

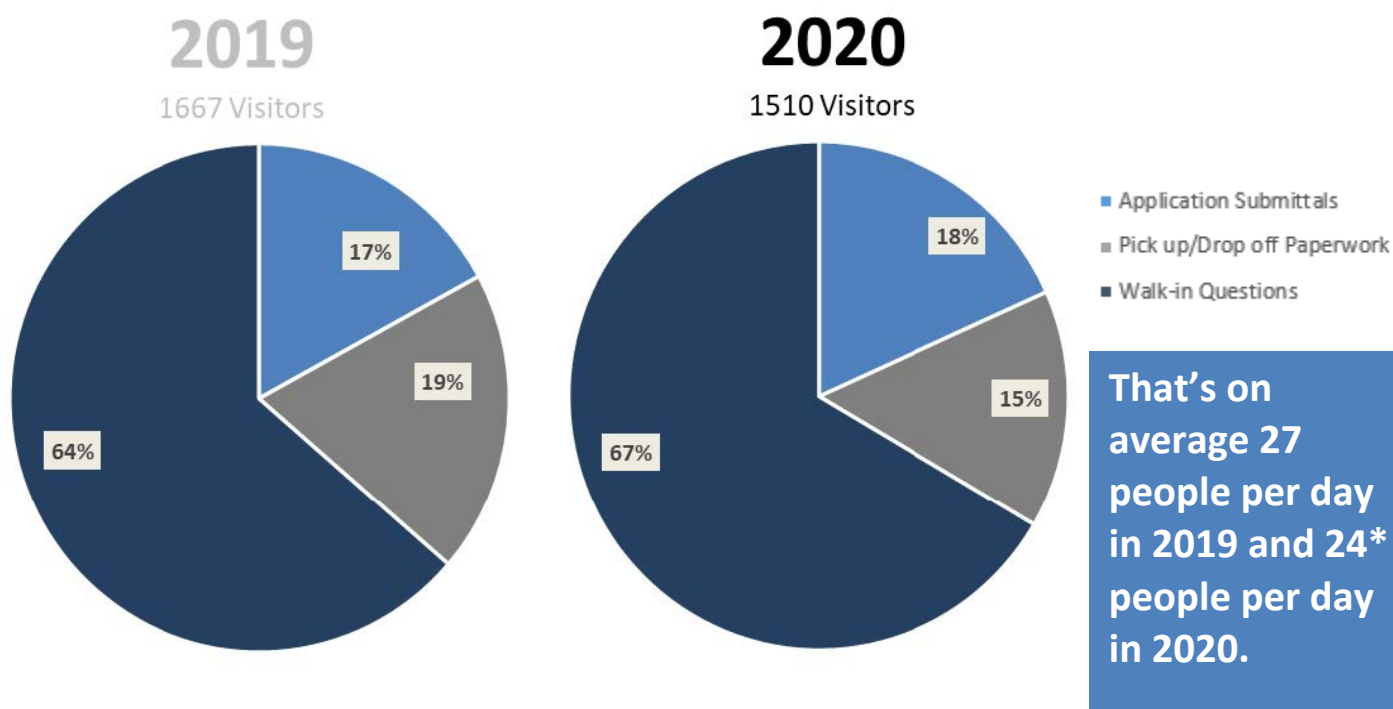


2020 First Quarter (January – March) Planning & Development Services Data Report

The Planning & Development Services (PDS) department provides land use planning and permitting, code compliance, 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 2020 first quarter data (January through March), but includes first quarter data back to 2016.

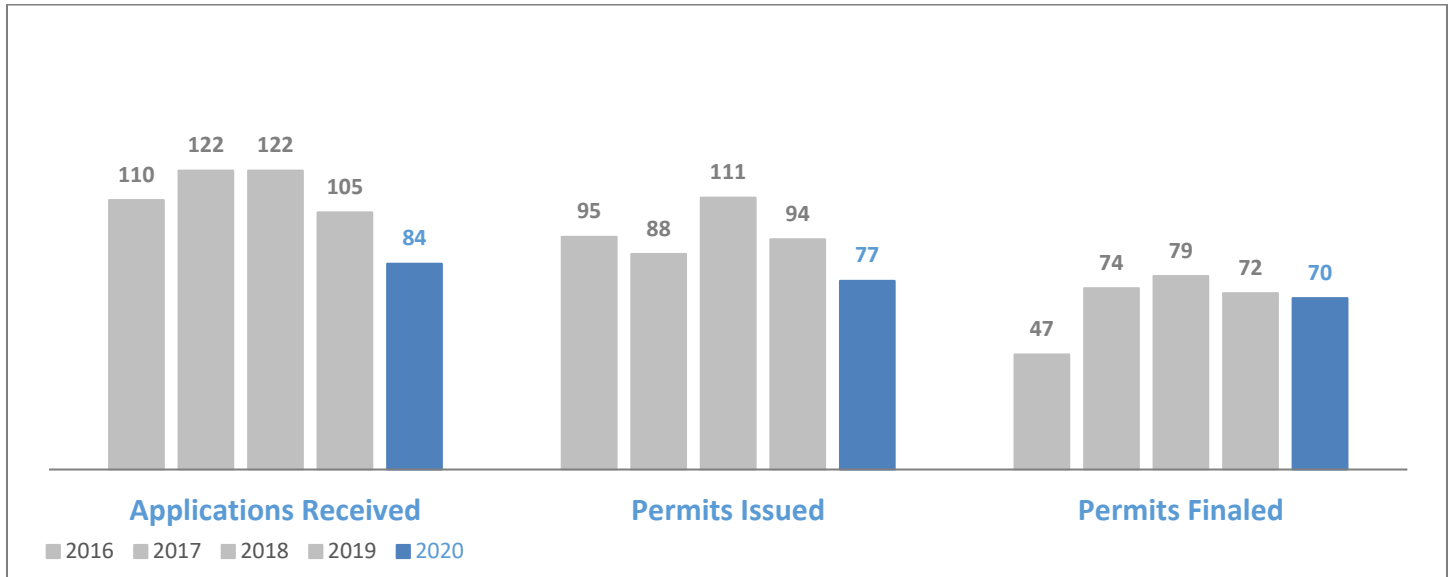
Section I. PDS Public Interactions – First Quarter Comparison

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 below illustrates, the majority of counter interactions with the public are related to property inquiry.



*On March 18th, 2020, Skagit County PDS closed the Permit Counter to the public due to health safety concerns of COVID-19. With fewer days being open to the public, this may explain the decrease in 2020 first quarter. However, the reason for visiting PDS has remained consistent. Those that visit PDS are coming in to get assistance from staff on land use and building requirements for their projects.

Section II. Residential Building Permits by Status – First Quarter



| | 2016 | 2017 | 2018 | 2019 | 2020 |
|--|------------|------------|------------|------------|-----------|
| Total Applications Received | 110 | 122 | 122 | 105 | 84 |
| Accessory Dwelling Unit (ADU) | 5 | 8 | 7 | 8 | 3 |
| Agricultural Building | 2 | 7 | 3 | 6 | 5 |
| Addition to Single Family Dwelling | 21 | 12 | 7 | 16 | 6 |
| Deck | 6 | 2 | 1 | 1 | 2 |
| Foundation Only | 0 | 1 | 0 | 3 | 0 |
| Garage Type Structure | 16 | 31 | 37 | 17 | 28 |
| Manufactured Home | 4 | 3 | 3 | 2 | 0 |
| Manufactured Home - Replacement | 4 | 5 | 3 | 4 | 0 |
| Manufactured Home - Temporary | 0 | 0 | 1 | 0 | 1 |
| New Multiple Family Dwelling | 0 | 0 | 0 | 0 | 1 |
| New Single Family Dwelling | 32 | 33 | 39 | 34 | 17 |
| New Single Family Dwelling - Replacement | 11 | 8 | 12 | 7 | 12 |
| Other | 2 | 0 | 3 | 1 | 1 |
| Remodel | 7 | 12 | 6 | 6 | 8 |
| Total Permits Issued | 95 | 88 | 111 | 94 | 77 |
| Accessory Dwelling Unit (ADU) | 6 | 5 | 6 | 10 | 6 |
| Agricultural Building | 5 | 6 | 1 | 3 | 6 |
| Addition to Single Family Dwelling | 16 | 6 | 9 | 11 | 5 |
| Deck | 1 | 2 | 3 | 2 | 1 |
| Foundation Only | 0 | 1 | 1 | 1 | 2 |
| Garage Type Structure | 25 | 26 | 30 | 17 | 20 |
| Manufactured Home | 5 | 2 | 3 | 2 | 1 |
| Manufactured Home - Replacement | 2 | 3 | 3 | 5 | 1 |
| Manufactured Home - Temporary | 0 | 0 | 2 | 0 | 0 |
| New Multiple Family Dwelling | 0 | 0 | 0 | 4 | 0 |
| New Single Family Dwelling | 26 | 21 | 37 | 27 | 16 |
| New Single Family Dwelling - Replacement | 4 | 6 | 8 | 7 | 12 |
| Other | 1 | 2 | 2 | 1 | 1 |
| Remodel | 4 | 8 | 6 | 4 | 6 |
| Total Permits Finaled | 47 | 74 | 79 | 72 | 70 |
| Accessory Dwelling Unit (ADU) | 1 | 4 | 4 | 6 | 6 |
| Agricultural Building | 3 | 4 | 3 | 4 | 3 |
| Addition to Single Family Dwelling | 3 | 9 | 7 | 8 | 14 |
| Deck | 1 | 3 | 1 | 0 | 0 |
| Foundation Only | 0 | 1 | 0 | 1 | 0 |
| Garage Type Structure | 18 | 20 | 13 | 20 | 9 |
| Manufactured Home | 2 | 5 | 1 | 1 | 6 |
| Manufactured Home - Replacement | 3 | 2 | 6 | 0 | 4 |
| Manufactured Home - Temporary | 0 | 0 | 0 | 1 | 0 |
| New Multiple Family Dwelling | 0 | 0 | 0 | 0 | 0 |
| New Single Family Dwelling | 10 | 21 | 30 | 22 | 17 |
| New Single Family Dwelling - Replacement | 2 | 4 | 4 | 4 | 2 |
| Other | 0 | 0 | 2 | 1 | 1 |
| Remodel | 4 | 1 | 8 | 4 | 8 |

There is a decrease in residential permit applications overall since 2018 in the first quarter. In Q1 2020 for received applications, most types of residential projects saw a decrease, with the exception of garage-like structures, single family dwelling replacements and interior remodels.

Comparing Q1 2019 to Q1 2020, applications decreased by 21 for residential projects. The project valuation went from \$14,151,231.64 in Q1 2019 to \$11,963,190.07 in Q1 2020, a difference of \$2,188,041.57.

Section III. Commercial Building Permits by Status – First Quarter

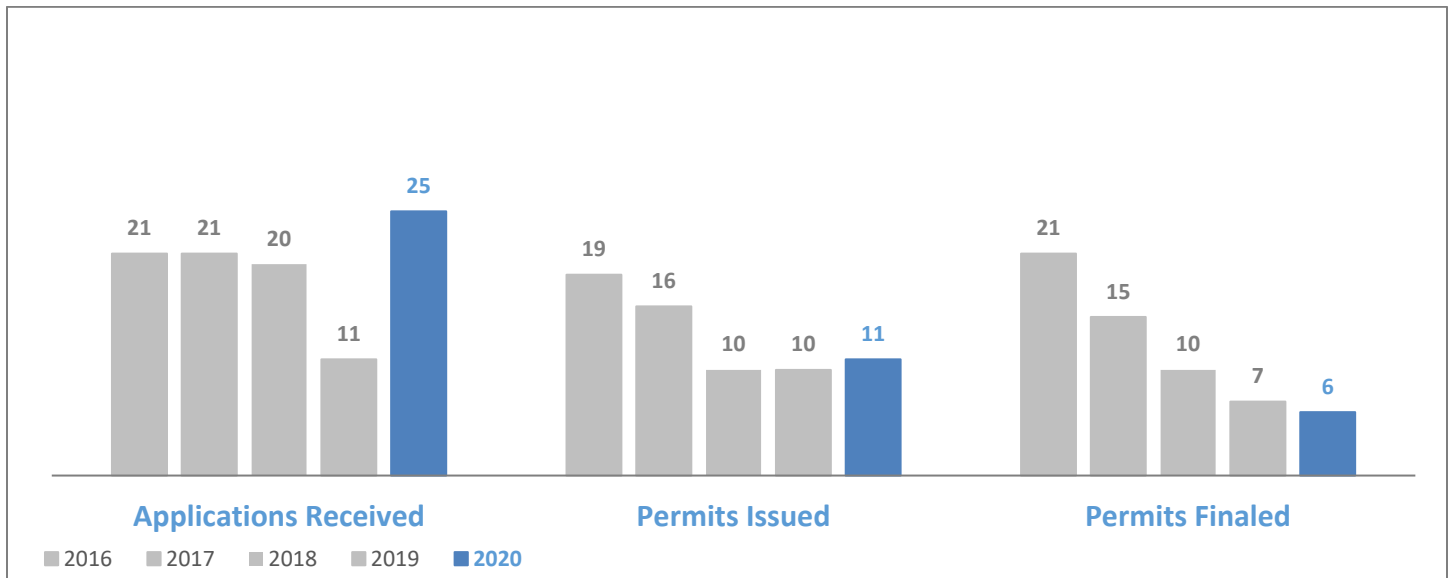


Table 2. Commercial Building Permits by Subtype

| | 2016 | 2017 | 2018 | 2019 | 2020 |
|------------------------------|-----------|-----------|-----------|-----------|-----------|
| Applications Received | 21 | 21 | 20 | 11 | 25 |
| Addition to Commercial | 0 | 2 | 0 | 1 | 0 |
| Agricultural Building | 1 | 1 | 3 | 1 | 1 |
| Cell Tower | 0 | 3 | 0 | 0 | 0 |
| Cell Tower Addition | 6 | 2 | 10 | 4 | 3 |
| Commercial Coach | 1 | 0 | 1 | 0 | 0 |
| New Commercial Structure | 2 | 5 | 0 | 2 | 15 |
| Other | 1 | 4 | 3 | 0 | 1 |
| Sign | 1 | 0 | 0 | 0 | 3 |
| Tenant Improvement | 9 | 4 | 3 | 3 | 2 |
| Permits Issued | 19 | 16 | 10 | 10 | 11 |
| Addition to Commercial | 1 | 2 | 1 | 1 | 0 |
| Agricultural Building | 3 | 0 | 0 | 0 | 0 |
| Cell Tower | 0 | 1 | 0 | 1 | 0 |
| Cell Tower Addition | 4 | 2 | 3 | 3 | 4 |
| Commercial Coach | 0 | 0 | 0 | 0 | 0 |
| New Commercial Structure | 1 | 3 | 1 | 2 | 5 |
| Other | 2 | 2 | 0 | 1 | 2 |
| Sign | 0 | 1 | 1 | 1 | 0 |
| Tenant Improvement | 8 | 5 | 4 | 1 | 0 |
| Permits Finaled | 21 | 15 | 10 | 7 | 6 |
| Addition to Commercial | 3 | 1 | 1 | 1 | 0 |
| Agricultural Building | 3 | 1 | 0 | 1 | 0 |
| Cell Tower | 1 | 0 | 0 | 1 | 0 |
| Cell Tower Addition | 6 | 2 | 5 | 2 | 2 |
| Commercial Coach | 0 | 0 | 0 | 0 | 0 |
| New Commercial Structure | 3 | 5 | 1 | 1 | 3 |
| Other | 0 | 4 | 1 | 0 | 0 |
| Sign | 1 | 0 | 1 | 1 | 0 |
| Tenant Improvement | 4 | 2 | 1 | 0 | 1 |

Commercial permit applications increase substantially in Q1 2020, over twice the number for Q1 2019. The large difference was seen in the amount of new standalone commercial structures (2 in 2019 and 15 in 2020).

Comparing Q1 2019 to Q2 2020, applications increased by 14 for commercial projects. The project valuation went from \$2,712,558.71 in Q1 2019 to \$12,428,896.32 in Q1 2020, an increase of \$9,716,337.61.

Section IV. Grading Permits by Status – First Quarter

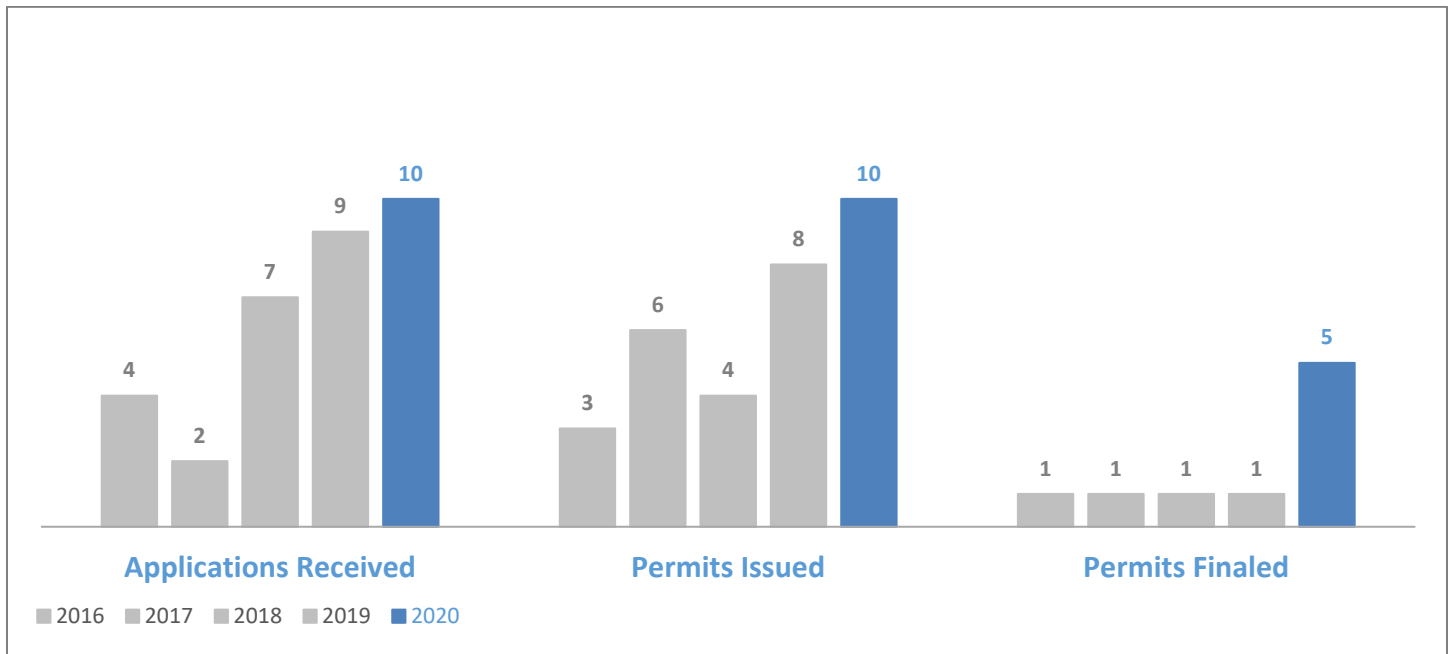


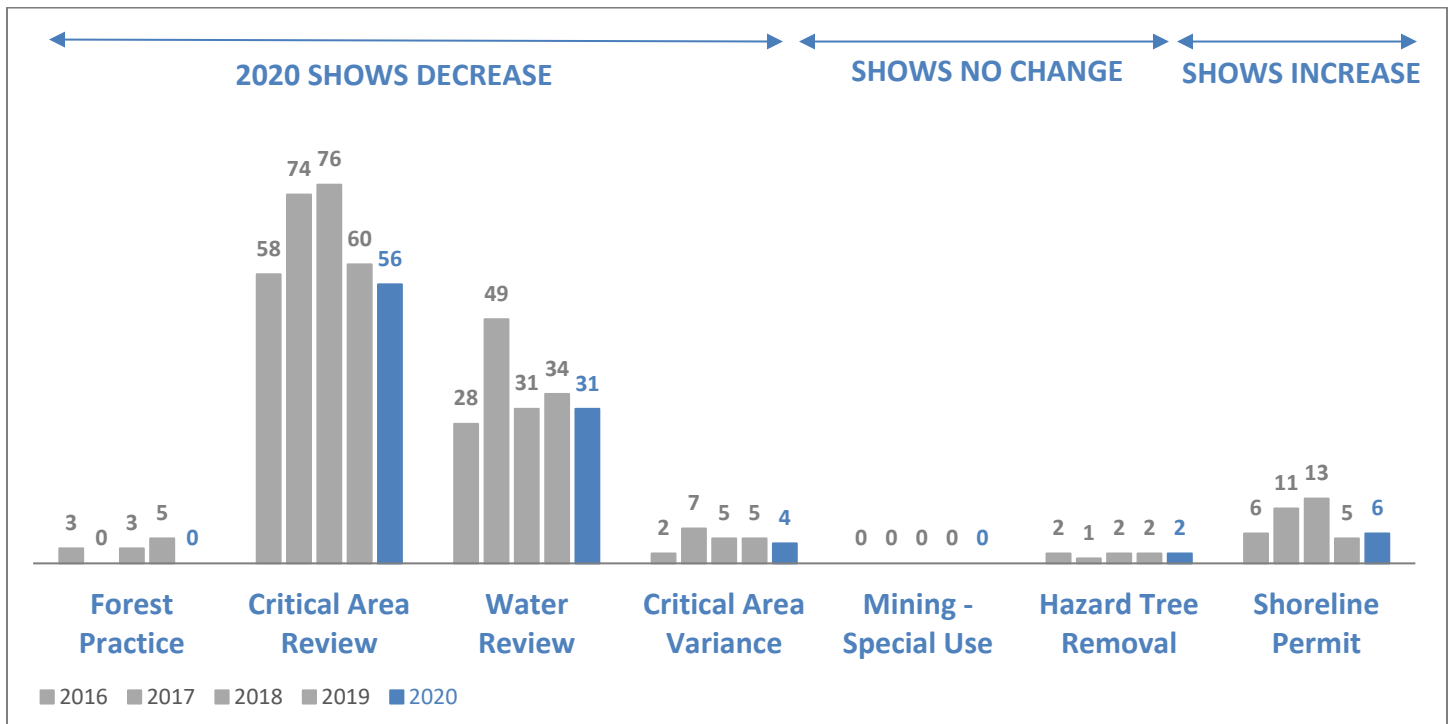
Table 3. Grading Permits by Subtype

| | 2015 | 2016 | 2017 | 2018 | 2019 |
|------------------------------|----------|----------|----------|----------|-----------|
| Applications Received | 4 | 2 | 7 | 9 | 10 |
| Commercial | 2 | 1 | 5 | 5 | 7 |
| Residential | 2 | 0 | 2 | 4 | 2 |
| Road | 0 | 1 | 0 | 0 | 1 |
| Permits Issued | 3 | 6 | 4 | 8 | 10 |
| Commercial | 1 | 4 | 1 | 5 | 6 |
| Residential | 1 | 2 | 3 | 1 | 4 |
| Road | 1 | 0 | 0 | 2 | 0 |
| Permits Finaled | 1 | 1 | 1 | 1 | 5 |
| Commercial | 1 | 0 | 1 | 1 | 2 |
| Residential | 0 | 1 | 0 | 0 | 2 |
| Road | 0 | 0 | 0 | 0 | 1 |

Grading permit applications increased slightly in Q1 2020 compared to Q1 2019. The project valuation went from \$580,975.00 in Q1 2019 to \$118,028.00 in Q1 2020, a decrease of \$462,947.

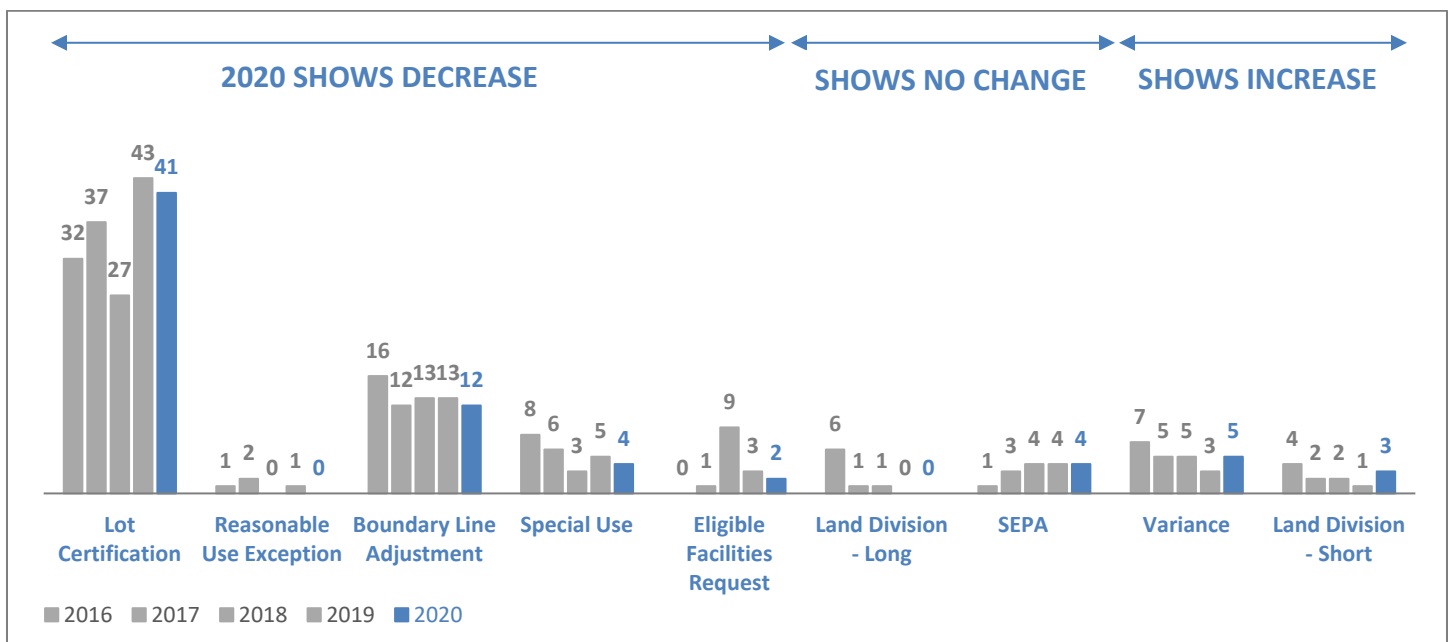
Section V. Natural Resource Applications – First Quarter

A total of 99 applications were received in Q1 2020 compared to 111 in Q1 2019. There were 12 Protected Critical Area Site Plan titles recorded on individuals’ property in Q1 2020 compared to 9 in Q1 2019.

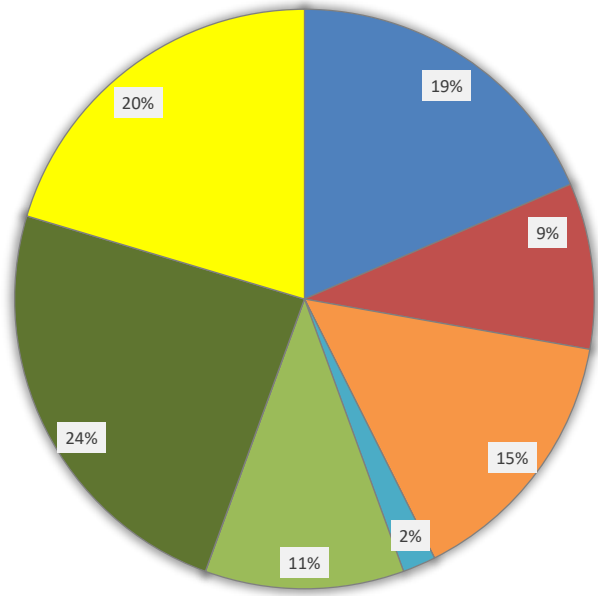


Section VI. Current Zoning Applications – First Quarter

A total of 68 applications were received in Q1 2020 compared to 72 in Q1 2019. Q1 2020 saw the largest increase in short land divisions since Q1 2016.

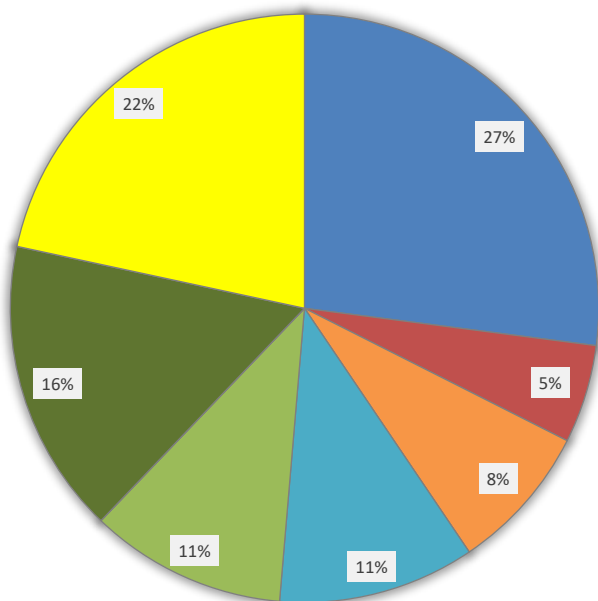


Section VII. Request for Investigations – First Quarter



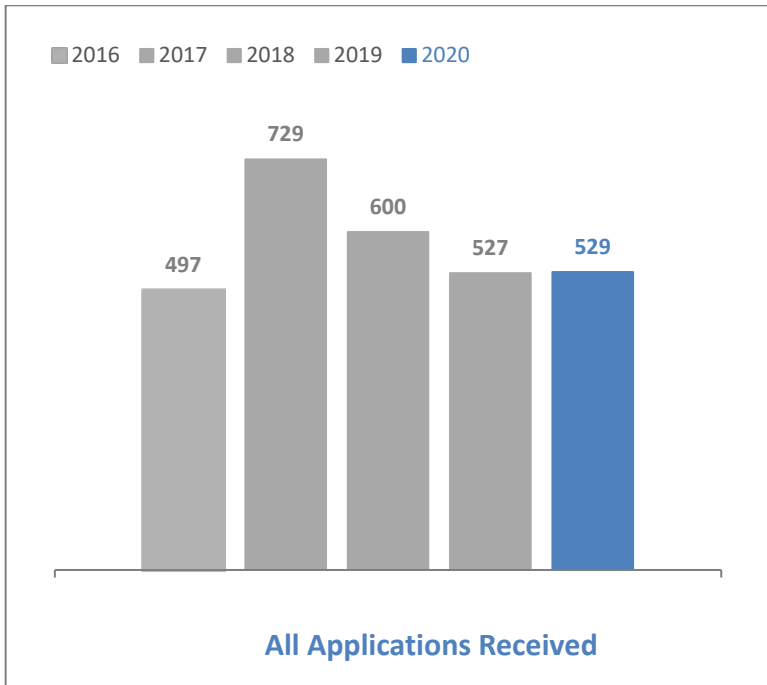
- Building
- Critical Area
- Drainage
- Grading
- Junk Vehicle
- Recreational Vehicle
- Zoning

| Type of Complaint | 2016 | 2017 | 2018 | 2019 | 2020 |
|----------------------|-----------|-----------|-----------|-----------|-----------|
| Building | 8 | 7 | 30 | 8 | 10 |
| Critical Area | 1 | 5 | 1 | 0 | 5 |
| Drainage | 3 | 1 | 0 | 0 | 8 |
| Forest Practice | 0 | 0 | 0 | 0 | 0 |
| Grading | 0 | 2 | 3 | 1 | 1 |
| Junk Vehicle | 7 | 0 | 12 | 8 | 6 |
| Noise | 0 | 0 | 0 | 0 | 0 |
| NPDES | 2 | 0 | 0 | 0 | 0 |
| Recreational Vehicle | 0 | 0 | 0 | 0 | 13 |
| Shoreline | 0 | 2 | 1 | 0 | 0 |
| Zoning | 6 | 6 | 5 | 5 | 11 |
| Total | 27 | 23 | 52 | 22 | 54 |



| Type of Complaint | 2016 | 2017 | 2018 | 2019 | 2020 |
|----------------------|-----------|-----------|-----------|-----------|-----------|
| Building | 19 | 11 | 12 | 17 | 10 |
| Critical Area | 2 | 2 | 0 | 0 | 2 |
| Drainage | 0 | 0 | 0 | 0 | 3 |
| Forest Practice | 0 | 0 | 0 | 0 | 0 |
| Grading | 1 | 0 | 0 | 1 | 4 |
| Junk Vehicle | 1 | 1 | 2 | 5 | 4 |
| Noise | 0 | 0 | 0 | 0 | 0 |
| NPDES | 0 | 0 | 0 | 0 | 0 |
| Recreational Vehicle | 0 | 0 | 0 | 0 | 6 |
| Shoreline | 0 | 0 | 0 | 0 | 0 |
| Zoning | 8 | 6 | 3 | 4 | 8 |
| Total | 31 | 21 | 17 | 27 | 37 |

Section VIII. PDS Application Summary – First Quarter



A slight increase in the number of applications received by PDS was observed, from 527 in Q1 2019 to 529 in Q1 2020. Applications that saw a decrease were residential building permits, land use approval, access permits and septic permits. Access and septic permits, while received by PDS, are not PDS applications, but rather the Health and Public Works Department.

Overall project valuation for residential, commercial, and grading permits went from \$17,444,765.35 in Q1 2019 to \$24,533,610.39 in Q1 2020. This is an increase of \$7,088,845.04 and is the result of the large increase in commercial projects received.

