



# Skagit County Planning Commission

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

Tuesday, May 20, 2025

## Skagit County Planning Commission's Recorded Motion regarding 2025 Critical Areas Ordinance and Development Regulations Update

Proposal publication date:	April 21, 2025
Proposal name:	2025 Critical Areas Ordinance and Development Regulations Update
Documents available at:	<a href="http://www.skagitcounty.net/2025CPA">www.skagitcounty.net/2025CPA</a>
Public hearing body:	Skagit County Planning Commission
Public hearing date:	Tuesday, May 6, 2025, at 6:00 p.m.
Written comment deadline:	Thursday, May 8, 2025 at 4:30 p.m.
PC deliberations (closed record public hearing):	Tuesday, May 20, 2025, at 6:00 p.m.

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 update to the 2025 Critical Areas Ordinance and Development Regulations.

### 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).
2. **Continuing Review of Comprehensive Plans and Development Regulations.** RCW 36.70A.130 mandates that Skagit County's Comprehensive Plan and corresponding development regulations be subject to continuing review and evaluation. Any amendments or revisions to development regulations must be consistent with and implement the Comprehensive Plan.
3. **Critical Areas Designations.** RCW 36.70A.170 requires cities and counties to establish critical areas, as defined in RCW 36.70A.030(11).

4. **Critical Areas Protection.** RCW 36.70A.172 requires cities and counties to include the best available science in developing policies and development regulations to protect the functions and values of critical areas.
5. **Last Update to Critical Areas Ordinance.** Skagit County's Critical Area's Ordinance was first adopted in 1996 and was last updated in 2007.
6. **Best Available Science.** Skagit County conducted a review of Best Available Science to support the Critical Areas Ordinance update as required by RCW 36.70A.172 and WAC 365-195.
7. **Gap Analysis.** Skagit County conducted a Gap Analysis which compares the existing Skagit County Critical Areas Ordinance against the findings of the Best Available Science report.
8. **Affordable Housing.** Consistent with the proposed updates to the Housing Element of the 2025 Comprehensive Plan, the revised development regulations aim to expand affordable housing opportunities in Skagit County by: increasing allowances for Accessory Dwelling Units (ADUs) in Urban Growth Areas; permitting middle housing types in the Rural Village Residential zone; authorizing emergency housing, shelters, and transitional housing in designated zones; and establishing procedures for Unit Lot Subdivisions.
9. **Code Reorganization.** RCW Chapter 36.70B, which governs local project review procedures, was recently updated by state legislation, including 2SSB 5290 (2023), with the goal of consolidating, streamlining, and enhancing local permit review processes to achieve better outcomes for applicants, customers, planners, builders, and designers. In response, the proposed reorganization of the development regulations focuses on streamlining residential permitting and improving the code's readability, usability, and administrative efficiency through a clearer and more logical chapter structure.
10. **Consistency with Comprehensive Plan Policies.** Proposed updates to the Development Regulations and Critical Areas Ordinance were reviewed by staff for consistency with the updates to the 2025 Periodic Comprehensive Plan.
11. **Public Comment and Public Hearings.** The draft Critical Areas Ordinance and Development Regulations was released to the public for comment from April 21, 2025, to May 8, 2025. A public hearing was held by the Planning Commission to receive public testimony on May 6, 2025. All comments received and information shared to the Planning Commission are found on the project website. Public comments and testimony were recorded, and the Department provided a written response to the comments received.

## Recommendation

The Planning Commission recommends that the Board of County Commissioners **approve** the 2025 Critical Areas Ordinance and Development Regulations Updates with the following changes:

### Critical Areas Ordinance

- 1.

### Development Regulations

- 1.

Commission Vote	Support	Oppose	Absent	Abstain
Tim Raschko, Chair				
Tammy Candler, Vice Chair				
Jed Holmes				
Vince Henley				
Amy Hughes				
Angela Day				
Joe Woodmansee				
Kiera Wright				
Patsy Good				
<b>Total</b>				

The Planning Commission recommends that the Board of County Commissioners adopt the 2025 Critical Areas Ordinance and Development Regulation updates as recommended.

This recorded motion **is approved** on this 20<sup>th</sup> day of May 2025.

SKAGIT COUNTY PLANNING COMMISSION  
SKAGIT COUNTY, WASHINGTON

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Tim Raschko, Chair

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Date

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Jack Moore, Secretary

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Date