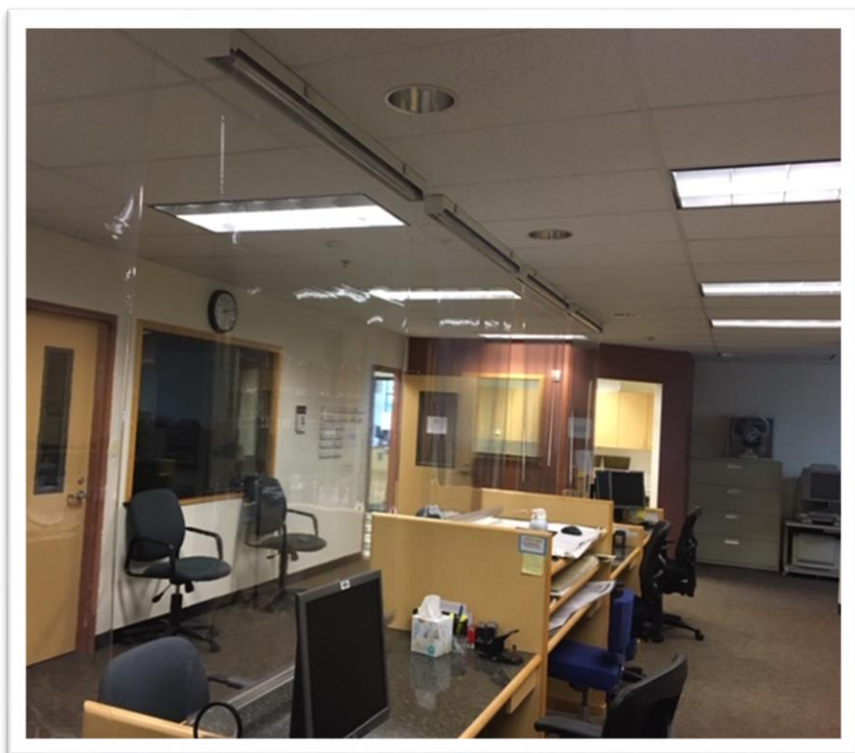




2020 Second Quarter (April – June) Planning & Development Services Data Report

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 second quarter data (April through June), but includes second quarter data back to 2016.

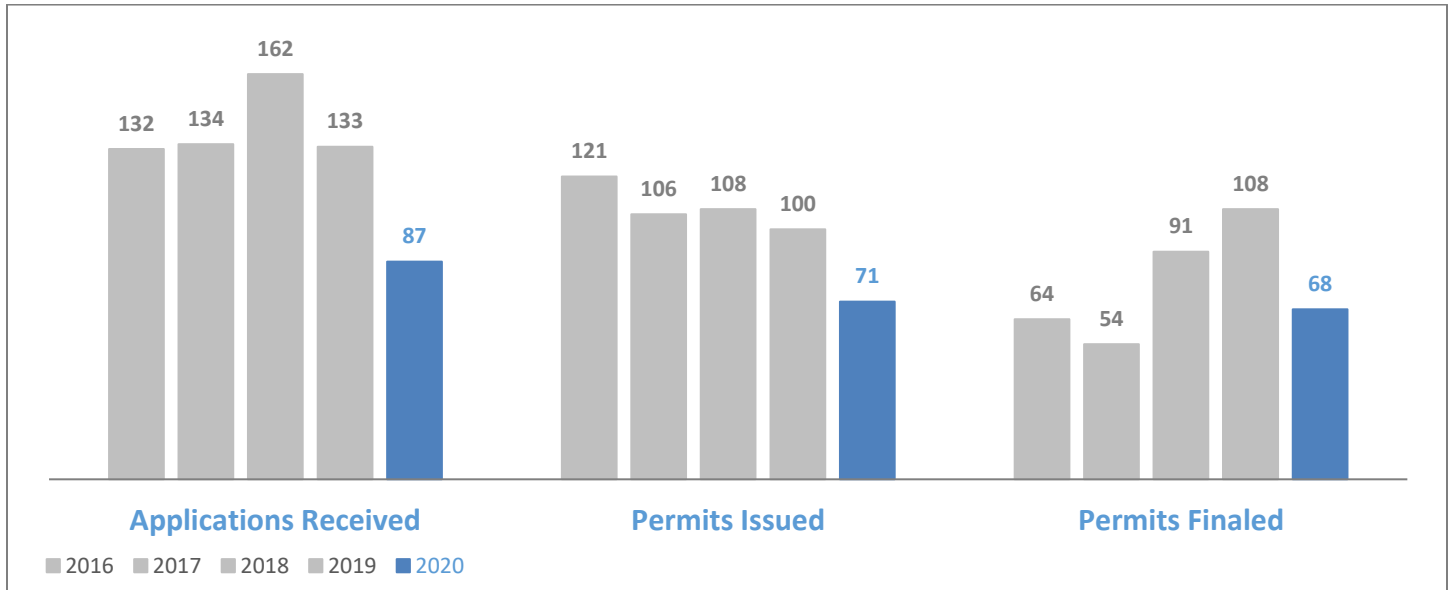
Section I. PDS Public Interactions – First Quarter Comparison (No Data Collected)*



“We greatly miss our in-person time with the community and look forward to the time when it is once again safe for the counter to open.”

*On March 18th, 2020, Skagit County PDS closed the Permit Counter to the public due to health safety concerns of COVID-19. The Permit Counter remained closed through the second quarter of 2020. While the counter remains closed, staff are assisting customers via email and phone. The community is utilizing this remote technology to receive information on properties and guidance on permitting and land use. Pre-development meetings continue to occur via conference calls. Applications are being submitted and approved. Inspections are happening both in the field and remotely. During this time, PDS continues to find solutions to make our processes as efficient as possible, while keeping our team and the public safe. We greatly miss our in-person time with the community and look forward to the time when it is once again safe for the counter to open.

Section II. Residential Building Permits by Status – Second Quarter



	2016	2017	2018	2019	2020
Total Applications Received	132	134	162	133	87
Accessory Dwelling Unit (ADU)	7	8	14	12	11
Agricultural Building	4	5	3	3	2
Addition to Single Family Dwelling	18	10	23	18	10
Deck	4	1	2	3	1
Foundation Only	3	2	0	1	1
Garage Type Structure	44	46	32	30	28
Manufactured Home	3	6	4	4	1
Manufactured Home - Replacement	2	4	5	1	3
Manufactured Home - Temporary	0	0	2	0	0
New Multiple Family Dwelling	0	5	1	0	0
New Single Family Dwelling	33	31	49	42	17
New Single Family Dwelling - Replacement	9	1	12	5	6
Other	1	5	2	7	4
Remodel	4	10	13	7	3
Total Permits Issued	121	106	108	100	71
Accessory Dwelling Unit (ADU)	5	6	11	8	3
Agricultural Building	1	2	4	3	4
Addition to Single Family Dwelling	21	10	7	17	10
Deck	8	2	1	2	1
Foundation Only	2	2	0	3	1
Garage Type Structure	23	30	23	18	25
Manufactured Home	0	4	2	1	1
Manufactured Home - Replacement	4	4	3	2	1
Manufactured Home - Temporary	0	0	0	0	1
New Multiple Family Dwelling	0	0	1	0	0
New Single Family Dwelling	37	30	33	31	15
New Single Family Dwelling - Replacement	11	3	10	6	4
Other	2	1	1	2	0
Remodel	7	12	12	7	5
Total Permits Finaled	64	54	91	108	68
Accessory Dwelling Unit (ADU)	3	2	7	6	6
Agricultural Building	1	3	1	2	5
Addition to Single Family Dwelling	5	3	4	11	7
Deck	4	4	2	3	0
Foundation Only	0	0	1	1	0
Garage Type Structure	22	14	28	22	15
Manufactured Home	1	3	7	1	4
Manufactured Home - Replacement	4	4	2	2	4
Manufactured Home - Temporary	0	0	0	1	1
New Multiple Family Dwelling	0	0	1	0	0
New Single Family Dwelling	18	16	29	45	20
New Single Family Dwelling - Replacement	1	3	7	10	3
Other	0	0	0	0	0
Remodel	5	2	2	4	3

There is a decrease in residential permit applications overall since 2018 in the second quarter. In Q2 2020 for received applications, almost all types of projects saw a decrease. The large drop from 2019 to 2020 second quarter data can be attributed to building restrictions due to the Coronavirus Pandemic.

Comparing Q2 2019 to Q2 2020, applications decreased by 46 for residential projects. The project valuation went from \$18,908,886.77 in Q2 2019 \$11,352,251.74 in Q2 2020, a decrease of \$7,556,635.

Section III. Commercial Building Permits by Status – Second Quarter

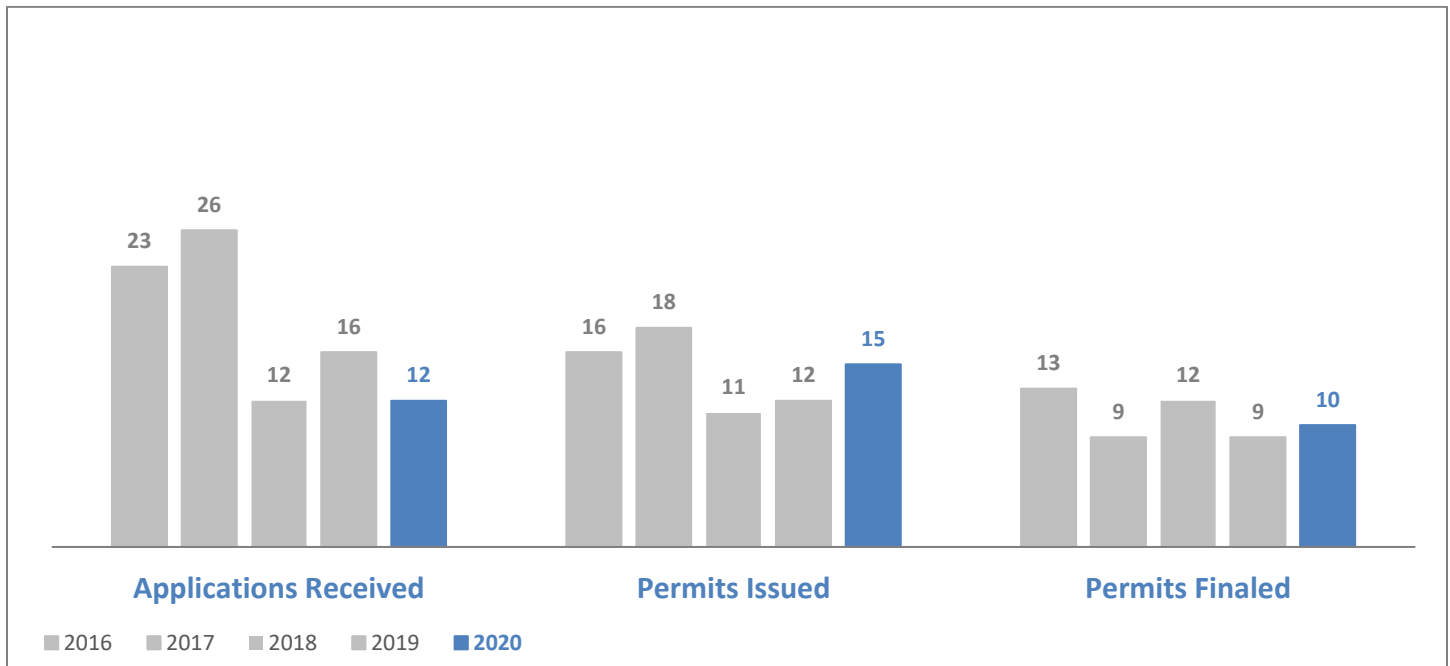


Table 2. Commercial Building Permits by Subtype					
	2016	2017	2018	2019	2020
Applications Received	23	26	12	16	12
Addition to Commercial	2	2	0	1	0
Agricultural Building	2	2	2	0	2
Cell Tower	0	0	0	0	0
Cell Tower Addition	2	10	2	5	1
Commercial Coach	0	2	1	0	0
New Commercial Structure	10	3	3	4	6
Other	2	3	1	0	1
Sign	2	1	1	1	1
Tenant Improvement	3	3	2	5	1
Permits Issued	16	18	11	12	15
Addition to Commercial	0	0	0	1	1
Agricultural Building	0	1	2	0	1
Cell Tower	0	2	0	0	0
Cell Tower Addition	1	7	4	3	3
Commercial Coach	1	0	1	0	0
New Commercial Structure	5	2	0	3	5
Other	2	4	3	0	0
Sign	3	1	0	1	3
Tenant Improvement	4	1	1	4	2
Permits Finaled	13	9	12	9	10
Addition to Commercial	1	1	0	1	1
Agricultural Building	0	0	0	2	0
Cell Tower	0	1	0	0	0
Cell Tower Addition	7	4	2	1	6
Commercial Coach	0	0	2	0	0
New Commercial Structure	2	2	3	2	1
Other	1	0	2	1	0
Sign	1	0	0	1	0
Tenant Improvement	1	1	3	1	2

Commercial permit applications decreased in Q2 2020. The large difference was seen in the decrease of tenant improvements (5 in 2019 and 1 in 2020).

Comparing Q2 2019 to Q2 2020, applications decreased by 4 for commercial projects. The project valuation went from \$4,490,917.42 in Q2 2019 to \$12,610,126.00 in Q2 2020, an increase of \$8,119,209.

Section IV. Grading Permits by Status – Second Quarter

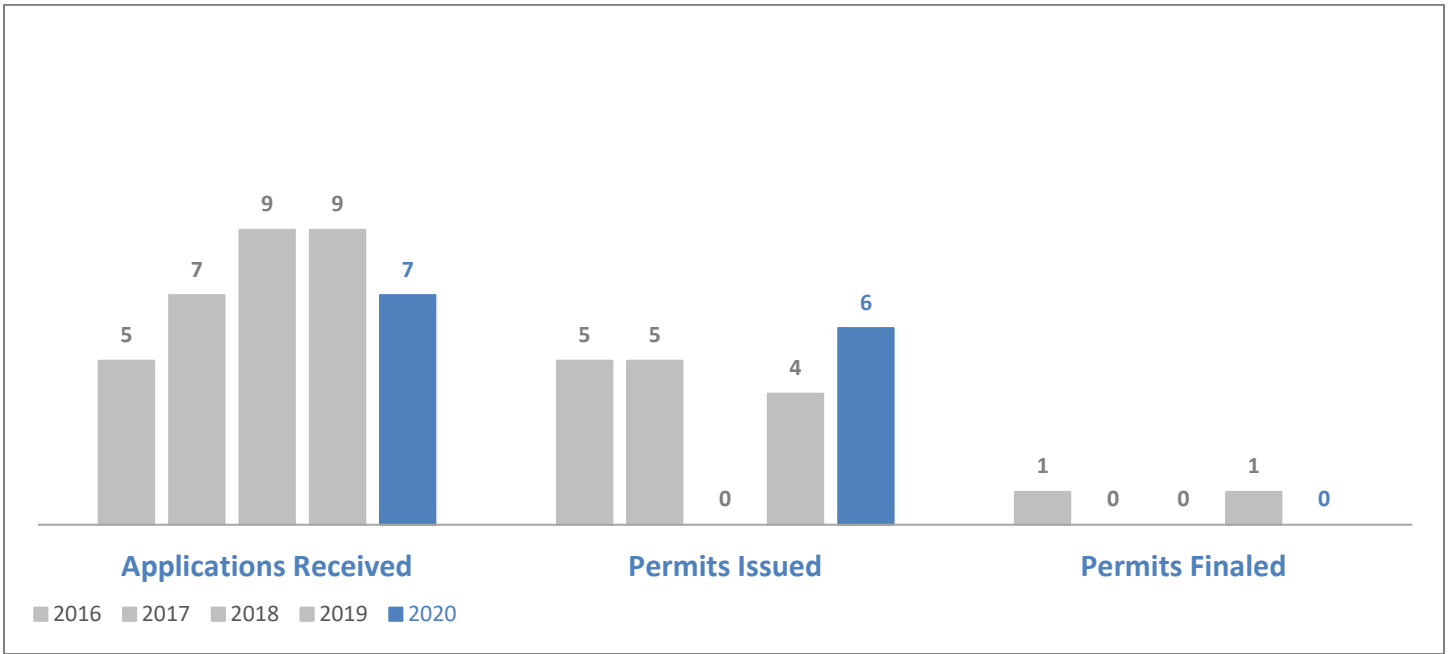


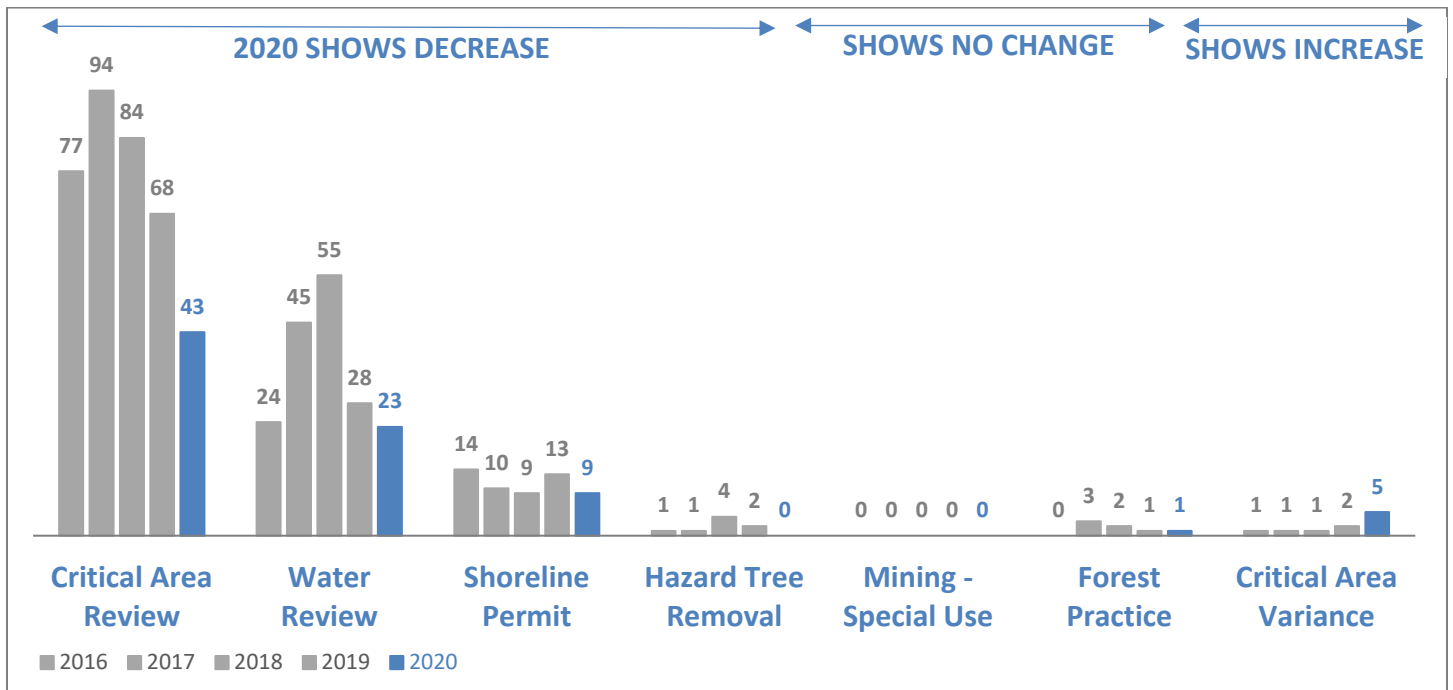
Table 3. Grading Permits by Subtype

	2016	2017	2018	2019	2020
Applications Received	5	7	9	9	7
Commercial	3	4	5	3	6
Residential	1	3	2	5	1
Road	1	0	2	1	0
Permits Issued	5	5	0	4	6
Commercial	2	4	0	3	5
Residential	3	0	0	1	1
Road	0	1	0	0	0
Permits Finaled	1	0	0	1	0
Commercial	1	0	0	1	0
Residential	0	0	0	0	0
Road	0	0	0	0	0

Grading Permit applications **decreased** slightly in Q2 2020. The project valuation went from \$11,630 in Q2 2019 to \$146,830 in Q2 2020, an **increase of \$135,200.**

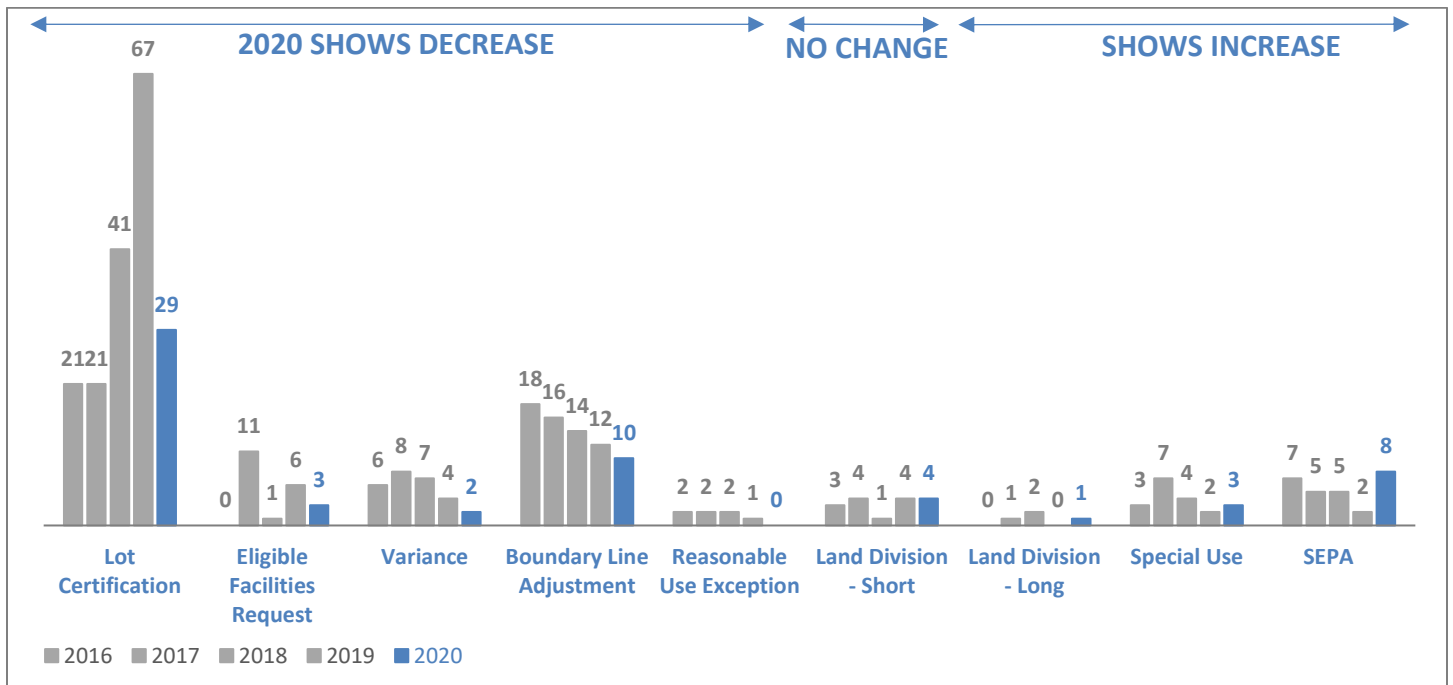
Section V. Natural Resources Applications – Second Quarter

A total of 81 applications were received in Q2 2020 compared to 113 in Q2 2019. There were 12 Protected Critical Area Site Plan titles recorded on individuals’ property in Q2 2020 compared to 8 in Q2 2019.

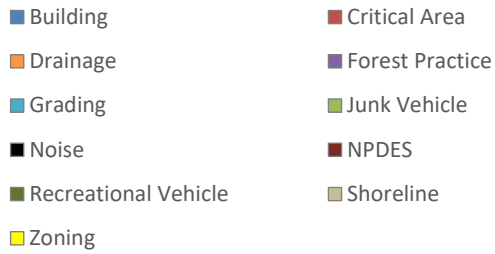
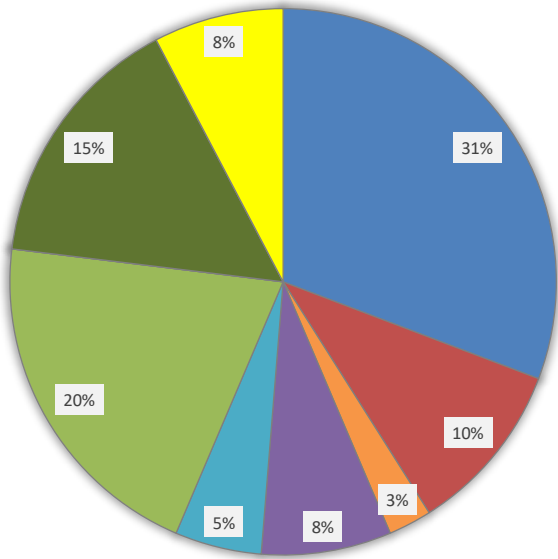


Section VI. Current Zoning Applications – Second Quarter

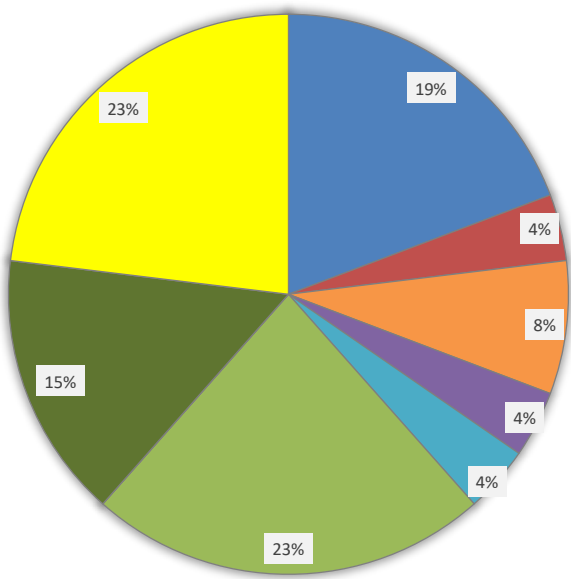
A total of 55 applications were received in Q2 2020 compared to 94 in Q1 2019. Q2 2020 saw the largest increase in SEPA applications (8) since Q2 2015 (11).



Section VII. Request for Investigations – Second Quarter

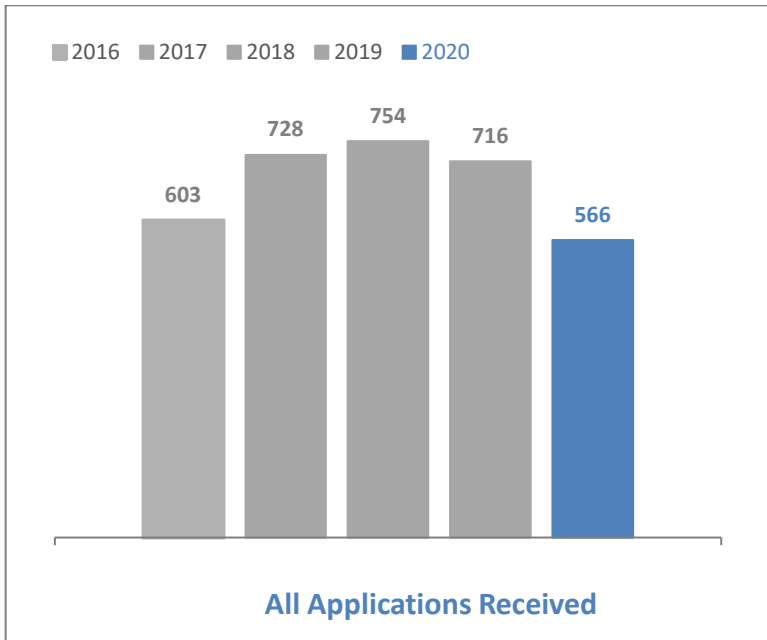


Type of Complaint	2016	2017	2018	2019	2020
Building	6	6	10	12	12
Critical Area	4	1	1	6	4
Drainage	0	0	1	0	1
Forest Practice	0	0	0	0	3
Grading	0	0	1	6	2
Junk Vehicle	1	1	1	1	8
Noise	0	0	0	0	0
NPDES	2	0	0	0	0
Recreational Vehicle	0	0	0	0	6
Shoreline	1	2	0	0	0
Zoning	6	7	4	5	3
Total	18	17	18	30	39



Type of Complaint	2016	2017	2018	2019	2020
Building	24	8	8	23	5
Critical Area	7	4	3	6	1
Drainage	2	5	0	1	2
Forest Practice	0	0	0	0	1
Grading	0	2	0	1	1
Junk Vehicle	3	4	3	10	6
Noise	1	1	0	0	0
NPDES	2	0	0	0	0
Recreational Vehicle	0	0	0	0	4
Shoreline	4	3	1	0	0
Zoning	11	7	4	8	6
Total	54	34	19	49	26

Section VIII. PDS Application Summary – Second Quarter



A large decrease in the number of applications received by PDS was observed, from 716 in Q2 2019 to 566 in Q2 2020. Applications that saw the largest decrease were land use approval and residential building permits.

Although building permit applications numbers were down, overall project valuation for residential, commercial, and grading permits went from \$23,411,434 in Q2 2019 to \$24,109,207.74 in Q2 2020. This is an **increase of \$697,773.55** and is the result of larger commercial projects that were received.

