



SKAGIT COUNTY 2025 COMPREHENSIVE PLAN UPDATE

February 2025 Comprehensive Plan Briefing



FACET



Kimley»Horn
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Agenda

- Project background
- Project schedule
- Proposed policy changes – high level review
- Planning Commission recommendations

Visit the project website at: <https://www.skagitcounty.net/2025CPA>

Project Background



Project Background

- Growth Management Act (GMA), adopted in 1990
- Requires the adoption of a Comprehensive Plan and implementing development regulations
- Updated every 10 years

Growth Management Act Goals

1. Urban growth
2. Reduce sprawl
3. Transportation
4. Housing
5. Economic development
6. Property right
7. Permits
8. Natural resource industries
9. Open space and recreation
10. Environment
11. Citizen participation and coordination
12. Public facilities and services
13. Historic preservation
14. Climate change and resiliency
15. Shoreline

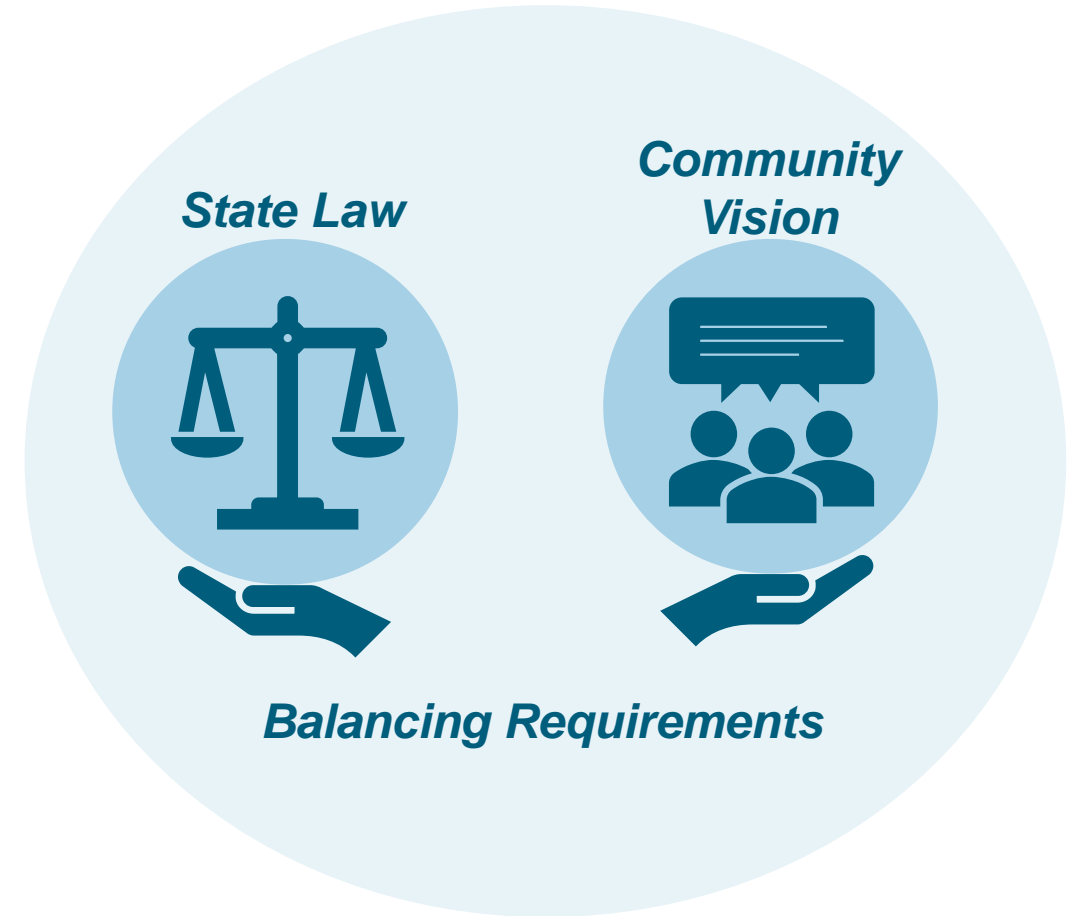


High Level Project Objectives



- Update policies and regulations consistent with state law changes since the last plan update
- Update policies and regulations consistent with any case law since the last update
- Update critical area regulations consistent with new Best Available Science (BAS)
- Plan for housing (by income band), population, and employment out to 2046

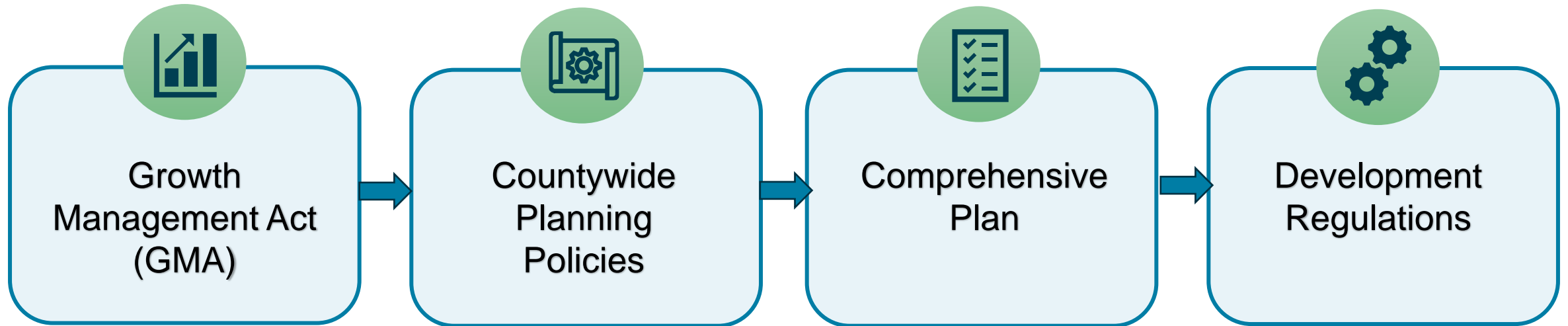
Key project requirements



Balancing requirements



Connection between Laws, Policies, and Regulations





Meetings and Hearings

Meeting Date	Meetings	Agenda
2/11/2025	Planning Commission	Comprehensive Plan Briefing – Existing conditions, data, engagement summary
2/18/2025	Planning Commission	Comprehensive Plan Briefing – Revised goals and policies and implementation
2/25/2025	PC-BOCC	Joint Meeting
3/11/2025	Planning Commission	Comprehensive Plan Public Hearing
4/8/2025	Planning Commission	Comprehensive Plan Public Hearing Deliberations
4/15/2025	Planning Commission	Comprehensive Plan Public Hearing Deliberations (continued)
4/22/2025	Planning Commission	CAO and Development Regulations Briefing
4/28/2025	BOCC	Comprehensive Plan Briefing
5/22/2025	Planning Commission	CAO and Development Regulations Public Hearing
5/20/2025	Planning Commission	CAO and Development Regulations Deliberations
5/27/2025	BOCC	CAO and Development Regulations Briefing
6/16/2025	BOCC	Comprehensive Plan, CAO, Development Regs Public Hearing
6/23/2025	BOCC	Comprehensive Plan, CAO, Development Regs Deliberations



Proposed High-level policy changes





Key Policy Topics

- *Revised housing strategy*
 - *reduce rural growth, provide housing in rural areas with services and facilities for all incomes*
- *Transportation improvements*
 - *transition to multi-modal planning focus and actions for expanding walking and biking facilities*
- *Agricultural protection*
 - *continue existing NRL policies*
- *New climate resilience element/subelement*
 - *new policies to help with climate-exacerbated hazards to continue working on*
- *New GHG subelement*
 - *policies explaining how the County can reduce GHG emissions by 2050*

Planning Commission Review and Recommendation





Planning Commission

- **Summer 2024** - Reviewed preliminary policies in July, August, September, & October with 30-day comment periods
 - 148 Comments received
- **February 2025** - Reviewed the Comprehensive Plan draft
- **March 2025** - Held another 30-day public comment period
 - 76 Comments received
- **March 11, 2025** – In-person public hearing
- **April 8 and 15, 2025** – Deliberations and recommendation



PC Recommendation (Summarized)

- *Changes to the Natural Resource Lands policies*
- *Revise the values and vision section*
- *Revise policies in the utilities element regarding conversion of energy resources from gas to electric*
- *Revise policy 12J-1.1 to include an in-depth analysis and stakeholder engagement*
- *The Planning Commission strongly supported policies 2A-8.5 and 2A-8.7*

Staff Recommendation





Staff Recommended Changes

- *Revisions to the Transportation Element & Transportation Technical Appendix*
- *Revise rural villages policy to be compliant with SB 5471 (2025), adjust housing and growth allocations accordingly*
- *Add clarification on policies to mitigate reduced snowpack*
- *Revise GHG subelement to explain incremental actions to 2050*

Next steps



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Questions & Discussion

