

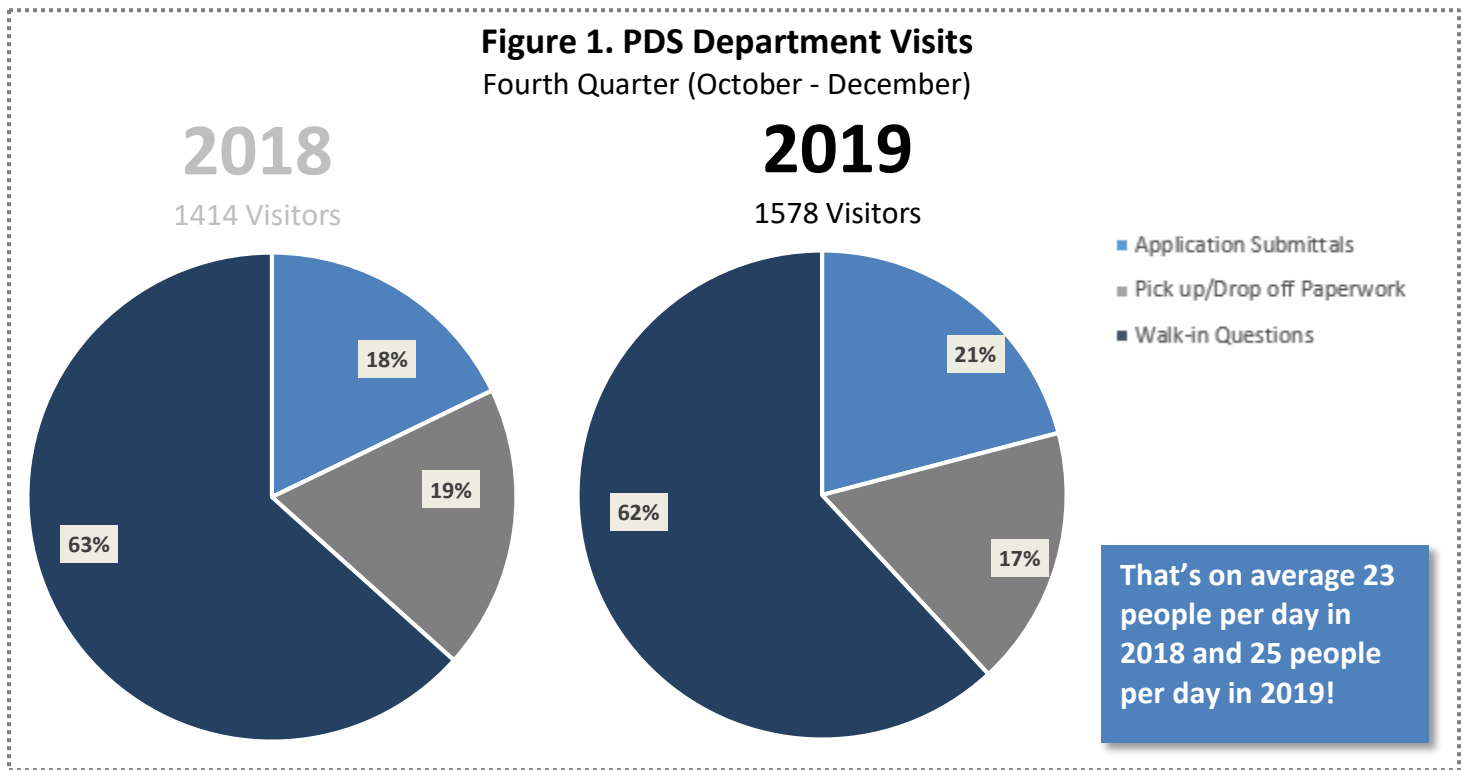


2019 Fourth Quarter (October - December) Planning & Development Services Data Report

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 fourth quarter data (October - December), but includes fourth quarter data back to 2015.

Section I. PDS Public Interactions

Figure 1. PDS Department Visits
Fourth Quarter (October - December)



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*
Fourth Quarter (October - December)

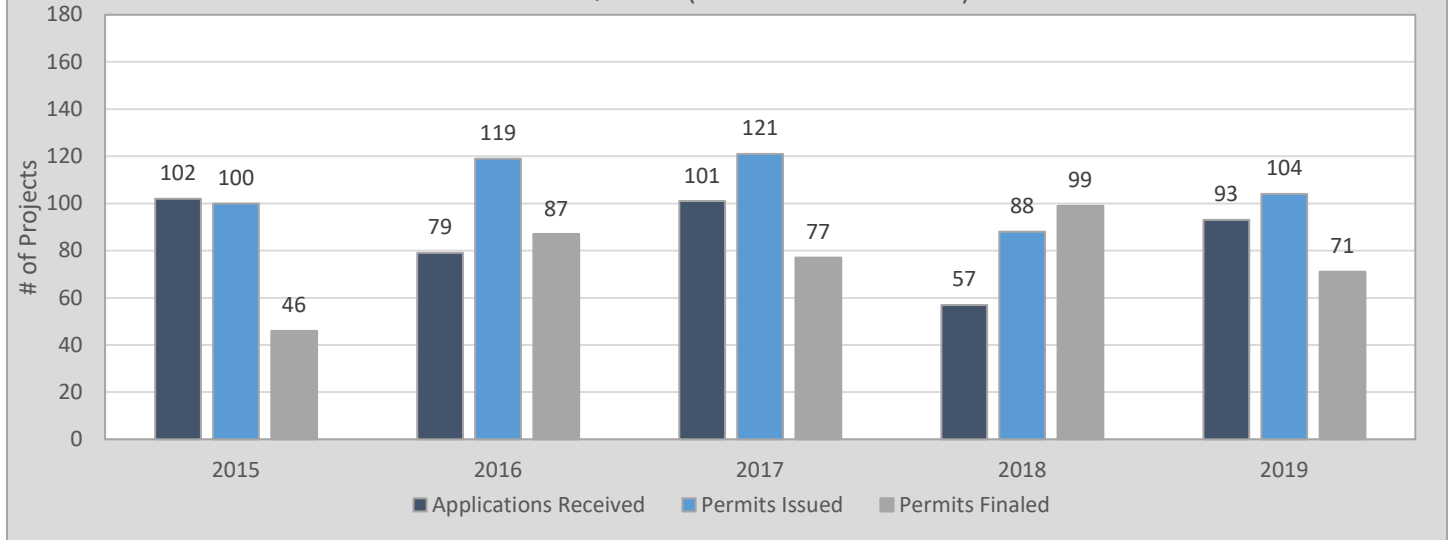


Table 1. Residential Building Permits in the Fourth Quarter by Status

	2015	2016	2017	2018	2019
Total Applications Received	102	79	101	57	93
Accessory Dwelling Unit (ADU)	7	6	8	5	6
Agricultural Building	4	2	0	2	7
Addition to Single Family Dwelling	9	11	8	6	9
Deck	0	4	6	0	1
Foundation Only	0	2	1	0	2
Garage Type Structure	32	18	27	13	25
Manufactured Home	5	6	5	3	4
Manufactured Home - Replacement	1	3	3	3	2
New Single Family Dwelling	33	18	33	24	23
New Single Family Dwelling - Replacement	0	0	0	0	5
Other	1	5	2	0	2
Remodel	10	4	8	1	7
Total Permits Issued	100	119	121	88	104
Accessory Dwelling Unit (ADU)	3	8	8	5	13
Agricultural Building	10	5	5	7	4
Addition to Single Family Dwelling	7	10	8	6	10
Deck	3	5	3	0	2
Foundation Only	0	2	0	0	1
Garage Type Structure	26	31	40	28	23
Manufactured Home	9	7	4	5	5
Manufactured Home - Replacement	3	7	2	2	6
New Single Family Dwelling	25	35	44	30	31
Other	3	5	2	2	1
Remodel	11	4	5	3	8
Total Permits Finaled	46	87	77	99	71
Accessory Dwelling Unit (ADU)	2	4	5	3	3
Agricultural Building	4	5	4	4	2
Addition to Single Family Dwelling	6	10	12	10	7
Deck	2	0	1	3	1
Foundation Only	0	4	0	1	1
Garage Type Structure	20	19	19	29	22
Manufactured Home	1	3	2	6	0
Manufactured Home - Replacement	0	4	2	4	3
New Single Family Dwelling	7	26	23	31	29
Other	1	4	2	3	2
Remodel	3	8	7	5	1

PDS received 36 more residential permits than this time last year. While new single family dwellings were up this quarter in 2019, it was garage type structures that saw the biggest increase-about double what was received in 2018. The estimated value of the construction projects, or project valuation, for received applications, increased with \$9,651,829.87 in 4th quarter 2018 vs \$10,493,675.27 in 2019.

A new application subtype, for new single family dwelling replacements, was added in 4th quarter 2019 and will continue to be used in the future. Having this distinction will help the department better understand what type of housing applications are being received.

* Permits issued or finaled in fourth quarter 2019 are mainly from applications received in previous quarters and years. 35 permits were received in 2019, 25 from 2018, and the remaining were received from 2015-2017.

Section III. Commercial Building Permits

Figure 3. Commercial Building Permits by Status*
Fourth Quarter (October - December)

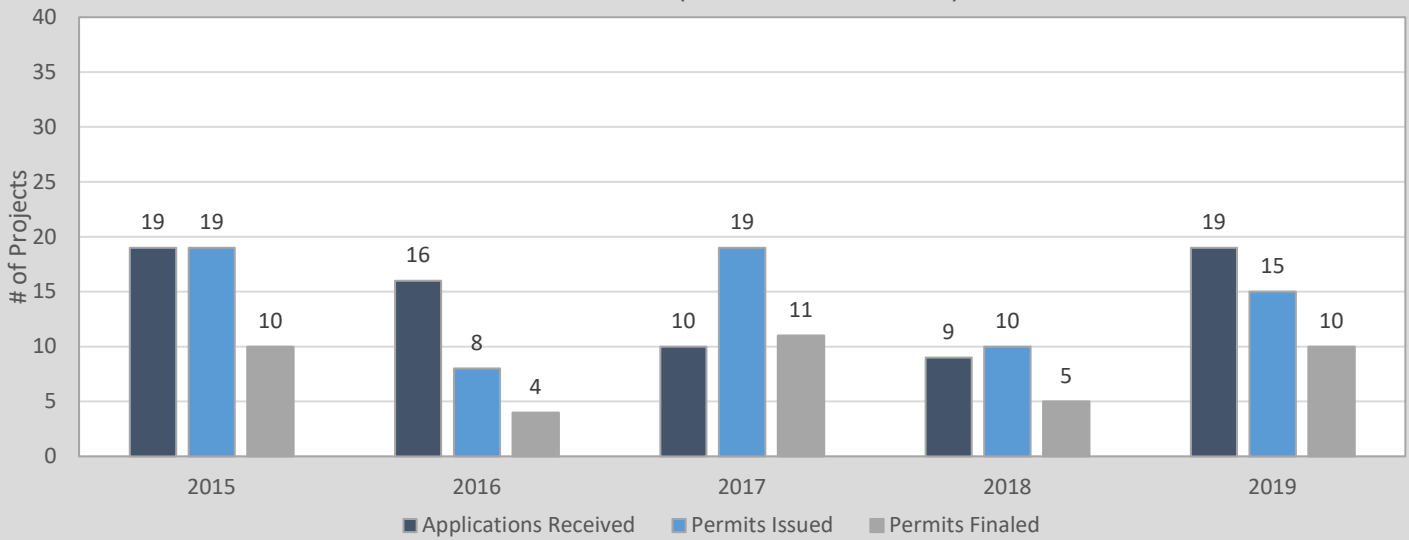


Table 2. Commercial Building Permits in the Fourth Quarter by Status

	2015	2016	2017	2018	2019
Applications Received	19	16	10	9	19
Addition to Commercial	5	6	2	2	1
Agricultural Building	0	0	0	0	0
Cell Tower	0	1	0	1	0
Cell Tower Addition	7	0	2	3	8
Commercial Coach	0	1	0	0	0
New Commercial Structure	2	2	2	0	5
Other	2	2	1	0	1
Sign	0	1	1	2	0
Tenant Improvement	3	3	2	1	4
Permits Issued	19	8	19	10	15
Addition to Commercial	4	3	2	1	0
Agricultural Building	1	0	4	3	0
Cell Tower	2	0	0	0	0
Cell Tower Addition	6	2	1	2	8
Commercial Coach	0	0	0	0	0
New Commercial Structure	4	1	5	0	2
Other	0	1	2	1	0
Sign	0	0	2	2	1
Tenant Improvement	2	1	3	1	4
Permits Finaled	10	4	11	5	10
Addition to Commercial	2	0	0	0	0
Agricultural Building	1	1	1	0	0
Cell Tower	0	0	0	0	0
Cell Tower Addition	3	1	5	3	5
Commercial Coach	1	0	0	0	0
New Commercial Structure	0	1	0	1	1
Other	0	0	0	0	1
Sign	2	0	1	0	1
Tenant Improvement	1	1	4	1	2

For fourth quarter 2019, PDS received, issued, and finalized more commercial permits than in 2018. Cell tower additions, new commercial structures, and tenant improvements were up this year. Project valuation went from \$915,463.17 in 2018 to \$1,635,876.41 in 2019.

New commercial projects included improvements at Northern State and Presentin Park, a seed washing facility, and two Port of Skagit buildings.

*All ten commercial projects that were finalized were received in 2019. The majority were applied for in the second and third quarter 2019 (8).

Section IV. Grading Permits

Figure 3. Grading Permits by Status*
Fourth Quarter (October - December)

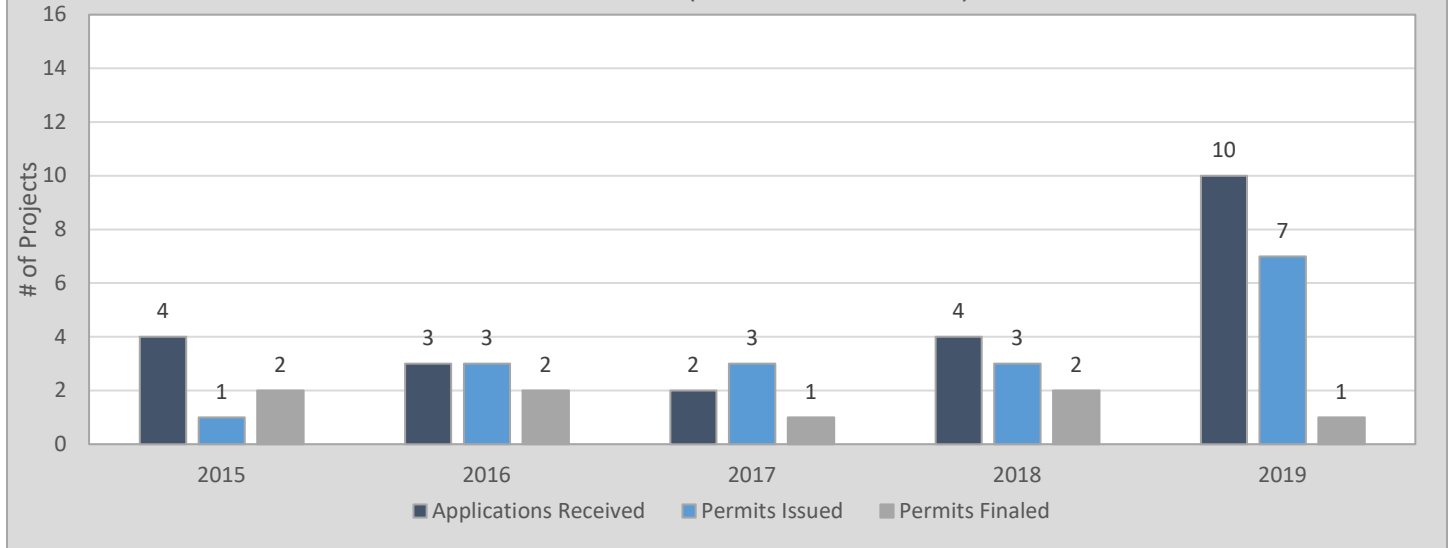


Table 3. Grading Permits in the Fourth Quarter by Status

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

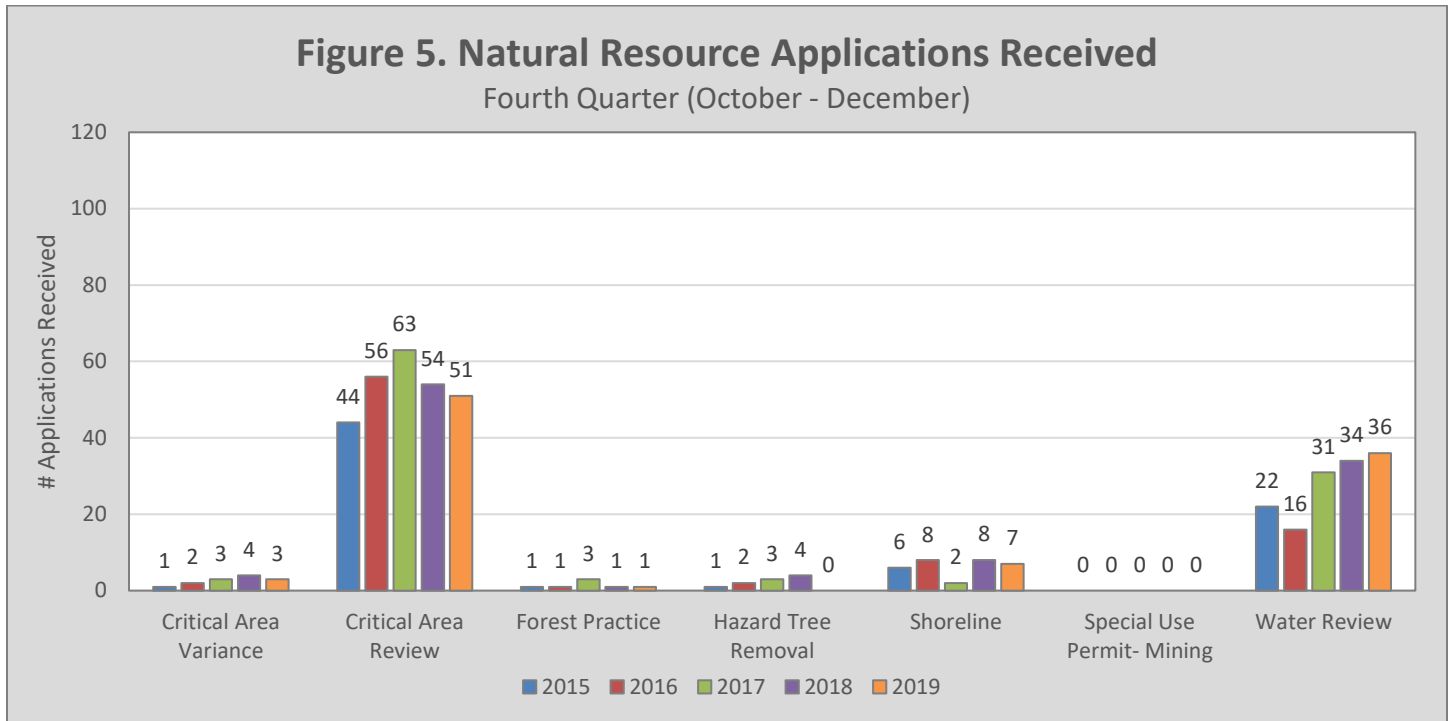
PDS grading permits received were higher in 2019 than any other year since 2015.

Grading applications were received for a variety of projects this quarter, including site preparation for new commercial structures (4), residential projects (2), a RV park, a binding site plan, flood control levee maintenance and channel restoration.

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

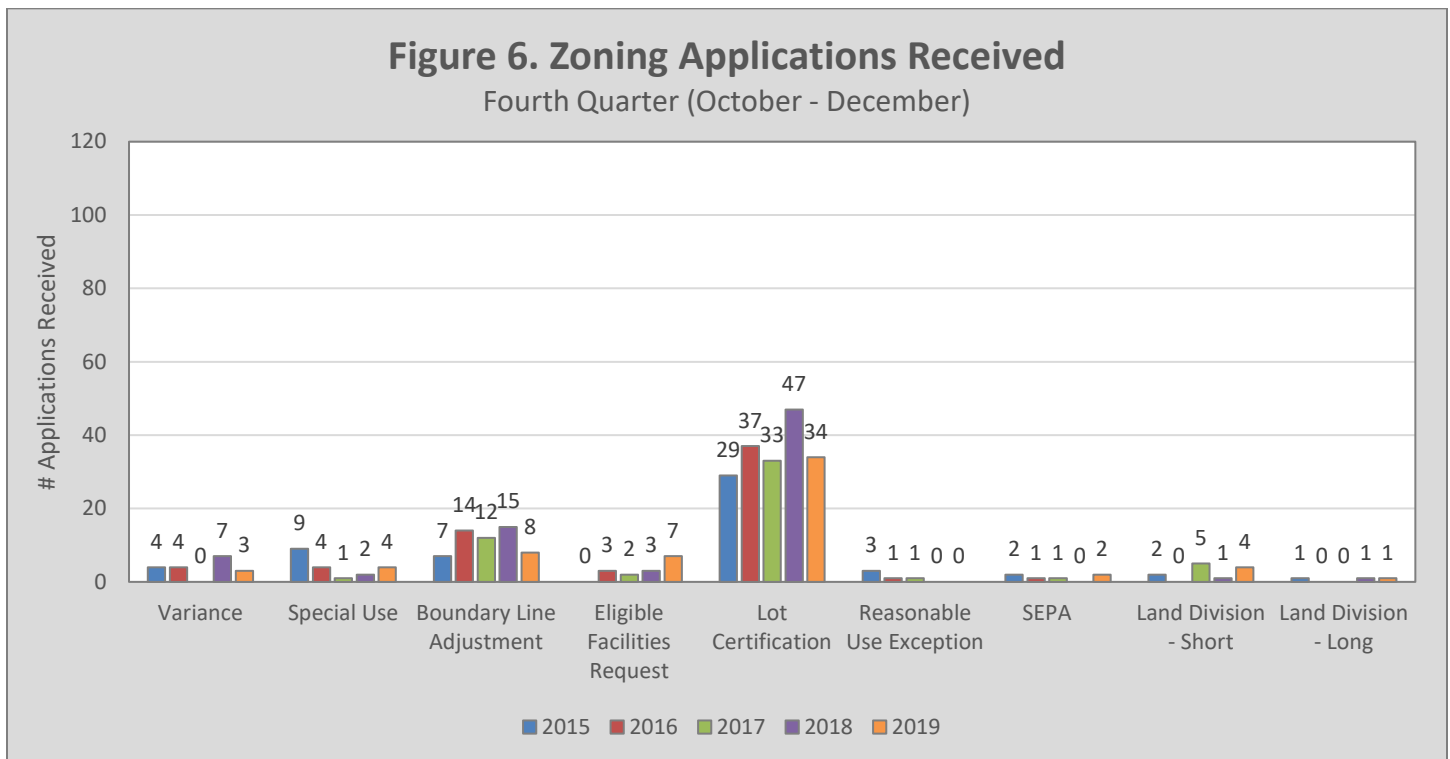
Section V. Natural Resource Applications

2019 fourth quarter data showed similar numbers to 2018. This quarter, 23 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 fourth quarter of 2019 saw an increase in eligible facility request for cell tower additions, special use permits, SEPA and short subdivisions.

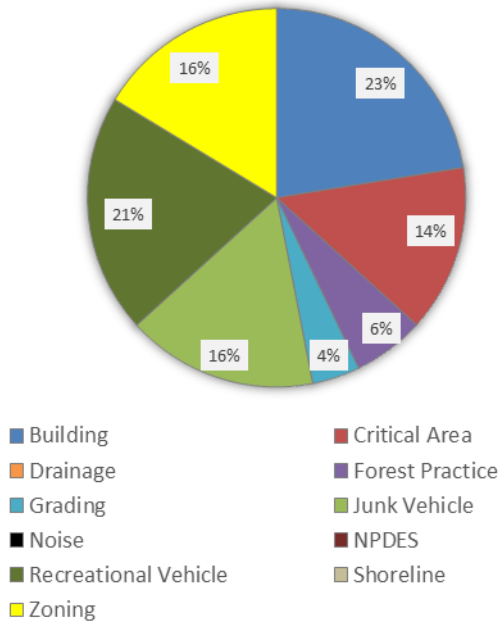


Section VII. Request for Investigations

Code Enforcement cases result from a variety of code violations (see below). There was an increase in opened and closed cases in 2019 fourth quarter compared to 2018. Building complaints continue to make up the greatest percentage of requests for investigation.

Code Enforcement Cases Opened

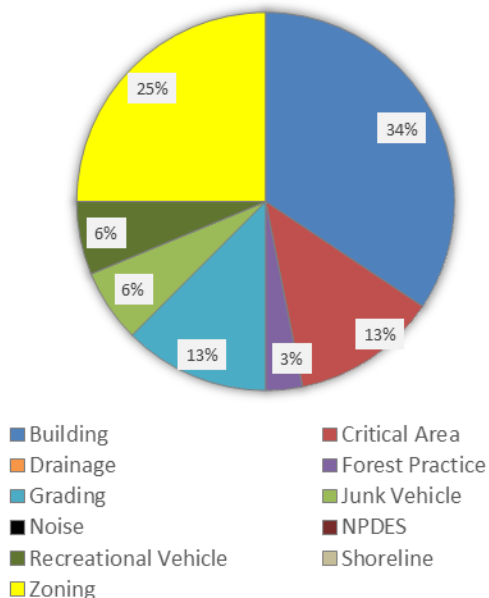
2019 Fourth Quarter



Type of Complaint	2015	2016	2017	2018	2019
Building	20	20	19	10	11
Critical Area	1	5	3	2	7
Drainage	2	1	0	0	0
Forest Practice	0	0	0	0	3
Grading	0	0	1	5	2
Junk Vehicle	4	4	7	8	8
Noise	0	0	1	0	0
NPDES	0	0	2	0	0
Recreational Vehicle	0	0	0	0	10
Shoreline	0	0	0	0	0
Zoning	10	5	5	2	8
Total	37	35	38	27	49

Code Enforcement Cases Resolved

2019 Fourth Quarter

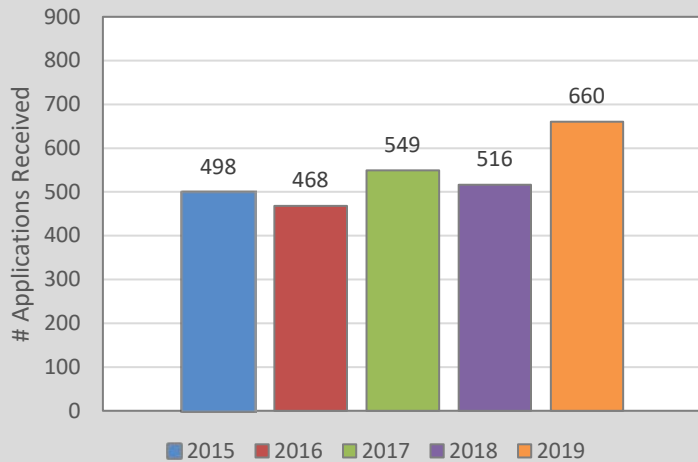


Type of Complaint	2015	2016	2017	2018	2019
Building	41	17	9	8	11
Critical Area	7	8	1	2	4
Drainage	1	0	0	0	0
Forest Practice	0	0	0	0	1
Grading	4	0	0	1	4
Junk Vehicle	4	4	3	1	2
Noise	0	0	1	0	0
NPDES	0	0	0	0	0
Recreational Vehicle	0	0	0	0	2
Shoreline	4	0	1	1	0
Zoning	6	7	7	4	8
Total	67	37	22	17	32

Section VIII. PDS Application Summary

Figure 9. Applications Received

Fourth Quarter (October - December)



PDS received more applications in the fourth quarter of 2019 (660) than in 2018(516). Almost all applications were up from 2018, with the exception of land use approvals.

Land use approval covers many applications within the department. For more information about the types of land use approval our department received, see figures 5 And 6.

Septic applications saw the greatest increase from previous quarters. While new designs were up this quarter (45) from last year (32), there has been a shift in process, with many applicants submitting their site evaluations separately from their design. In 2018 site evaluations made up 20% of the submittals vs 42% in 2019.

Figure 10. Applications Received by Type

Fourth Quarter (October - December)

