

ORDINANCE NO.

**AN ORDINANCE ADOPTING AMENDMENT TO THE COMPREHENSIVE PLAN BY
REMOVING POLICY 7A-1.2 OF THE HOUSING ELEMENT**

WHEREAS, The Washington State Growth Management Act (GMA) requires the County to update its Comprehensive Plans and implement development regulations every 10 years (RCW 36.70A.130); and

WHEREAS, The Washington State legislature passed HB 1220 which requires all counties and cities planning under the Growth Management Act to plan for and accommodate housing affordable to all income levels; and

WHEREAS, On June 23, 2025, Skagit County amended the Housing Element of its Comprehensive Plan to meet the new state requirements. To reinforce this approach, the County amended the Comprehensive Plan to include Policy 7A-1.2, explicitly supporting the use of ADUs as an affordable housing strategy in rural areas; and

WHEREAS, On August 18, 2025, an appeal of the 2025 Comprehensive Plan update was submitted to the Growth Management Hearings Board challenging the inclusion of Policy 7A-1.2 which supports Accessory Dwelling Units as an affordable housing type in rural areas; and

WHEREAS, Skagit County agrees to remove Policy 7A-1.2 to resolve the appeal while also disagreeing that the policy does not comply with the Growth Management Act; and

WHEREAS, This amendment will not impact the County's overall approach to affordable housing in rural areas, as numerous other policies continue to support this effort. Additionally, no changes are being proposed to the County's development regulations; and

WHEREAS, The Comprehensive Plan amendment was released to the public for comment from November 20, 2025, to December 5, 2025. No public comments were received. A public hearing was held by the Planning Commission to receive public testimony on January 13, 2026; and

WHEREAS, The Planning Commission deliberated and issued a Recorded Motion and recommendation for approval of the Comprehensive Plan amendment (**Attachment 1**); and

WHEREAS, The Board of County Commissioners has reviewed the Planning Commission Recorded Motion.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS:

Section 1. The amendment removing Policy 7A-1.2 from the Skagit County 2025 Comprehensive Plan, attached as **Attachment 2**, is adopted as the latest version of the Skagit County Comprehensive Plan.

DATED this 27 day of January, 2026.



**BOARD OF COUNTY COMMISSIONERS
SKAGIT COUNTY, WASHINGTON**

Ron Wesen

Ron Wesen, Chair

Peter Browning
Peter Browning, Commissioner

Joe Burns
Joe Burns, Commissioner

Attest:

Amber Epps
Clerk of the Board

Approved as to form:

[Signature]
Civil Deputy Prosecuting Attorney

Approved as to Content:

[Signature]
Department Head



Skagit County Planning Commission

www.skagitcounty.net/planningcommission

Chair Tim Raschko **Vice Chair** Tammy Candler
Members Angela Day, Xuhua Mu, Amy Hughes, Jed Holmes, Kiera Wright, Joe Woodmansee, Patsy Good

Tuesday, January 13, 2026

Skagit County Planning Commission's Recorded Motion regarding Comprehensive Plan Amendment- Housing Element Policy 7A-1.2

Proposal publication date: December 24, 2025

Proposal name: Comprehensive Plan Amendment- Housing Element Policy 7A-1.2

Documents available at: www.skagitcounty.net/2025CPA

Public hearing body: Skagit County Planning Commission

Public hearing date: Tuesday, January 13, 2026, at 6:00 p.m.

Written comment deadline: Friday, December 5, 2025 at 4:30 p.m.

PC deliberations (closed record public hearing): January 13, 2026

After considering the written and spoken comments and considering the record before it, the Planning Commission enters the following findings of fact, reasons for recommendation, and recommendations to the Board of County Commissioners on the Comprehensive Plan amendment to remove policy 7A-1.2 from the Housing Element.

Findings of Fact and Reasons for Recommendation

1. **Periodic Comprehensive Plan Updates.** The Washington State Growth Management Act (GMA) requires cities and counties to update Comprehensive Plans and implement development regulations every 10 years (RCW 36.70A.130). Comprehensive Plans are 20-year policy documents which guide the community vision for growth population, housing, and employment, transportation, capital facilities and utilities, parks, recreation and open space, rural areas, and protection of natural resource lands (RCW 36.70A.070).
2. **Continuing Review of Comprehensive Plans.** RCW 36.70A.130 mandates that Skagit County's Comprehensive Plan and corresponding development regulations be subject to continuing review and evaluation.

3. **Growth Management Act Affordable Housing Requirements.** The Washington State legislature passed HB 1220 which requires all counties and cities planning under the Growth Management Act to plan for and accommodate housing affordable to all income levels.
4. **Skagit Countywide Planning Policies.** Skagit County's Countywide Planning Policies require that 20 percent of the housing and population growth go to rural areas in Skagit County. As a result, the County is required to plan for and accommodate affordable housing in the rural areas.
5. **2025 Periodic Comprehensive Plan Update.** On June 23, 2025, Skagit County amended the Housing Element of its Comprehensive Plan to meet the new state requirements. Given the constraints of the GMA and the limited sewer infrastructure in rural areas, the County identified Accessory Dwelling Units (ADUs) as a feasible and appropriate form of affordable housing in these locations. To reinforce this approach, the County amended the Comprehensive Plan to include Policy 7A-1.2, explicitly supporting the use of ADUs as an affordable housing strategy in rural areas.
6. **Evergreen Islands Growth Management Hearings Board Appeal.** On August 18, 2025, Evergreen Islands submitted an appeal to the Growth Management Hearings Board challenging the inclusion of Policy 7A-1.2. The appeal asserts that the policy "fail[s] to prevent urban sprawl and contain rural development and thereby fail[s] to comply with Growth Management Act Planning Goal 2..."
7. **Appeal Settlement.** Skagit County PDS is proposing to amend the 2025 Comprehensive Plan by removing Policy 7A-1.2 to facilitate a settlement agreement in response to an appeal before the Growth Management Hearings Board. While PDS disagrees with Evergreen Island's view that Policy 7A-1.2 does not comply with the GMA, PDS and Evergreen Islands agree removal of the policy is a good resolution to the dispute.
8. **Affordable Housing Approach.** This amendment will not impact the County's overall approach to affordable housing in rural areas, as numerous other policies continue to support this effort. Additionally, no changes are being proposed to the County's development regulations. This amendment is not expected to negatively affect the County's ability to meet the affordable housing requirements of the Growth Management Act.
9. **Public Comment and Public Hearings.** The Comprehensive Plan amendment was released to the public for comment from November 20, 2025, to December 5, 2025. No public comments were received. A public hearing was held by the Planning Commission to receive public testimony on December 16, 2025.

Recommendation

The Planning Commission recommends that the Board of County Commissioners **approve** the Comprehensive Plan Amendment to Housing Element Policy 7A-1.2.

Commission Vote	Support	Oppose	Absent	Abstain
Tim Raschko, Chair		X		
Tammy Candler, Vice Chair	X			
Jed Holmes			X	
Xuhua Mu	X			
Amy Hughes				X
Angela Day		X		
Joe Woodmansee		X		
Kiera Wright	X			
Patsy Good	X			
Total	4	3	1	1

The Planning Commission recommends that the Board of County Commissioners adopt the 2025 Periodic Comprehensive Plan update as recommended.

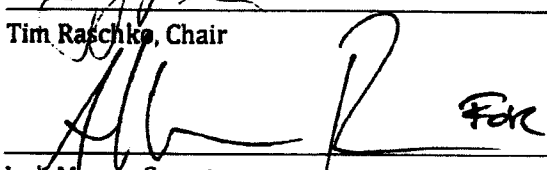
This recorded motion is **approved** on this 13th day of January 2026.

SKAGIT COUNTY PLANNING COMMISSION
SKAGIT COUNTY, WASHINGTON



Tim Raschko, Chair

1-13-26
Date



Jack Moore, Secretary

1/15/26
Date



Goals and Policies

Housing Quantity

Goal 7A

Ensure that the supply of housing types are diverse and there is sufficient land capacity to keep pace with population projection for all income groups in the County.

policy 7A-1.1

Identify sufficient land countywide for existing and projected residential needs for moderate, low, very low, and extremely low income households including, but not limited to, middle housing, ADUs, manufactured housing, multifamily housing, group homes, emergency housing, emergency shelters, and permanent supportive housing.

~~policy 7A-1.2 Permit accessory-dwelling units (ADUs) in rural residential zones to provide additional housing choices for all economic levels, multi-generational, and smaller households. Allow at least two ADUs in UGAs where single family homes are permitted.~~

Housing Affordability

Goal 7A-2

Maintain a progressive program of financial, regulatory, and development measures that will produce opportunities for a full range of housing affordability countywide for all income groups.

policy 7A-2.1

Work with housing producers and stakeholders in urban and rural areas to apply creative solutions to infill and development using techniques and housing options such as attached dwelling units, co-housing, home-sharing, accessory dwelling units, tiny homes, clustering, planned unit developments, lot size averaging, and middle housing consistent with the community's vision for urban growth areas and rural character.