

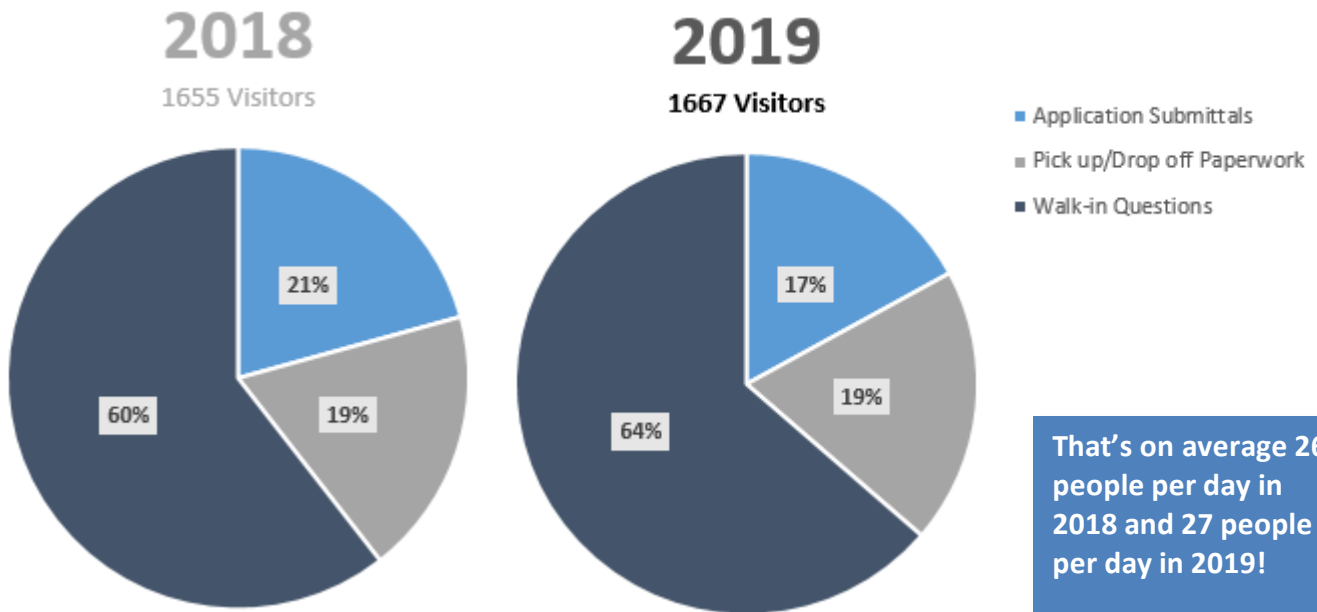


2019 First Quarter (January – March) Planning & Development Services Data Report

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 first quarter data (January through March), but includes first quarter data back to 2015.

Section I. PDS Public Interactions

Figure 1. PDS Department Visits
First Quarter (January – March)



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*

First Quarter (January - March)

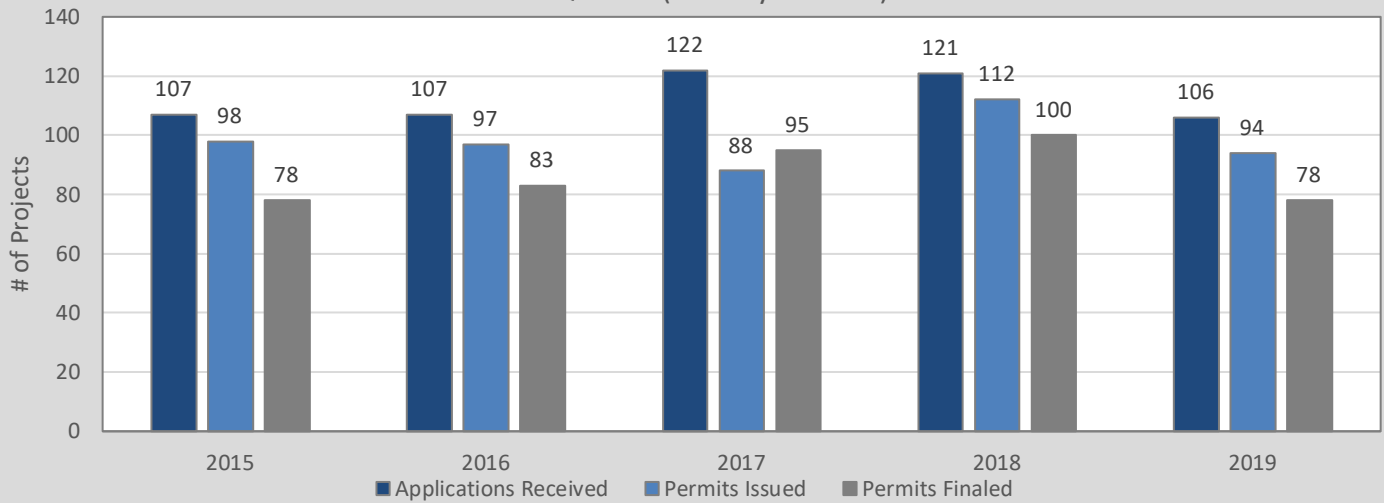
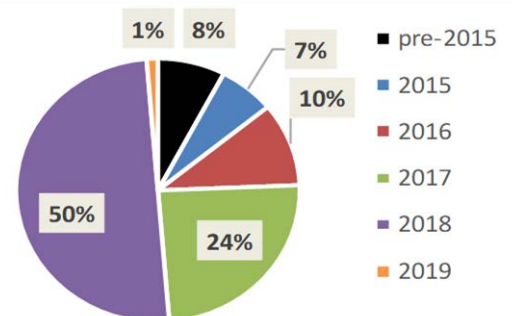


Table 1. Residential Building Permits in the First Quarter by Status

	2015	2016	2017	2018	2019
Applications Received	107	107	122	121	106
Accessory Dwelling Unit (ADU)	7	5	8	7	8
Agricultural Building	1	2	7	3	6
Addition to Single Family Dwelling	22	19	12	7	15
Deck	3	6	2	1	1
Foundation Only	1	0	1	0	3
Garage Type Structure	28	16	31	37	18
Manufactured Home	5	4	2	5	3
Manufactured Home - Replacement	4	4	5	2	3
New Multiple Family Dwelling	0	0	0	0	0
New Single Family Dwelling	31	42	42	50	41
Other	3	2	0	3	1
Remodel	2	7	12	6	7
Permits Issued	98	97	88	112	94
Accessory Dwelling Unit (ADU)	4	6	5	5	10
Agricultural Building	2	5	6	1	3
Addition to Single Family Dwelling	16	17	6	9	10
Deck	3	1	2	3	2
Foundation Only	0	0	1	1	1
Garage Type Structure	33	25	26	30	17
Manufactured Home	2	6	2	6	2
Manufactured Home - Replacement	5	2	3	2	5
New Multiple Family Dwelling	0	0	0	0	4
New Single Family Dwelling	32	30	27	47	34
Other	0	1	2	2	1
Remodel	1	4	8	6	5
Permits Finaled	78	83	95	100	78
Accessory Dwelling Unit (ADU)	1	3	5	4	6
Agricultural Building	4	4	4	5	4
Addition to Single Family Dwelling	9	7	14	13	10
Deck	5	3	4	2	0
Foundation Only	1	0	2	1	2
Garage Type Structure	30	29	29	20	21
Manufactured Home	2	4	7	2	2
Manufactured Home - Replacement	5	2	2	6	0
New Multiple Family Dwelling	1	0	0	0	0
New Single Family Dwelling	17	27	27	37	28
Other	2	0	0	2	1
Remodel	1	4	1	8	4

PDS received, issued, and finalized fewer residential building permits in the first quarter of 2019 compared to 2018. Numbers from 2019 appear similar to 2015 for application received. Project Valuation for residential building permits in 2019 (applied, issued, and completed) totaled \$40,728,637.44 compared to \$47,577,816.89 in 2018. However, ADUs and additions to single family dwellings were more present, with an increase in applications, issued permits and finalized permits in 2019 compared to 2018.

* Permits issued or finalized in first quarter 2019 are mainly from applications received in previous quarters. The figure below is a breakdown of when the 78 finalized permits were received by PDS.



Section III. Commercial Building Permits

Figure 3. Commercial Building Permits by Status*
First Quarter (January - March)

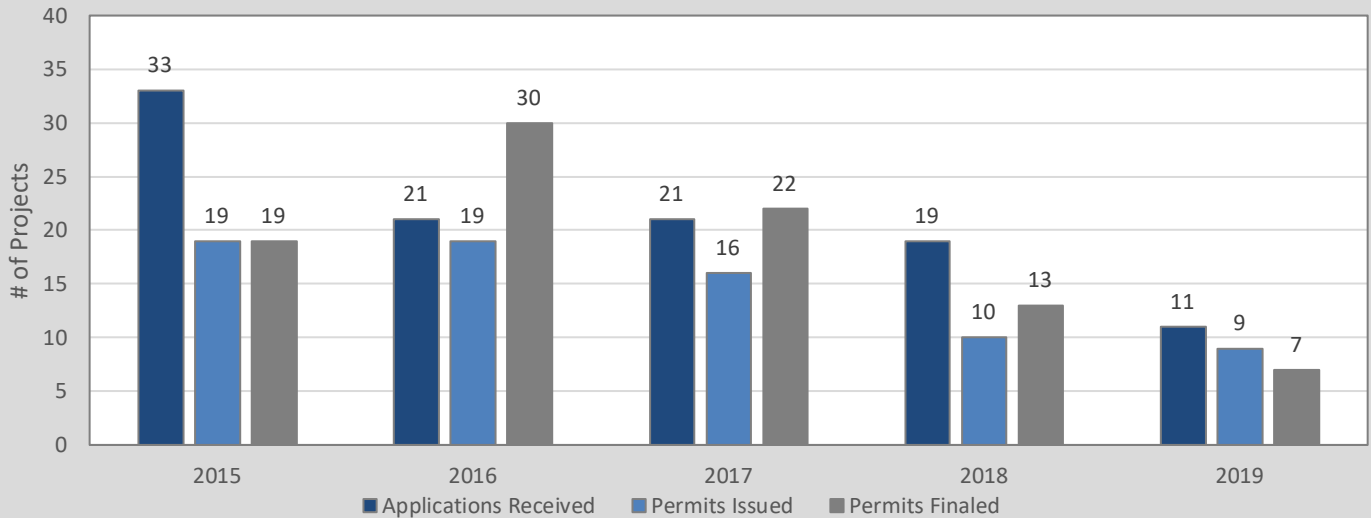


Table 2. Commercial Building Permits in the First Quarter by Status

	2015	2016	2017	2018	2019
Applications Received	33	21	21	19	11
Addition to Commercial	7	0	2	0	1
Agricultural Building	2	1	1	3	1
Cell Tower	7	0	3	0	0
Cell Tower Addition	0	6	2	9	4
Commercial Coach	3	1	0	1	0
New Commercial Structure	6	2	5	0	2
Other	2	1	4	3	0
Sign	2	1	0	0	0
Tenant Improvement	4	9	4	3	3
Permits Issued	19	19	16	10	9
Addition to Commercial	6	1	2	1	1
Agricultural Building	1	3	0	0	0
Cell Tower	1	0	1	0	1
Cell Tower Addition	0	4	2	3	3
Commercial Coach	0	0	0	0	0
New Commercial Structure	7	1	3	1	1
Other	1	2	2	0	1
Sign	1	0	1	1	1
Tenant Improvement	2	8	5	4	1
Permits Finaled	19	30	22	13	7
Addition to Commercial	6	4	2	1	1
Agricultural Building	0	4	1	0	1
Cell Tower	4	2	0	0	1
Cell Tower Addition	0	6	2	5	2
Commercial Coach	1	0	2	1	0
New Commercial Structure	1	6	8	1	1
Other	4	1	4	1	0
Sign	1	1	0	1	1
Tenant Improvement	2	5	3	1	0

Commercial building permits were the lowest in first quarter 2019 than the last four years. However, the total project valuation for 2019 (\$8,943,501) was greater than 2018 (\$2,584,040). This was a result of 3 large commercial projects in 2019 being either received, issued, or finalized.

While PDS tends to receive more residential permit applications than finalized permits in a given quarter, commercial projects do not appear to follow this trend. A higher percentage of commercial permits are being finalized as compared to residential or grading permits.

Both residential and commercial permits require a certificate of occupancy in order to occupy the building. For commercial permits, you will receive a certificate of occupancy, whereas your final inspection card serves as your certificate of occupancy for a residential permit.

* Of the seven permits finalized, two were received in 2017, while the rest were in 2018.

Section IV. Grading Permits

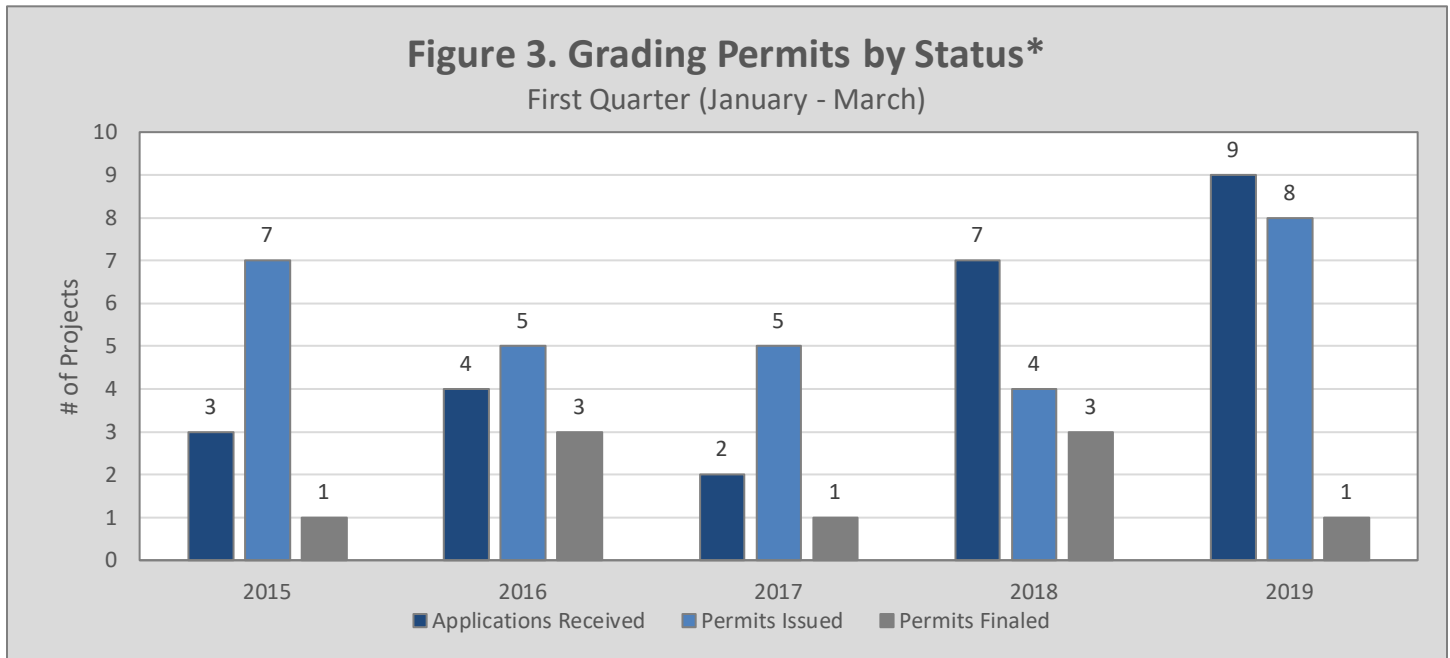


Table 3. Grading Permits in the First Quarter by Status

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

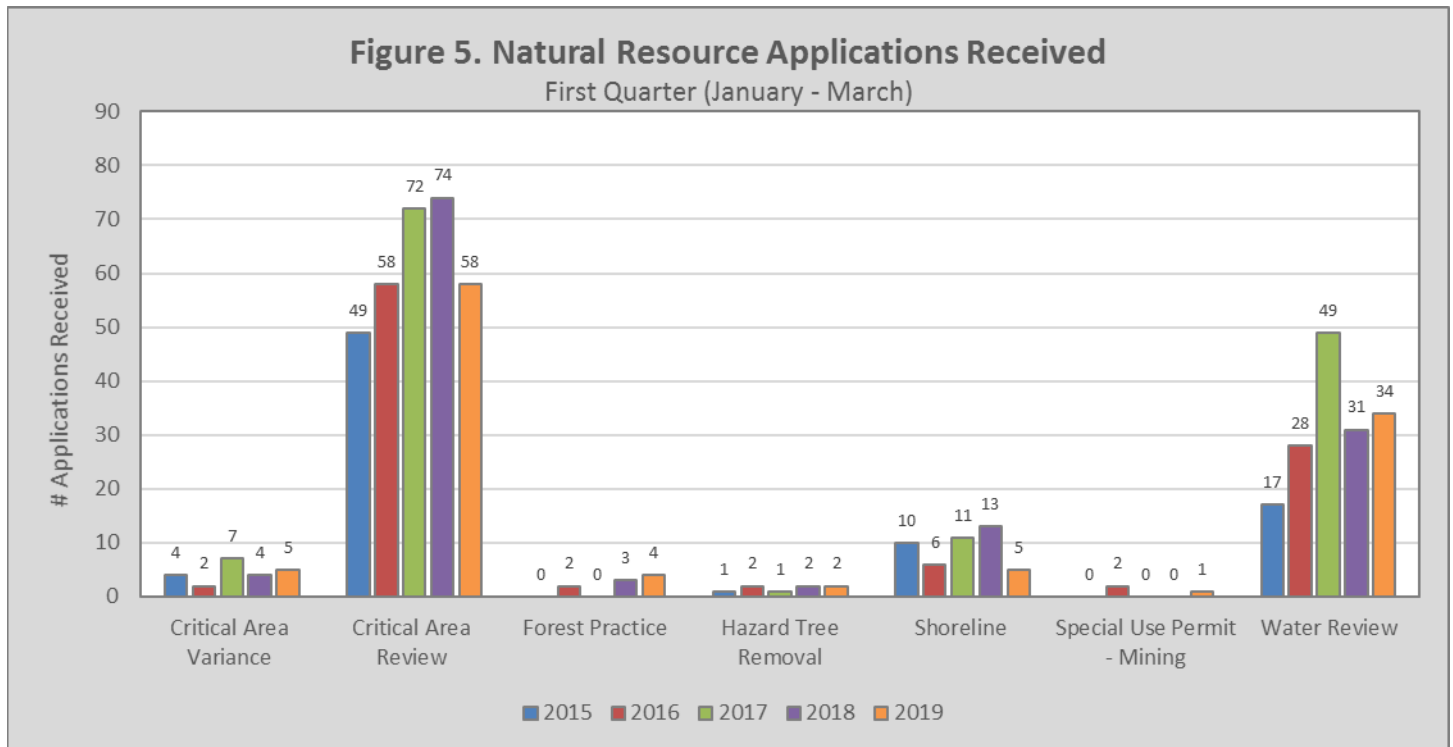
PDS received and issued more grading permits this year than in the past 4 years. However, of the grading permits received and issued, fewer permits are finaied. This was especially the case for 2019 first quarter. This could be due to site conditions during the winter months preventing construction.

Historically, more commercial grading permits have been done in Skagit County than residential or road development.

* The one grading permit that was finaied in the first quarter of 2019 was applied for in 2018.

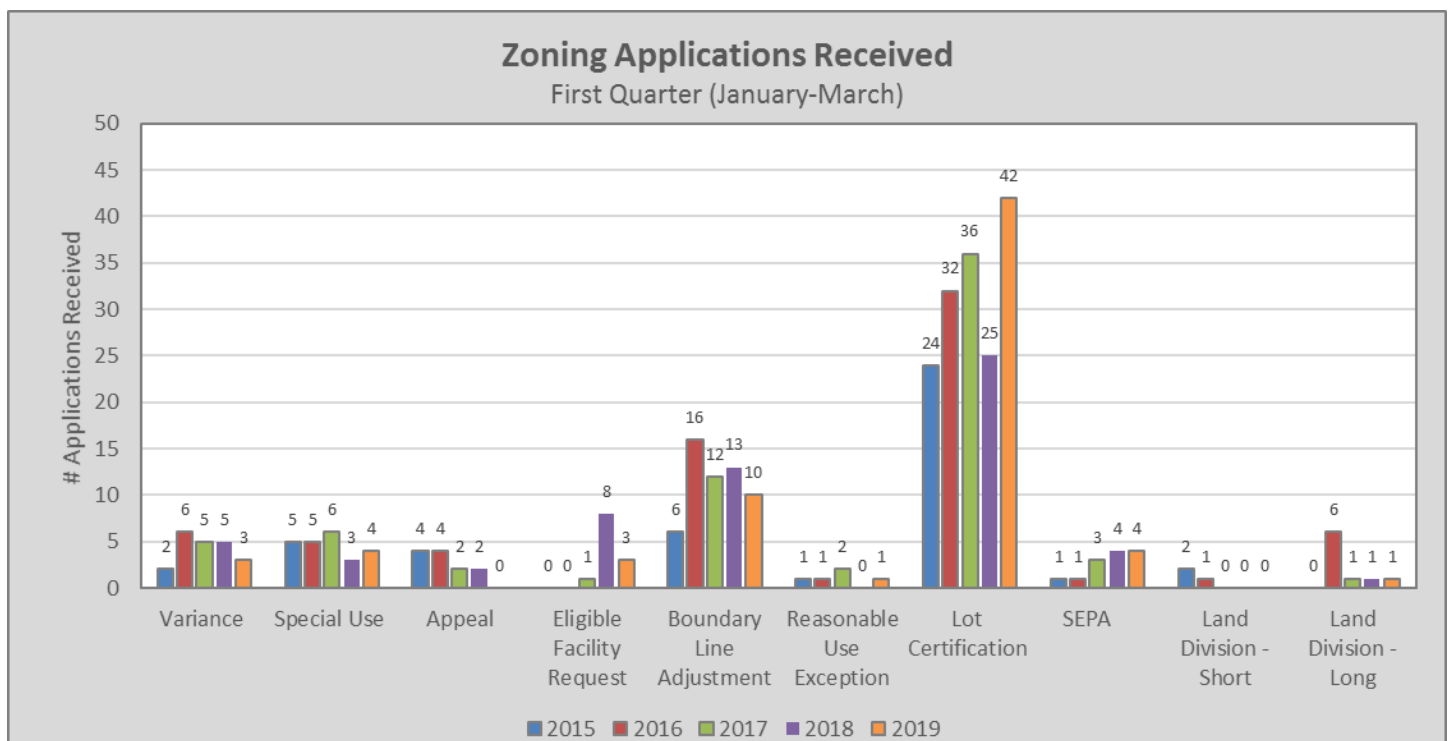
Section V. Natural Resource Applications

2019 first quarter data showed numbers similar to past years, with the exception of critical area review and shoreline applications being slightly less than years past. In the first quarter of 2019, nine protected critical area site plans were recorded with the Auditor’s Office (excludes easements created from a subdivisions).



Section VI. Current Zoning Applications

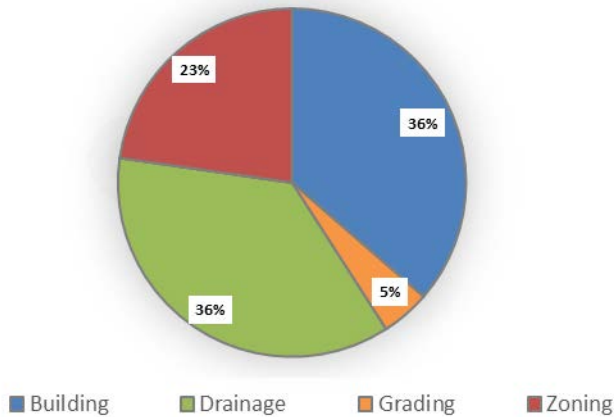
Zoning applications in the first quarter of 2019 saw similar numbers to previous years, with the exception of lot certifications.



Section VII. Request for Investigations

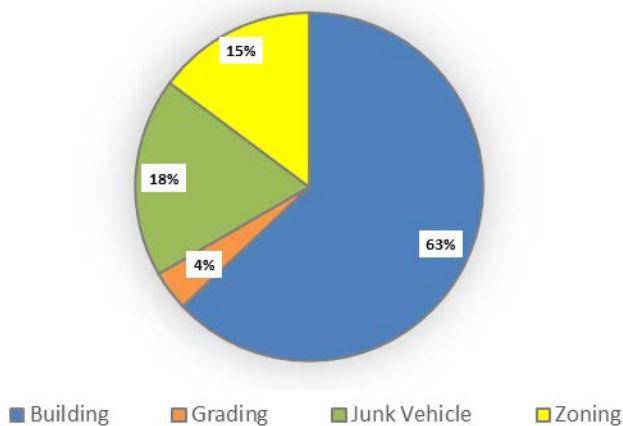
Code Enforcement cases result from a variety of code violations (see below). Most complaints that are received by our department are due to building, vehicle, grading or zoning concerns. There was a decrease in complaints in the first quarter of 2019 (22) compared to 2018 (52). PDS saw an increase in closed cases, for 2019 (27) compared to 2018 (17).

Code Enforcement Cases Opened
2019 First Quarter



Type of Complaint	2015	2016	2017	2018	2019
Building	12	8	7	30	8
Critical Area	3	1	5	1	0
Drainage	5	3	1	0	0
Grading	1	0	2	3	1
Junk Vehicle	3	7	0	12	8
Noise	1	0	0	0	0
NPDES	0	2	0	0	0
Shoreline	1	0	2	1	0
Zoning	4	6	6	5	5
Total	30	27	23	52	22

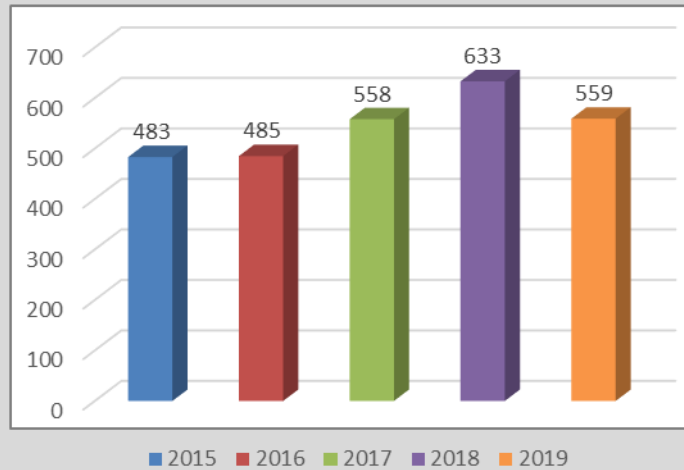
Code Enforcement Cases Resolved
2019 First Quarter



Type of Complaint	2015	2016	2017	2018	2019
Building	11	19	11	12	17
Critical Area	2	2	2	0	0
Drainage	2	0	0	0	0
Grading	1	1	0	0	1
Junk Vehicle	4	1	1	2	5
Light	0	0	1	0	0
Zoning	5	8	6	3	4
Total	25	31	21	17	27

Section VIII. PDS Application Summary

Figure 9. Applications Received
First Quarter (January - March)



PDS received fewer applications in the first quarter of 2019 (559) than in 2018 (641). In the first quarter of 2018, more code enforcements, mechanical and plumbing permits, and septic permit were received than the previous 4 years. However, land use approval and grading applications were up in 2019 (158) compared to past years.

On average, in the first quarter, PDS receives more land use approval and residential permit 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
First Quarter (January - March)

