



Skagit County Planning Commission

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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				
Tammy Candler, Vice Chair				
Jed Holmes				
Xuhua Mu				
Amy Hughes				
Angela Day				
Joe Woodmansee				
Kiera Wright				
Patsy Good				
Total				

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

Date

Jack Moore, Secretary

Date