

Comprehensive Plan Amendment

Public Hearing & Deliberations— Housing Element ADU Policy Removal



Robby Eckroth, AICP
Long Range Senior Planner
January 13, 2026

Project Website:

<https://www.skagitcounty.net/Departments/PlanningAndPermit/2025CPA.htm>



Background

- In 2025, Skagit County amended the Housing Element of its Comprehensive Plan to meet the new state requirements.
- Given the constraints of the GMA the County identified Accessory Dwelling Units (ADUs) as a feasible and appropriate form of affordable housing in these locations.
- Policy 7A-1.2, explicitly supporting the use of ADUs as an affordable housing strategy in rural areas.



Background

- **June 23, 2025** – 2025 Periodic Comprehensive Plan updates adopted.
- **August 18, 2025** – Evergreen Islands submitted an appeal to the Growth Management Hearings Board challenging the inclusion of Policy 7A-1.2.
- **September 19, 2025** – Skagit County and Evergreen Islands jointly filed a Request for Settlement Extension requesting a 90-day extension of the appeal schedule to pursue settlement.
- **September 24, 2025** – Growth Management Hearings Board granted the joint motion
- **November 18, 2025** – PC Work Session on Policy



Proposed Amendment

Remove Policy 7A-1.2

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.



Comprehensive Plan 2025-2045

7: Housing: Housing
Goals and Policies

Preface

- 1 Contents
- 2 Land Use
- 3 Rural
- 4 Natural Resource Lands
- 5 Environment
- 6 Shoreline
- 7 **Housing**
- 8 Transportation
- 9 Utilities
- 10 Capital Facilities
- 11 Economic Development
- 12 Climate and Resiliency
- 13 Implementation
- Appendices

183

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.

Proposed Amendment

- Amendment will not impact the County's overall approach to affordable housing in rural areas.
 - Numerous other policies continue to support this effort.
- No changes are being proposed to the County's development regulations.



Public Comment Period Summary

- Public comment period was open from November 20, 2025 through December 5, 2025 at 4:30pm.
- No public comments received.



Public Hearing

- Sign-up list for those who wish to provide testimony.
- Opportunity at the end of the hearing for those who wish to testify but did not sign up to speak.
- Please limit your comments to 3 minutes so that everyone will have a chance to speak.
- Please clearly state your name, spelling your last name, and the town or city where you reside.
- Keep comments related to tonight's topic.



Recommendation

The Department recommends that the Planning Commission make a recommendation to the Board of County Commissioners to adopt the Comprehensive Plan amendment to remove Policy 7A-1.2.



Next Steps

- January 13, 2026, 6:00 PM – PC Public Hearing & Deliberations
- January 27, 2026, 9:30 AM – Board of County Commissioners Possible Action

Supporting Documents can be found at:

<https://www.skagitcounty.net/Departments/PlanningAndPermit/2025CPA.htm>



Questions & Discussion

