Email comments are preferred and must be sent to pdscomments@co.skagit.wa.us with the proposal name ("Skagit County 2025 Comprehensive Plan and Development Regulations Update") in the subject line. Include your comments in the body of your email message rather than as attachments.

Option 2: Paper comments must be printed on 8½x11 paper and mailed or delivered to:

Skagit County Planning and Development Services
Comments on "Skagit County 2025 Comprehensive Plan and Development
Regulations Update"
1800 Continental Place
Mount Vernon WA 98273

All comments must be received by the deadline referenced above and include your full name and mailing address. Comments not meeting these requirements will not be considered.

Option 3: The Skagit County Board of County Commissioners is hosting meetings in the Skagit County Commissioners' Hearing Room at 1800 Continental Place, Mount Vernon, WA 98273. You may also comment in person or via Zoom. If you wish to provide verbal testimony, please send an email to pdscomments@co.skagit.wa.us, with your name, phone number, and include a request to be added to the speakers list in the body of the email. You can also sign up to testify in person at the hearing. Public hearing testimony is usually limited to three minutes, so written comments are preferred.

Anyone who plans to attend the public hearing and has special needs or disabilities should contact Planning and Development Services at (360) 416-1320 at least 96 hours before the hearing to discuss and arrange any special accommodations.

To view the live stream on Skagit21: <https://www.skagitcounty.net/Departments/TV21>

You may also attend the meeting remotely through your telephone or from your computer, tablet or smartphone with this link:

<https://us06web.zoom.us/j/87180001980?pwd=eEVGUGkxZ3NkQkhYSnhBMEO2RTQrdz09>

or by calling: 1 (253) 215-8782 (Tacoma)

Meeting ID: 871 8000 1980 Passcode: 143573

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