

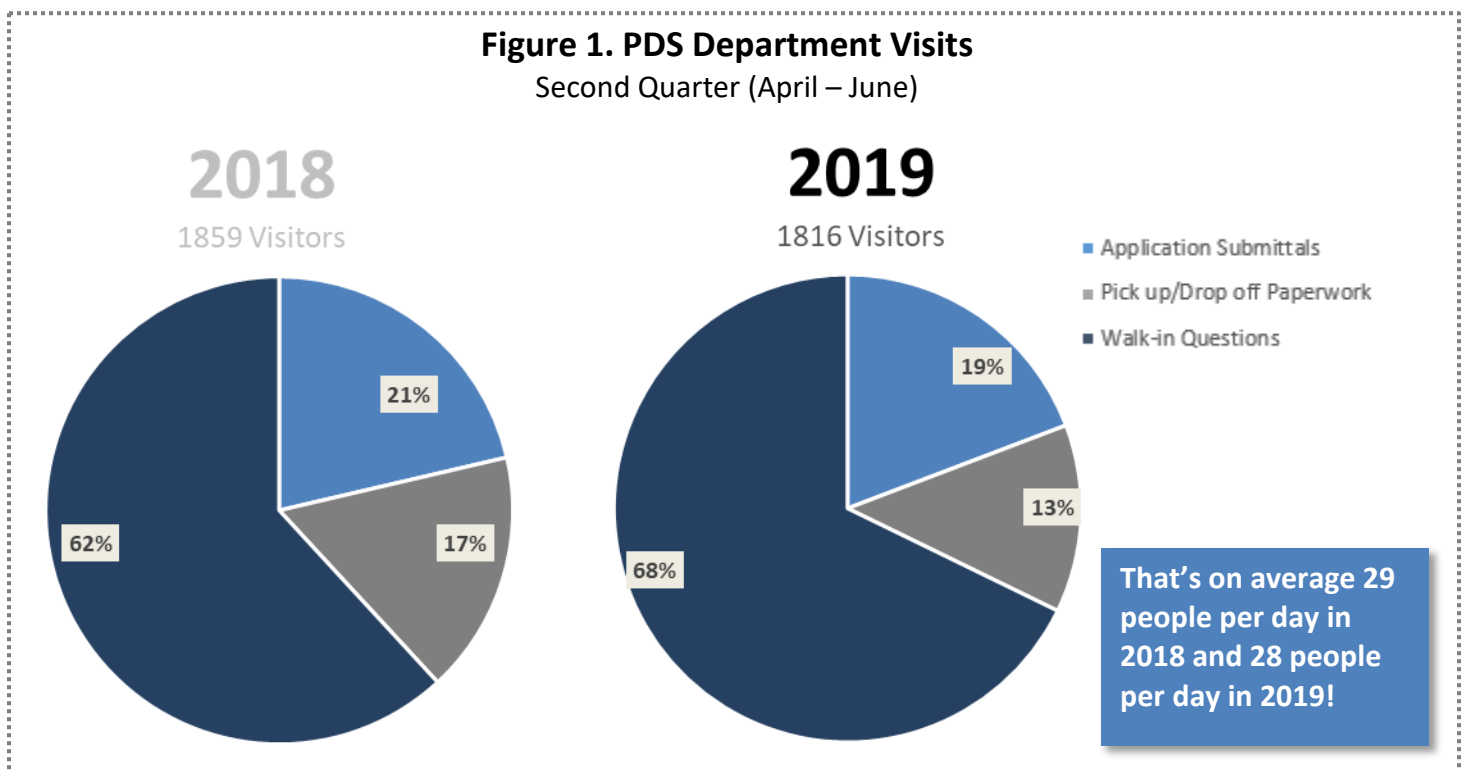


2019 Second Quarter (April – June) Planning & Development Services Data Report

The Planning & Development Services (PDS) department provides land use planning and permitting, code enforcement, as well as fire investigation and prevention functions. PDS is responsible for the development and implementation of strategies, policies, and codes to guide future growth and development in unincorporated Skagit County. This report focuses on 2019 second quarter data (April through June), but includes second quarter data back to 2015.

Section I. PDS Public Interactions

Figure 1. PDS Department Visits
Second Quarter (April – June)



In 2017 PDS began categorizing the reason for a person's visit to better understand the needs of the public and connect them with the appropriate staff. As the data above illustrates, the majority of counter interactions with the public are related to property inquiry.

Section II. Residential Building Permits

Figure 2. Residential Building Permits by Status*
Second Quarter (April - June)

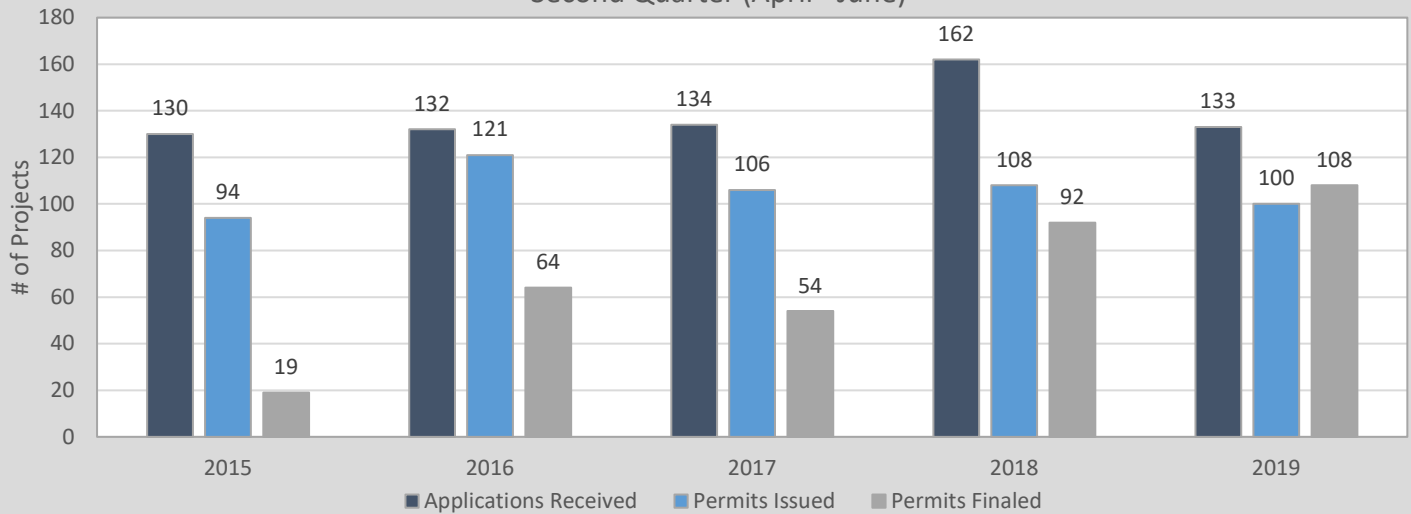


Table 1. Residential Building Permits in the Second Quarter by Status

	2015	2016	2017	2018	2019
Total Applications Received	130	132	134	162	133
Accessory Dwelling Unit (ADU)	6	7	8	13	12
Agricultural Building	6	4	5	3	3
Addition to Single Family Dwelling	23	18	10	23	18
Deck	2	4	1	2	3
Foundation Only	0	3	2	0	1
Garage Type Structure	38	44	46	32	30
Manufactured Home	6	3	7	8	4
Manufactured Home - Replacement	3	2	3	3	1
New Multiple Family Dwelling	0	0	5	1	0
New Single Family Dwelling	36	42	32	61	47
Other	1	1	5	2	7
Remodel	9	4	10	14	7
Total Permits Issued	94	121	106	108	100
Accessory Dwelling Unit (ADU)	6	5	6	11	8
Agricultural Building	2	1	2	4	3
Addition to Single Family Dwelling	15	21	10	7	17
Deck	4	8	2	1	2
Foundation Only	1	2	2	0	3
Garage Type Structure	22	23	30	23	18
Manufactured Home	3	0	4	3	2
Manufactured Home - Replacement	2	4	4	2	1
New Multiple Family Dwelling	0	0	0	1	0
New Single Family Dwelling	28	48	33	43	37
Other	3	2	1	1	2
Remodel	8	7	12	12	7
Total Permits Finaled	19	64	54	92	108
Accessory Dwelling Unit (ADU)	0	3	2	7	6
Agricultural Building	0	1	3	1	2
Addition to Single Family Dwelling	2	5	3	4	11
Deck	0	4	4	2	3
Foundation Only	1	0	0	1	1
Garage Type Structure	11	22	14	28	22
Manufactured Home	2	1	4	8	1
Manufactured Home - Replacement	1	4	3	2	2
New Multiple Family Dwelling	0	0	0	0	1
New Single Family Dwelling	0	19	19	36	55
Other	2	5	2	3	4
Remodel	0	0	0	0	0

PDS received less residential building permit applications in 2019 than in 2018, but was similar to past years. The number of issued and finaled permits were similar to 2018. Project valuation from received applications totaled \$18,763,847.44 compared to \$23,211,726.12 in 2018. 2018 second quarter saw a record number of new single family dwellings at 61, compared to 2019 (47). Of the 5 years of data represented, 2019 had the second highest amount of dwelling units received.

* Permits issued or finaled in second quarter 2019 are mainly from applications received in previous quarters. Only 12 of the 108 finaled permits came from applications received in 2019.

Section III. Commercial Building Permits

Figure 3. Commercial Building Permits by Status*
Second Quarter (April - June)

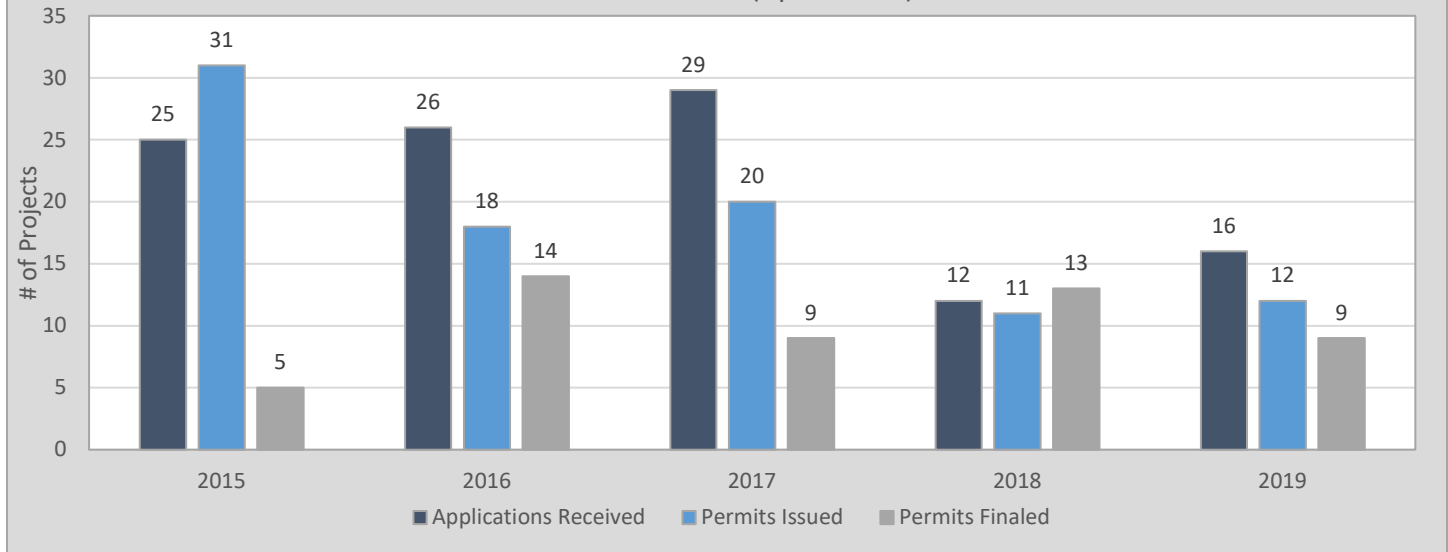


Table 2. Commercial Building Permits in the Second Quarter by Status

	2015	2016	2017	2018	2019
Applications Received	25	23	26	12	16
Addition to Commercial	0	2	2	0	1
Agricultural Building	1	2	2	2	0
Cell Tower	1	0	0	0	0
Cell Tower Addition	7	2	10	2	5
Commercial Coach	0	0	2	1	0
New Commercial Structure	5	10	3	3	4
Other	1	2	3	1	0
Sign	3	2	1	1	1
Tenant Improvement	7	3	3	2	5
Permits Issued	31	16	18	11	12
Addition to Commercial	3	0	0	0	1
Agricultural Building	0	0	1	2	0
Cell Tower	6	0	2	0	0
Cell Tower Addition	4	1	7	4	3
Commercial Coach	3	1	0	1	0
New Commercial Structure	5	5	2	0	3
Other	2	2	4	3	0
Sign	3	3	1	0	1
Tenant Improvement	5	4	1	1	4
Permits Finaled	5	13	9	12	9
Addition to Commercial	1	1	1	0	1
Agricultural Building	0	0	0	0	2
Cell Tower	1	0	1	0	0
Cell Tower Addition	0	7	4	2	1
Commercial Coach	1	0	0	2	0
New Commercial Structure	0	2	2	3	2
Other	0	1	0	2	1
Sign	2	1	0	0	1
Tenant Improvement	0	1	1	3	1

Commercial building permit applications received were slightly higher than this time last year. However, overall commercial applications were lower than previous years.

Project valuation from received applications totaled \$4,490,917.42 compared to \$13,486,216 in 2018. Cell tower additions and tenant improvements were slightly up from 2018.

* Of the nine permits finalized, seven were received in 2018 and two in 2019.

Section IV. Grading Permits

Figure 3. Grading Permits by Status*
Second Quarter (April - June)

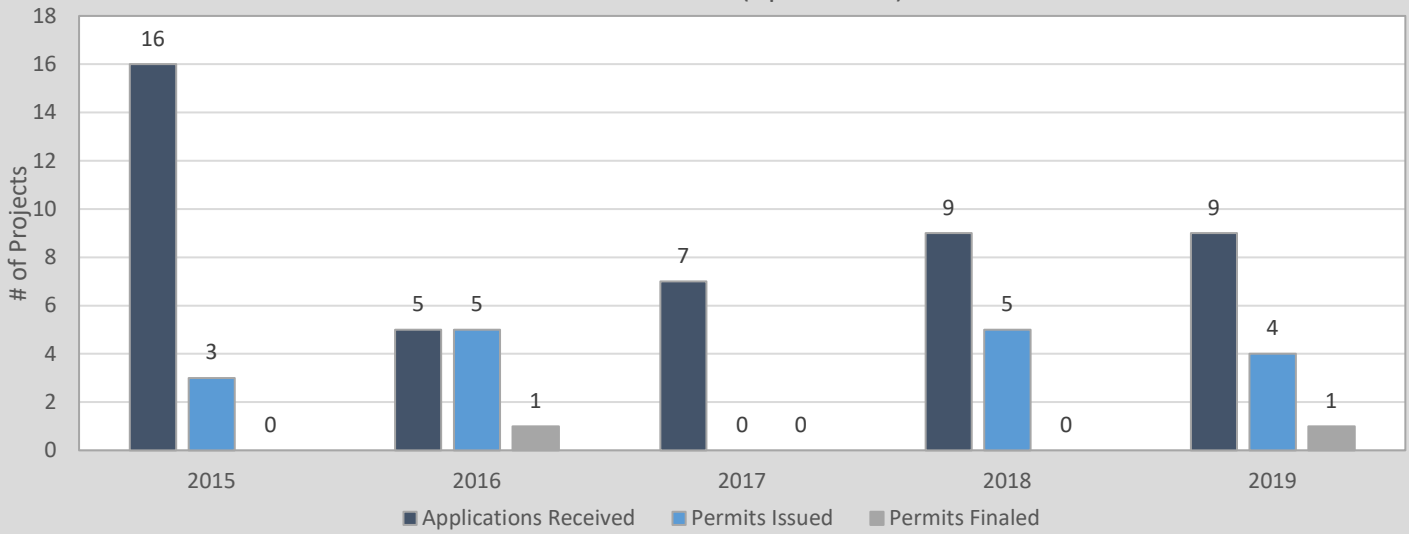


Table 3. Grading Permits in the Second Quarter by Status

	2015	2016	2017	2018	2019
Applications Received	16	5	7	9	9
Commercial	9	3	4	5	4
Residential	6	1	3	2	4
Road	1	1	0	2	1
Permits Issued	3	5	0	5	4
Commercial	2	2	0	4	3
Residential	0	3	0	0	1
Road	1	0	0	1	0
Permits Finaled	0	1	0	0	1
Commercial	0	1	0	0	1
Residential	0	0	0	0	0
Road	0	0	0	0	0

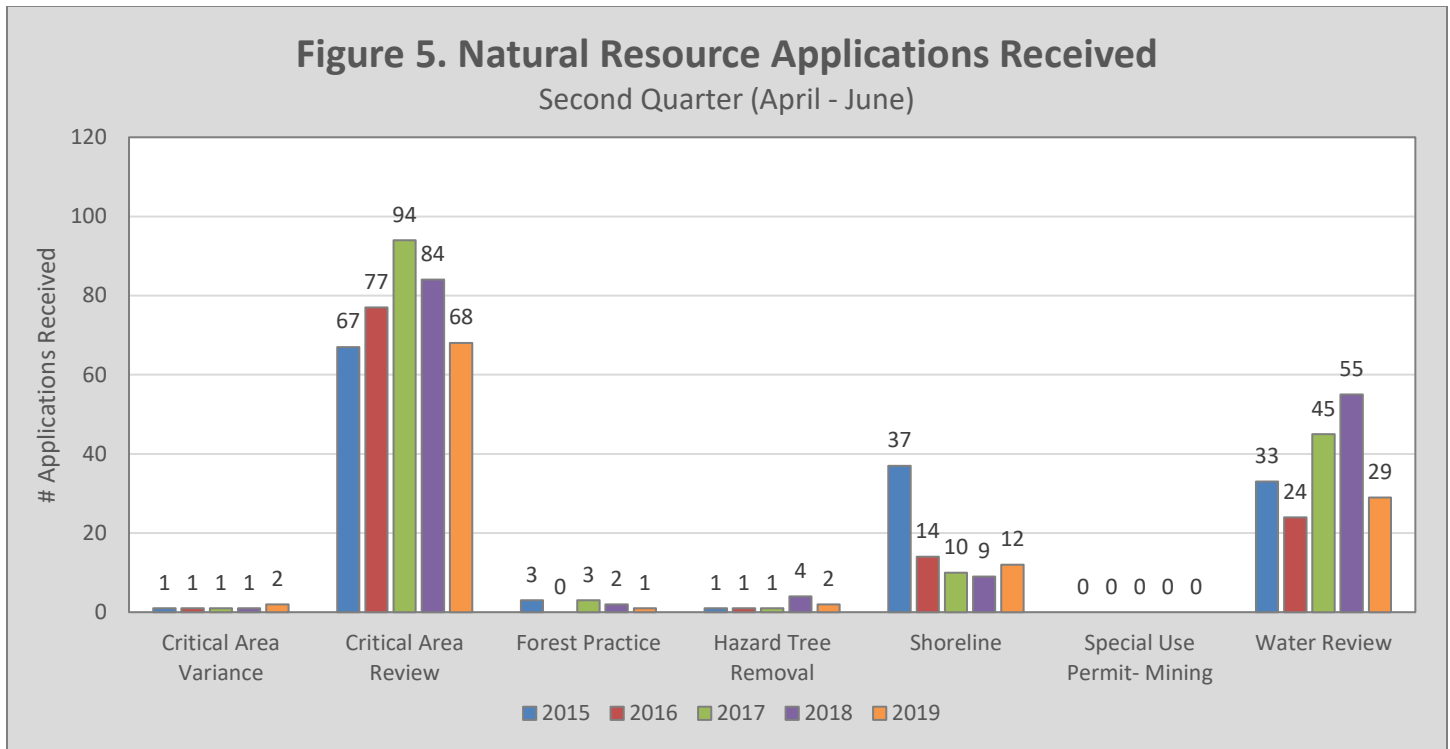
PDS grading permit numbers were similar to last year's numbers with nine received, 4 issued, and one finaled.

Historically, more commercial grading permits have been done in Skagit County than residential or road development and that continues to be the case in the second quarter of 2019.

* The one grading permit that was finaled in the second quarter of 2019 was applied for in 2016.

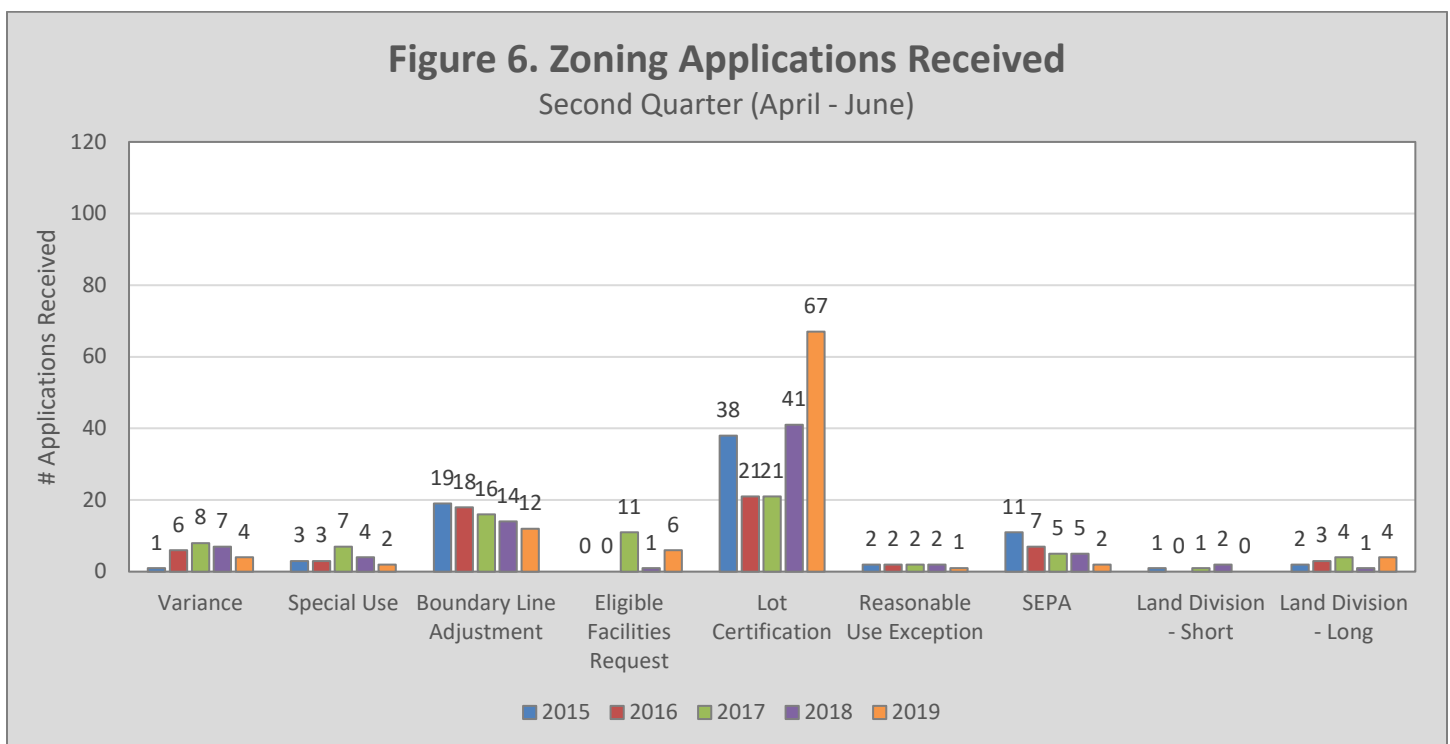
Section V. Natural Resource Applications

2019 second quarter data showed a decrease in most natural resource applications received, with the exception of shoreline applications and critical area variances. Since most natural resource applications are tied to an eventual development activity, it is expected these numbers would be down given building permit applications were as well. In the second quarter of 2019, 8 protected critical area site plans were recorded with the Auditor’s Office (excludes easements created from a subdivisions).



Section VI. Current Zoning Applications

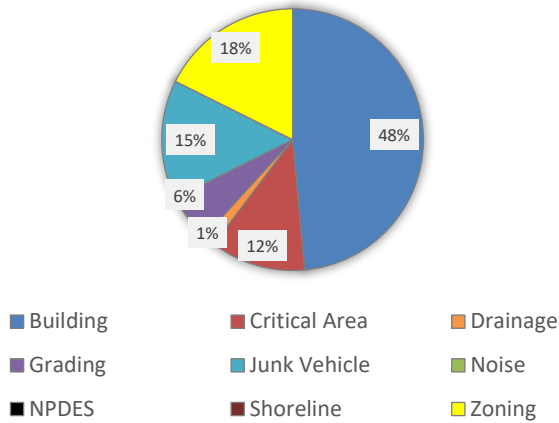
Zoning applications in the second quarter of 2019 saw a decrease as well from 2018 numbers, with the exception of lot certifications, eligible facilities (which are associated with cell tower additions) and long subdivisions.



Section VII. Request for Investigations

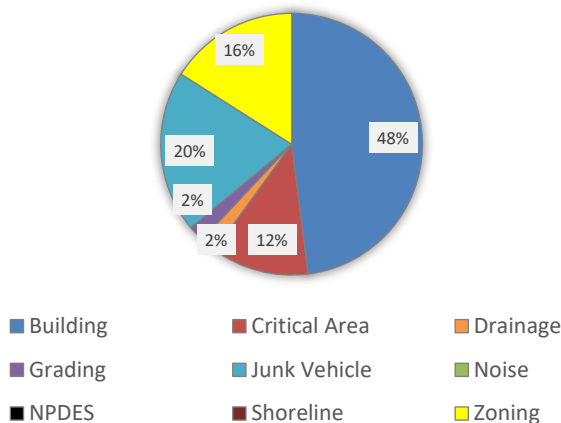
Code Enforcement cases result from a variety of code violations (see below). Most complaints that are received by our department are due to building, vehicle, critical area, grading or zoning concerns. There was an increase in both opened and closed cases in 2019 second quarter compare to 2018.

Code Enforcement Cases Opened 2019 Second Quarter



Type of Complaint	2015	2016	2017	2018	2019
Building	21	29	11	12	33
Critical Area	4	7	4	3	8
Drainage	3	2	5	0	1
Grading	1	0	2	1	4
Junk Vehicle	2	4	6	4	10
Noise	0	1	1	0	0
NPDES	0	2	0	0	0
Shoreline	1	4	3	1	0
Zoning	3	13	8	7	12
Total	35	62	40	28	68

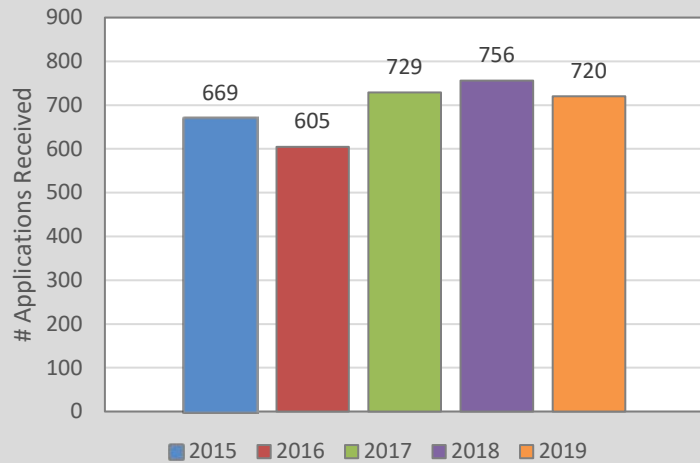
Code Enforcement Cases Resolved 2019 Second Quarter



Type of Complaint	2015	2016	2017	2018	2019
Building	17	24	8	8	24
Critical Area	3	7	4	3	6
Drainage	2	2	5	0	1
Grading	1	0	2	0	1
Junk Vehicle	2	3	4	3	10
Noise	0	1	1	0	0
NPDES	0	2	0	0	0
Shoreline	1	4	3	1	0
Zoning	3	11	8	4	8
Total	29	54	35	19	50

Section VIII. PDS Application Summary

Figure 9. Applications Received
Second Quarter (April - June)



PDS received fewer applications in the second quarter of 2019 (720) than in 2018 (756). In the second quarter of 2018, more water reviews, septic permits, residential building permits and access permits were received than the previous 4 years. However mechanical and plumbing permits (96) compared to past years.

On average, in the second quarter, PDS receives more land use approval, residential permit and septic applications than any other type of application. For more information about the types of land use approval our department received, see figures 5 And 6.

Figure 10. Applications Received by Type
Second Quarter (April - June)

