

SKAGIT COUNTY GROWTH PROJECTIONS

Summary of Methods and Results, July 2014

INTRODUCTION AND APPROACH

The Growth Management Act (GMA) requires that counties consult cities and allocate population growth within a range of projections provided by the Washington State Office of Financial Management (OFM). GMA also requires that counties consult with cities and size their Urban Growth Areas (UGAs) based on growth over a 20-year period. Last, GMA requires that comprehensive plans and development regulations provide sufficient land capacity for development to accommodate allocated housing and employment growth. (RCW 36.70A.110 and 115)

The update of the Skagit Council of Government's regional transportation model, and the pending Skagit County and cities comprehensive plan updates due June 30, 2016, present an opportunity to update the countywide population and job targets and allocations. The targets and allocations will inform UGA sizing as well as transportation modeling.

Skagit County and its cities will plan for a 20-year period that for GMA planning purposes will be the growth from a base year of 2015 to a horizon year of 2036.

To begin this process the overall population and employment to be distributed to Skagit County as a whole was analyzed and recommendations from the Growth Management Act Technical Advisory Committee (Planners) were made. Once the overall numbers were set, both population and jobs needed to be allocated to each jurisdiction - which proved to be a more difficult task. The primary reason this task is more difficult is due to a timing issue. On one hand each jurisdiction needs a target to plan for; while at the same time they are updating or creating the information they need to show that they can accommodate that target, whether its population or employment. For example, it is difficult to say that Mount Vernon can accommodate a certain number of new residents between 2015 and 2036 until Mount Vernon's Buildable Lands Analysis is updated. However, having raised this timing issue it is important to point out that there is enough historical information to make very educated guesses with regard to the number of people or jobs that each jurisdiction can accommodate.

To overcome this challenge the Planners decided it would be best to consider initial allocations. Then each jurisdiction will proceed with creating or updating their Buildable Lands Analysis documents. After this data is collected, the allocations would be revisited and changes would be made (if necessary) due to factors such as having adequate land supply to support the number of new homes or jobs from the original allocation.

This two-step process is beneficial in that each jurisdiction is able to proceed with updating their Comprehensive Plans using a preliminary planned target. Yet, conversely, should data become available that shows that the overall target needs to be adjusted that can still be done.

Following is a summary of the process to-date and future steps to be taken:

- **Countywide Target for Both Population and Employment Created:** Completed
- **Urban and Rural Shares:** Allocate countywide growth to urban and rural geographies – Completed
- **UGA Allocations:** Determine initial population and employment allocations for individual UGAs – Planners' recommendation to GMA Steering Committee
- **Jurisdictions Update/Complete Buildable Lands Analysis:** Work in process by Planners
- **Reconcile the Population and Employment Allocations with Each Jurisdiction's Buildable Lands Analysis:** To be done after buildable lands analyses

- **Make Final Population and Employment Allocation Recommendations to the Growth Management Act Steering Committee and Request They Be Adopted:** To be done as final step in process

Since a number of policy decisions will be made following the adoption of the population and employment targets discussed within this report, the Planners made their recommendations based on the following overarching goals:

1. To set policies regarding growth that respects Skagit County’s unique character and protects the quality of life that we all enjoy here in Skagit County.
2. To accommodate the urban share of the population within existing UGAs or expansions of existing UGAs. The group was clear about not planning for population growth in non-municipal UGAs (such as Bayview Ridge, other than a few buildable residential lots) or fully contained communities.
3. To recommend a more robust employment target that plans for, and focuses on, economic growth that supports family wage jobs in Skagit County.

MODEL

BERK Consulting has collaborated with the Planners to develop a flexible growth model in Excel. Orange cells have drop down menus to choose scenario or assumptions. Results auto update when the selected alternative is applied. Exhibit 1 shows the Growth Model Dashboard, reflecting the different assumptions considered for countywide targets, urban and rural shares, and UGA allocations. Based on selected assumptions the model displays resulting population and employment targets and allocations. The model allows any population share percentage to be allocated to Bayview, including 0%, reflecting evolving County planning priorities there.

Exhibit 1. Growth Model Dashboard

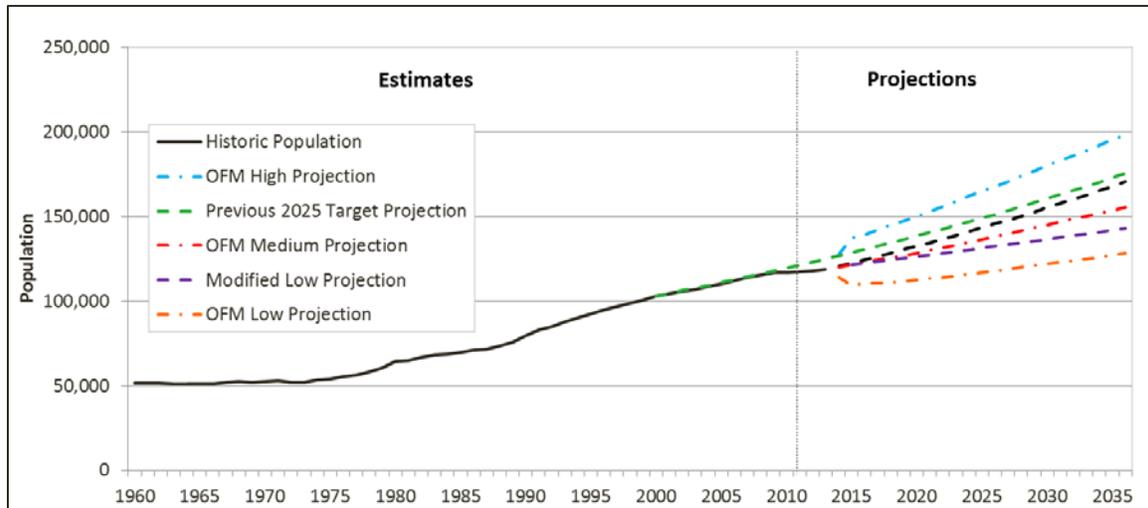
Selected Alternative					
Manual	OFM Medium	Locally preferred target	2.34	80/20 Urban Rural	Corridor Focus Share
Alternative Options					
	Pop Target	Emp Target Method	Pop:Emp Ratio	Urban Rural Split	UGA Allocation
Alternative 1	50-Year Trend	Pop:Emp Ratio	2.34	90/10 Urban Rural	Corridor Focus Share
Alternative 2	OFM Medium	ESD Forecast Growth Rate		80/20 Urban Rural	Corridor Focus Share
Alternative 3	Modified OFM Low	Pop:Emp Ratio	2.48	75/25 Urban Rural	Current Share
Alternative 4	OFM Medium	Locally preferred target		80/20 Urban Rural	Current Share
Manual	OFM Medium	Locally preferred target		80/20 Urban Rural	Corridor Focus Share
Pop:Emp Ratio, Current Scenario		BVR Population Assumption			
Current (2012)	2.36	Share of growth	0.0%		
Growth ('12-'36)	2.00				
Total	2.27				

Source: BERK Consulting 2014

POPULATION PROJECTIONS AND ALLOCATIONS

Starting with the OFM 2012 projections of population, factors were assessed that might affect which countywide projections to accept for the planning process. Factors that were considered included: components of population change – natural and migration; historical growth rates; adjustments in previous OFM projections; and other unique factors and trends potentially affecting population growth. Historic growth and the 2012-2040 OFM growth projections are shown in Exhibit 2.

Exhibit 2. 1960-2040 Population Growth



Source: Office of Financial Management, historical data and May 2012 projections

Countywide Target: The OFM projections consider natural growth due to births and deaths as well as migration. The OFM Medium projection is considered the most likely. The OFM Medium projection is lower than the previous Skagit County 2025 Target if the latter was carried forward to 2040. The OFM Medium projection was adjusted downward due to the Great Recession.¹ Following a review of trends, the population targets under consideration included:

- **OFM Medium**
- **50-Year Trend:** Start with OFM Medium Forecast 2012. From start year of 2015 apply the observed 50-Year Growth Rate (years 1960-2013) to year 2036.
- **Modified OFM Low:** Start with OFM Medium Forecast 2012. From start year of 2015 apply OFM Low Growth Rate to year 2036.

Urban and Rural Shares: Based on a review of permit trends, growth has tended to occur in UGAs as directed by GMA and local goals. In 2012, Skagit County considered several methods to estimate urban/rural growth trends; results generally show the County and cities achieved a 79% urban and 21% rural growth split over the years 2000-2010, similar to the 2025 Growth Target policy of an 80/20 split.² The 80/20 split is one scenario considered. A second model scenario assumed a 90/10 urban and rural split based on Envision 2060 policies, and reflecting uncertainty over water in rural areas outside of public water systems. A third model scenario provides a lower bookend, with a 75% urban, 25% rural share, assuming growth is not as focused in urban areas.

UGA Allocations: Allocations at individual geographies are based on each community's current share of population, except that the percentage share of population to Bayview should be determined based on changing County policy priorities; then any Bayview reallocation can be spread to other UGAs based on their current share.

¹ See OFM summary at http://www.ofm.wa.gov/POP/gma/local_review/skagit.pdf.

² Recognizing the planning level analysis and imperfect year 2000 census geographies (improved in 2010), using 2010 Census blocks and tracking permits for more accuracy in the future is recommended; this process could be set up as part of a forthcoming land capacity method.

Planners' Population Recommendations

The Planners have developed population growth and allocation recommendations based on OFM Medium projections allocated to urban and rural areas by an 80/20 split reflecting trends and policy. UGAs would receive a share of population based on their current shares. Bayview population would be reduced to 0.2% to recognize the small number of existing buildable lots (~22-23), and reallocated based on the current shares to remaining UGAs. See Exhibit 3.

Exhibit 3. Planners' Recommended Initial Population Growth and Distribution Allocation

UGA	2012 Population	2012-2015 Population Growth Forecast	2015-2036 Population Growth Forecast	2015-2036 Population Growth Forecast Allocation Percent	2036 Population Growth Forecast Allocation
Anacortes	16,090	308	5,895	16.5%	22,293
Burlington	10,393	71	3,808	10.7%	14,272
Mount Vernon	33,935	1,034	12,434	34.8%	47,403
Sedro-Woolley	12,431	83	4,555	12.7%	17,069
Concrete	873	0	320	0.9%	1,193
Hamilton	310	3	114	0.3%	427
La Conner	898	-1	329	0.9%	1,226
Lyman	441	2	162	0.5%	605
Bayview Ridge	1,812	-1	72	0.2%	1,883
Swinomish	2,489	15	912	2.6%	3,416
Rural (outside UGAs)	38,277	238	7,150	20.0%	45,665
Total	117,949	1,752	35,751	100.0%	155,452

Notes: The figures apply to cities/towns including their associated UGAs.

Source: BERK Consulting 2014

With the recommended population allocations, the Planners deliberately did not include urban growth allocations for future fully contained communities or non-municipal UGAs such as Bayview Ridge (other than a minor population allocation to Bayview Ridge reflecting existing buildable residential lots). Based on review of historical data and local knowledge, the Planners anticipate that new non-municipal UGAs or fully contained communities should not be necessary to accommodate future population growth within the 20-year planning period.

The Planners also expressed a desire to have policies put in place that recognize the unique quality of life and rural character of Skagit County and that planning efforts for further growth should reflect the desire to protect and preserve that character while promoting a robust economy that compliments the policy to preserve and protect Skagit County's rich agricultural and resource heritage.

EMPLOYMENT PROJECTIONS AND ALLOCATIONS

For employment, the historical relationship between population and employment was considered to calibrate the countywide employment projection. The industry split also considered the following factors: Current industry distributions; recent trends and industry shifts; Washington State Employment Security Department (ESD) mid-term industry projections; and other unique factors and trends identified by the County and cities including an industrial lands analysis that has been underway at the time of this writing.

ESD Industry Projections. A key source of information for the countywide target and sector splits is ESD's industry projections for the Northwest region of the state, including Whatcom, Skagit, San Juan and Island counties. ESD produces 2-year, 5-year and 10-year projections. These projections are based on the following steps:

There are two steps to industry projections. The first step is developing aggregated statewide industry projections using the Global Insight model. The second step produces detailed industry projections. The principal data source for industry projections is a detailed covered employment time series of four-digit NAICS data for all Washington counties, specifically, the U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages (QCEW).³

The projections used in this process assumed that 5-year growth rates would be applied to the base 2012 Total Employment estimates and carry forward in the 20-year planning period (2015-2036). The growth rates using broad sector categories are shown in Exhibit 4 below. See the Attachment for more detailed projections by industry. A “cross-walk” of the detailed North American Industry Classification System (NAICS) sectors to the summary sectors is also provided in the Attachment.

Exhibit 4. ESD 2013 Industry Projections for Northwest Counties Summarized by Employment Model Categories

Sector	2011	2016	2021	CAGR 2011-2016	CAGR 2016-2021
Resource	600	600	600	0.0%	0.0%
WTCU	17,200	20,200	22,100	3.3%	1.8%
Manufacturing	14,300	15,800	16,600	2.0%	1.0%
Retail	19,700	20,700	20,900	1.0%	0.2%
FIRES	41,800	46,200	48,600	2.0%	1.0%
Edu	1,600	1,800	2,000	2.4%	2.1%
Health	16,400	18,000	19,100	1.9%	1.2%
Gov	32,800	33,400	36,100	0.4%	1.6%
Total	144,400	156,700	166,000	1.6%	1.2%

Abbreviations: Compound Annual Growth Rate (CAGR), Warehouse Transportation Communications Utilities (WTCU), Finance Insurance Real Estate Services (FIRES), Education (Edu), Government (Gov)

Source: ESD 2013; BERK 2014

As shown above, the resource sector is not projected to grow, and Warehouse Transportation Communications Utilities (WTCU) is expected to grow the most. The 2013 Employment Projections prepared by ESD for 2-year, 5-year and 10-year timeframes were not accompanied by detailed explanations (see footnote 3). However, OFM has issued a document explaining statewide long-term employment trends and appears to rely on ESD-generated long-term industry forecasts. For example, OFM documentation indicates why the retail sector is likely to see less growth in the future than other sectors. “One factor affecting the retail employment forecast is the expectation that increases in total personal income will be slower in the next 30 years than was the case between 1970 and 2010.”⁴

Non-Farm Jobs: ESD projections are for nonfarm jobs. ESD defines this in part as follows:

Employment is the total number of persons on establishment payrolls employed full or part time who received pay for any part of the pay period which includes the 12th day of the month. Temporary and intermittent employees are included, as are any workers who are on paid sick leave, on paid holiday, or who work during only part of the specified pay period. A striking worker who only works a small portion of the survey period, and is paid, would be included as employed under the CES definitions. Persons on the payroll of

³ Employment Security Department. July 2013. 2013 Employment Projections. Available: <https://fortress.wa.gov/esd/employmentdata/docs/industry-reports/employment-projections-2013.pdf>. Also see: <https://fortress.wa.gov/esd/employmentdata/reports-publications/industry-reports/employment-projections>.

⁴ See “Long-Term Forecast of Washington Wage and Salary Employment” at <http://www.ofm.wa.gov/economy/longterm/2012/lt2012ch3.pdf>.

more than one establishment are counted in each establishment. Data exclude proprietors, self-employed, unpaid family or volunteer workers, farm workers, and domestic workers.

The BERK model allocations rely on ESD projections of nonfarm jobs. Jobs that are excluded in the projections of “nonfarm jobs” are not necessarily central to the purpose of sizing UGAs. Sole-proprietor jobs are not land consumptive as they may occur at existing homes. Resource lands of long-term significance including agriculture, are protected under Skagit County’s Comprehensive Plan, and can add jobs or not and change their agricultural activities from one type to another. Farm jobs may not be “peak hour” jobs necessary to model for transportation purposes. Farm employment is often seasonal.

While farm jobs are not included in the employment target or allocations, some related activities are included, such as processing facilities; however, processing facilities are considered industrial jobs.

Countywide Target: Countywide employment projections were developed, some based on a population/employment ratio assumption and some based on ESD growth rates applied to the 2012 job base independent of population growth.

- The job projection based on ESD mid-term growth rates equals 16,559 over the 2012-2036 period (or 14,795 for the 2015-2036 period).
- Using a population/employment ratio of 2.34 (similar to the 2012 ratio) and the OFM Medium Population Forecast, the resulting jobs would equal 17,041 over the 2012-2036 period (or 15,278 over the 2015-2036 period).
- Considering trends as well as policy choices of increased family wage job creation such as at Bayview and other UGAs, one option explored increased jobs over ESD growth rates resulting in 17,763 jobs over the 2012-2036 period (16,000 jobs over 2015-2036).

Urban and Rural Growth Shares and UGA Allocations: One allocation scenario, “current share”, assumes that each UGA’s current share of jobs is carried forward. Sector splits for this scenario are based on ESD forecasts.

A second scenario is “corridor trends share” which assumes that the growth rate within the 2002-2011 period would occur moving forward for four market areas⁵: Anacortes, I-5 Corridor, Towns & Tribal Land, and Rural; however, the sector splits (manufacturing, retail, etc.) are based on ESD mid-term projections. As a result, communities along I-5 would have a greater share of employment growth; within the corridor itself a greater share of manufacturing jobs would be allocated to Bayview and less to Mount Vernon and Burlington, reflecting recent Bayview Subarea Planning efforts and limited UGA expansion opportunities for industrial land in those two cities. Anacortes shows a reduced share based on the trend period. However, the 10-year trend from 2002-2011 would mean more growth to Towns & Tribal Land relative to current shares; this trend may not continue post-recession and is explored in the third scenario below.

A third scenario “corridor focus share” also assumes more growth towards the I-5 Corridor. This scenario also provides a share for Anacortes that is between the current share and 2002-2011 based share, a Towns & Tribal Land share similar to the current share, and a reduced Rural share. Similar to the “corridor trends” approach, a greater share of jobs would be allocated to Bayview and less to Mount Vernon and Burlington, reflecting recent Bayview Subarea Planning efforts and limited expansion opportunities for industrial land in those two cities. As with the other scenarios, sector splits are based on ESD forecasts.

⁵ While some geographies lost jobs in some sectors over the 2002-2011 time period, the model does not assume that continues. The model uses the 2002-2011 trends to determine among the “market areas” what share of growth would be captured. The actual employment growth and sector splits are based on ESD forecasts.

Exhibit 5 shows the relative shares of each approach.

Exhibit 5. Share of Employment Growth (2012-2036) to Market Areas: Future Scenario

MARKET AREA	Current Share	Corridor Trends Share	Corridor Focus Share
Anacortes	16.4%	10.2%	11.0%
I-5 Corridor <i>Bayview Ridge, Burlington, Mount Vernon, Sedro-Woolley</i>	63.0%	66.5%	80.0%
Towns & Tribal Land <i>Concrete, Hamilton, La Conner, Lyman, Swinomish</i>	5.2%	14.3%	5.0%
Rural	15.4%	9.0%	4.0%
Total	100%	100%	100%

Source: BERK Consulting 2014

The “current share” results in a 15.4% rural job percentage, leaving nearly 85% of jobs inside UGAs. The “corridor trends share” approach assumes more jobs are attracted along the I-5 corridor and Towns and Tribal Land where most urban areas and infrastructure are located in the county; thus, 9.0% is the rural share, and 91% the urban share. The “corridor focus share” assumes the share of Rural jobs would decrease comparing current shares to 2002-2011 trends, and thus the share of growth is 96% urban and 4% rural.

Planners’ Employment Recommendations

The Planners have considered countywide employment projections similar to but greater than ESD growth rates reflecting policy choices for greater family wage jobs and industrial growth. The total growth selected is: 17,763 jobs over the 2012-2036 period (16,000 jobs over 2015-2036).

The Planners considered the three scenarios described above regarding how jobs could be allocated to UGAs. The corridor trend or corridor focus shares propose a greater share of industrial growth to Bayview Ridge. Exhibit 6 shows the results.

Exhibit 6. Employment Growth and Distribution Scenarios

A. Current Share

UGA	2012	Net Growth 2012-2015	Sector Splits					Net Growth 2015-2036	Total 2036	Percent: 2015-2036
			Resource	Retail	Industrial	Services	GovEdu			
Anacortes	8,166	304	0	69	1,010	969	576	2,610	11,080	16.30%
Burlington	9,467	366	0	267	1,003	1,154	575	3,008	12,840	18.80%
Mount Vernon	16,024	522	0	177	1,189	2,064	1,703	5,149	21,695	32.20%
Sedro-Woolley	4,594	152	0	41	364	581	490	1,476	6,223	9.20%
Concrete	347	11	0	13	0	12	88	112	470	0.70%
Hamilton	214	10	0	1	55	7	5	67	292	0.40%
La Conner	1,053	42	0	57	0	112	167	335	1,429	2.10%
Lyman	28	1	0	1	4	1	3	9	38	0.10%
Bayview Ridge	1,434	63	0	1	437	14	8	451	1,948	2.80%
Swinomish	925	32	0	16	0	163	121	299	1,256	1.90%
Rural	7,749	260	0	45	1,057	694	686	2,485	10,493	15.50%
Total 2015-2036	50,001	1,763	0	688	5,119	5,771	4,422	16,001	67,764	
Percent			0.00%	4.30%	32.00%	36.10%	27.60%	100.00%		

Notes: The figures for cities/towns include their associated UGAs. Sector splits are based on ESD projections. ESD mid-term growth rates were applied to 2012 base employment. ESD Projections are for non-farm jobs and exclude proprietors, self-employed, unpaid family or volunteer workers, farm workers, and domestic workers.

Source: BERK Consulting 2014

B. Corridor Trends Share

UGA	2012	Net Growth 2012-2015	Sector Splits					Net Growth 2015-2036	Total 2036	Percent: 2015-2036
			Resource	Retail	Industrial	Services	GovEdu			
Anacortes	8,166	187	0	71	568	640	353	1,628	9,982	10.20%
Burlington	9,467	390	0	272	1,093	1,217	618	3,201	13,058	20.00%
Mount Vernon	16,024	436	0	180	844	1,803	1,527	4,373	20,833	27.30%
Sedro-Woolley	4,594	144	0	41	344	565	479	1,433	6,172	9.00%
Concrete	347	31	0	27	27	33	228	312	689	1.90%
Hamilton	214	23	0	2	136	32	20	188	426	1.20%
La Conner	1,053	110	0	72	188	336	341	931	2,093	5.80%
Lyman	28	3	0	1	11	7	6	25	55	0.20%
Bayview Ridge	1,434	202	0	1	1338	255	44	1627	3,263	10.20%
Swinomish	925	91	0	26	74	425	305	823	1,839	5.10%
Rural	7,749	146	0	46	599	353	454	1,458	9,353	9.10%
Total 2015-2036	50,001	1,763	0	739	5,222	5,666	4,375	15,999	67,763	
Percent			0.00%	4.60%	32.60%	35.40%	27.30%	100.00%		

Notes: The figures for cities/towns include their associated UGAs. Sector splits are based on ESD projections. ESD mid-term growth rates were applied to 2012 base employment. ESD Projections are for non-farm jobs and exclude proprietors, self-employed, unpaid family or volunteer workers, farm workers, and domestic workers.

Source: BERK Consulting 2014

C. Corridor Focus Share

UGA	2012	Net Growth 2012-2015	Sector Splits					Net Growth 2015-2036	Total 2036	Percent: 2015-2036
			Resource	Retail	Industrial	Services	GovEdu			
Anacortes	8,166	201	0	76	596	678	406	1,753	10,120	11.00%
Burlington	9,467	470	0	328	1,270	1,483	771	3,852	13,789	24.10%
Mount Vernon	16,024	523	0	217	989	2,066	1,975	5,266	21,813	32.90%
Sedro-Woolley	4,594	172	0	50	411	630	632	1,727	6,493	10.80%
Concrete	347	11	0	9	8	8	85	109	467	0.70%
Hamilton	214	8	0	1	47	12	7	66	289	0.40%
La Conner	1,053	38	0	25	62	116	124	326	1,417	2.00%
Lyman	28	1	0	0	4	3	2	9	37	0.10%
Bayview Ridge	1,434	242	0	1	1570	341	60	1959	3,635	12.20%
Swinomish	925	32	0	9	21	152	108	288	1,245	1.80%
Rural	7,749	65	0	21	249	169	205	646	8,459	4.00%
Total 2015-2036	50,001	1,763	0	737	5,227	5,658	4,375	16,001	67,764	
Percent			0.00%	4.60%	32.70%	35.40%	27.30%	100.00%		

Notes: The figures for cities/towns include their associated UGAs. Sector splits are based on ESD projections. ESD mid-term growth rates were applied to 2012 base employment. ESD Projections are for non-farm jobs and exclude proprietors, self-employed, unpaid family or volunteer workers, farm workers, and domestic workers.

Source: BERK Consulting 2014

Additional Scenarios. After a review of the three scenarios in Exhibit 6 by the Planners, three more scenarios were developed as illustrated in Exhibit 7.

First, a scenario tested a different Rural share that matched more recent trends. The I-5 Corridor share was made 75% and the Rural share 9%, with no changes to Anacortes or the Towns & Tribal Land shares under “corridor focus share”. Thus, I-5 Cities’ shares are slightly reduced compared to the “corridor focus share”.

Second, a scenario assumed Anacortes and the I-5 Corridor market areas would become one market area considered “Cities & Bayview” and together allocated 90%, with Towns & Tribal Land at 5% and Rural at 5%. This would increase Anacortes’ share relative to other scenarios, with slight reductions in shares for Burlington, Mount Vernon, and Sedro-Woolley.

Third, both of the scenarios above are combined with a Rural trend at 9%, with the combined Cities & Bayview category at 86%, leaving a moderate Towns & Tribal Land share of 5%.

Exhibit 7. Additional Employment Growth and Distribution Scenarios

A. Corridor Focus Share with Recent Rural Trend

UGA	2012	Net Growth					GovEdu	Net Growth	Total 2036	Percent: 2015-2036
		2012-2015	Resource	Retail	Industrial	Services				
Anacortes	8,166	202	0	78	596	681	401	1,756	10,124	11.0%
Burlington	9,467	441	0	313	1,169	1,400	729	3,611	13,519	22.6%
Mount Vernon	16,024	493	0	207	895	1,996	1,819	4,917	21,434	30.7%
Sedro-Woolley	4,594	162	0	48	379	609	580	1,616	6,372	10.1%
Concrete	347	11	0	9	7	8	85	109	467	0.7%
Hamilton	214	8	0	1	48	11	7	67	289	0.4%
La Conner	1,053	38	0	26	63	115	125	329	1,420	2.1%
Lyman	28	1	0	0	4	3	2	9	38	0.1%
Bayview Ridge	1,434	228	0	1	1,483	309	55	1,848	3,510	11.6%
Swinomish	925	32	0	9	22	150	109	290	1,247	1.8%
Rural	7,749	147	0	47	557	381	462	1,447	9,343	9.0%
Total 2015-2036	50,001	1,763	0	739	5,223	5,663	4,374	15,999	67,763	
<i>Percent</i>			0.0%	4.6%	32.6%	35.4%	27.3%	100.00%		

Notes: The figures for cities/towns include their associated UGAs. Sector splits are based on ESD projections. ESD mid-term growth rates were applied to 2012 base employment. ESD Projections are for non-farm jobs and exclude proprietors, self-employed, unpaid family or volunteer workers, farm workers, and domestic workers.

Source: BERK Consulting 2014

B. Cities & Bayview Market Focus and Moderate Towns & Tribal Land and Rural Share

UGA	2012	Net Growth					GovEdu	Net Growth	Total 2036	Percent: 2015-2036
		2012-2015	Resource	Retail	Industrial	Services				
Anacortes	8,166	316	-	121	927	1,068	642	2,758	11,240	17.2%
Burlington	9,467	427	-	301	1,161	1,338	703	3,502	13,396	21.9%
Mount Vernon	16,024	474	-	199	903	1,866	1,802	4,771	21,269	29.8%
Sedro-Woolley	4,594	156	-	46	370	574	578	1,567	6,317	9.8%
Concrete	347	11	-	9	8	8	85	110	468	0.7%
Hamilton	214	8	-	1	46	13	8	67	289	0.4%
La Conner	1,053	38	-	25	61	116	125	328	1,419	2.1%
Lyman	28	1	-	0	4	3	2	9	38	0.1%
Bayview Ridge	1,434	220	-	1	1,410	320	62	1,793	3,447	11.2%
Swinomish	925	32	-	9	21	151	109	291	1,248	1.8%
Rural	7,749	81	-	26	313	206	259	804	8,634	5.0%
Total 2015-2036	50,001	1,764	0	738	5,224	5,663	4,375	16,000	67,765	
<i>Percent</i>			0.00%	4.60%	32.70%	35.40%	27.30%	100.00%		

Notes: The figures for cities/towns include their associated UGAs. Sector splits are based on ESD projections. ESD mid-term growth rates were applied to 2012 base employment. ESD Projections are for non-farm jobs and exclude proprietors, self-employed, unpaid family or volunteer workers, farm workers, and domestic workers.

Source: BERK Consulting 2014

C. Combination: Cities and Bayview Market Focus,
Recent Rural Trend, and Moderate Towns & Tribal Land Share

UGA	2012	Net Growth 2012-2015	Resource	Retail	Industrial	Services	GovEdu	Net Growth 2015-2036	Total 2036	Percent: 2015-2036
Anacortes	8,166	302	0	117	886	1,025	608	2,629	11,097	16.4%
Burlington	9,467	409	0	291	1,091	1,288	676	3,346	13,222	20.9%
Mount Vernon	16,024	456	0	192	837	1,832	1,695	4,573	21,053	28.6%
Sedro-Woolley	4,594	150	0	44	348	563	541	1,500	6,244	9.4%
Concrete	347	11	0	9	7	8	85	109	467	0.7%
Hamilton	214	8	0	1	47	12	7	66	288	0.4%
La Conner	1,053	38	0	26	62	115	125	326	1,417	2.0%
Lyman	28	1	0	0	4	3	2	9	38	0.1%
Bayview Ridge	1,434	210	0	1	1,356	298	58	1,702	3,346	10.6%
Swinomish	925	32	0	9	22	149	110	288	1,245	1.8%
Rural	7,749	147	0	47	561	374	465	1,452	9,348	9.1%
Total 2015-2036	50,001	1,764	0	737	5,221	5,667	4,372	16,000	67,765	
Percent			0.00%	4.60%	32.60%	35.40%	27.30%	100.00%		

Notes: The figures for cities/towns include their associated UGAs. Sector splits are based on ESD projections. ESD mid-term growth rates were applied to 2012 base employment. ESD Projections are for non-farm jobs and exclude proprietors, self-employed, unpaid family or volunteer workers, farm workers, and domestic workers.

Source: BERK Consulting 2014

Recommended Scenario: Based on a review of all scenarios in Exhibit 6 and Exhibit 7, the Planners have developed recommended initial allocations that reflect trends in the Rural area at 9%, a share of jobs in Anacortes at 13% reflecting that local jurisdiction's review of employment data and discussions with local businesses, the I-5 Corridor share predominating at 73% and a Towns & Tribal Land share of 5%. See Exhibit 8.

Exhibit 8. Planners' Recommended Initial Employment Growth and Distribution Allocation

UGA	2012	Net Growth 2012-2015	Resource	Retail	Industrial	Services	GovEdu	Net Growth 2015-2036	Total 2036	Percent: 2015- 2036
Anacortes	8,166	238	0	92	702	806	476	2,076	10,480	13.0%
Burlington	9,467	429	0	305	1,141	1,360	710	3,516	13,412	22.0%
Mount Vernon	16,024	479	0	201	874	1,936	1,774	4,785	21,288	29.9%
Sedro-Woolley	4,594	158	0	46	368	592	566	1,572	6,324	9.8%
Concrete	347	11	0	9	7	8	85	109	467	0.7%
Hamilton	214	8	0	1	47	11	7	66	288	0.4%
La Conner	1,053	38	0	26	63	115	125	329	1,420	2.1%
Lyman	28	1	0	0	4	3	2	9	38	0.1%
Bayview Ridge	1,434	222	0	1	1,436	305	57	1,799	3,455	11.2%
Swinomish	925	32	0	9	22	150	109	290	1,247	1.8%
Rural	7,749	147	0	47	558	379	463	1,447	9,343	9.0%
Total 2015-2036	50,001	1,763	0	737	5,222	5,665	4,374	15,998	67,762	
Percent			0.0%	4.6%	32.6%	35.4%	27.3%	100.0%		

Notes: The figures for cities/towns include their associated UGAs. Sector splits are based on ESD projections. ESD mid-term growth rates were applied to 2012 base employment. ESD Projections are for non-farm jobs and exclude proprietors, self-employed, unpaid family or volunteer workers, farm workers, and domestic workers.

Source: Skagit Council of Governments 2014; BERK Consulting 2014

Jobs and Employment Acres: Following the adoption of the GMA in 1990, Comprehensive Plan updates in Skagit County have allocated jobs to each jurisdiction by converting each job into a metric of acres for ease of use by each jurisdiction. The conversion from jobs to acres was accomplished using industry accepted ratios as documented in the 1995 Overall Economic Development Plan for Skagit County.

Early in this current process, the Planners expressed a desire to allocate employment instead of acreage with these Comprehensive Plan updates. The main reason for this departure from historic practices was to provide each jurisdiction with more flexibility with how jobs are inventoried and how they may be allocated. For instance, a jurisdiction may have jobs that are trending more towards industrial uses versus professional office uses meaning that they need a greater land base than what was originally allocated – the number of jobs would be the same but the acreage would be different. Additionally, there has been legislation adopted by the State that limits certain jurisdictions from expanding their UGAs into floodplains (RCW 36.70a.110). Affected jurisdictions may need to concentrate more heavily on job creation that utilizes less land than they historically had.

As noted in the Introduction and Approach section, it is anticipated that each jurisdiction will conduct a Buildable Lands Analysis. These analyses should include common assumptions and ongoing tracking procedures to ensure that analyses are consistent across Skagit County and land development is tracked on a regular basis to see how jurisdictions are accommodating allocated population and employment. The precise methodology for the Buildable Lands Analyses has not yet been developed, but the Planners will be developing it in the near future.

ATTACHMENT: INDUSTRY PROJECTIONS AND CROSSWALK TABLES

ESD Northwest County Industry Projections

ESD NORTHWEST REGION EMPLOYMENT PROJECTIONS					
Source: Employment Security Department/LMEA					
Industry employment projections, May 2013					
Industry	Estimated employment 2011	Estimated employment 2016	Estimated employment 2021	Average annual growth rate 2011-2016	Average annual growth rate 2016-2021
TOTAL NONFARM	144,400	156,700	166,000	1.6%	1.2%
NATURAL RESOURCES and MINING	600	600	600	0.0%	0.0%
Logging	400	400	400	0.0%	0.0%
Mining	200	200	200	0.0%	0.0%
CONSTRUCTION	9,200	11,600	13,200	4.7%	2.6%
MANUFACTURING	14,300	15,800	16,600	2.0%	1.0%
Durable goods	8,200	9,400	10,000	2.8%	1.2%
Wood product manufacturing	1,500	1,800	1,700	3.7%	-1.1%
Nonmetallic mineral product manufacturing	400	500	500	4.6%	0.0%
Fabricated metal product manufacturing	800	1,000	1,100	4.6%	1.9%
Machinery manufacturing	1,300	1,800	2,200	6.7%	4.1%
Computer and electronic product manufacturing	400	400	500	0.0%	4.6%
Electrical equipment and appliance mfg	300	300	400	0.0%	5.9%
Other transportation equipment	1,200	1,300	1,200	1.6%	-1.6%
Non durable goods	6,100	6,400	6,600	1.0%	0.6%
Food and beverages manufacturing	3,100	3,200	3,400	0.6%	1.2%
Printing and related support activities	200	200	100	0.0%	-12.9%
WHOLESALE TRADE	4,000	4,200	4,400	1.0%	0.9%
RETAIL TRADE	19,700	20,700	20,900	1.0%	0.2%
Food and beverage stores	4,000	4,100	4,100	0.5%	0.0%
Motor vehicle and parts dealers	2,200	2,300	2,300	0.9%	0.0%
Other retail trade	13,500	14,300	14,500	1.2%	0.3%
TRANSPORTATION, WAREHOUSING AND UTILITIES	4,000	4,400	4,500	1.9%	0.5%
Utilities	500	500	500	0.0%	0.0%
Transportation and warehousing	3,500	3,900	4,000	2.2%	0.5%
INFORMATION	2,600	2,700	2,900	0.8%	1.4%
FINANCIAL ACTIVITIES	5,800	6,400	6,800	2.0%	1.2%
Finance and insurance	4,100	4,600	4,900	2.3%	1.3%
Real estate, rental and leasing	1,700	1,800	1,900	1.1%	1.1%
PROFESSIONAL and BUSINESS SERVICES	10,800	12,800	14,000	3.5%	1.8%
Professional, scientific and technical services	5,200	5,800	6,000	2.2%	0.7%
Management of companies and enterprises	700	800	800	2.7%	0.0%
Other professional services	3,800	4,600	5,200	3.9%	2.5%
Employment services	1,100	1,600	2,000	7.8%	4.6%
EDUCATION and HEALTH SERVICES	18,000	19,800	21,100	1.9%	1.3%
Education services	1,600	1,800	2,000	2.4%	2.1%
Health services and social assistance	16,400	18,000	19,100	1.9%	1.2%
LEISURE and HOSPITALITY	16,500	17,800	18,300	1.5%	0.6%
Arts, entertainment and recreation	2,600	2,900	3,100	2.2%	1.3%
Accommodation and food services	13,900	14,900	15,200	1.4%	0.4%
OTHER SERVICES	6,100	6,500	6,600	1.3%	0.3%
GOVERNMENT	32,800	33,400	36,100	0.4%	1.6%
Federal government	3,300	3,100	3,100	-1.2%	0.0%
State and local government other	14,400	14,400	15,100	0.0%	1.0%
Government educational services	15,100	15,900	17,900	1.0%	2.4%

NAICS Codes and Model Allocations

2-Digit	Description	Allocation Group
11	Agriculture, Forestry, Fishing and Hunting	Resource
21	Mining	Resource
22	Utilities	Industrial
23	Construction	Industrial
31	Manufacturing	Industrial
32	Manufacturing	Industrial
33	Manufacturing	Industrial
42	Wholesale Trade	Industrial
44	Retail Trade	Retail
45	Retail Trade	Retail
48	Transportation and Warehousing	Industrial
49	Transportation and Warehousing	Industrial
51	Information	Services
52	Finance and Insurance	Services
53	Real Estate and Rental and Leasing	Services
54	Professional, Scientific, and Technical Services	Services
55	Management of Companies and Enterprises	Services
56	Administrative and Support and Waste Management and Remediation Services	Services
61	Educational Services	Gov/Edu
62	Health Care and Social Assistance	Services
71	Arts, Entertainment, and Recreation	Services
72	Accommodation and Food Services	Retail
81	Other Services (except Public Administration)	Services
92	Public Administration	Gov/Edu

Skagit County

Countywide Planning Policies

October 10, 2007

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Skagit County Countywide Planning Policies

The Role of the Skagit County Countywide Planning Policies and the Comprehensive Plan

- i These countywide planning policies shall be the foundation for the Skagit County Comprehensive Plan.
- ii All Elements of the Comprehensive Plan, including maps and procedures, shall comply with these policies. Amendments to the other components of the comprehensive plan shall conform to these policies.
- iii As required by RCW 36.70A.120, all implementing regulations, including zoning maps and zoning regulations, shall be consistent with and implement these policies. Amendments to the implementing regulations shall conform to these policies.
- iv As required by RCW 36.70A.120, all planning, land use permitting actions and capital budgeting decisions shall be made in conformity with the adopted comprehensive plan.
- v The Skagit County Comprehensive Plan adopts by reference the following functional plans: Shoreline, Drainage, Floodplain, Schools, Special Districts, Parks and Recreation, Transportation, Watershed, the Coordinated Water System Plan and any other functional plans adopted by Skagit County. Each referenced plan shall be coordinated with, and consistent with, the Comprehensive Plan.
- vi All disputes over the proper interpretation of other functional plans and all implementing regulations, including zoning maps and zoning regulations, shall be resolved in favor of the interpretation which most clearly achieves Countywide Planning Policies.
- vii Skagit County shall pursue methods of collecting and displaying statistics, maps and other information necessary for government.
- viii Upon adoption of the county-wide Comprehensive Plan, sub-area plans will be considered to address homogeneous natural features and communities.
- ix A definition section will be incorporated into the final Comprehensive Plan document. Some definitions are clearly articulated in state statutes and local government implementing ordinances or regulations. Other words which are undefined at this time will be clarified through the Element development process.

1. Urban Growth

Encourage urban development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

- 1.1 Urban growth shall be allowed only within cities and towns, their designated UGAs and within any non-municipal urban growth areas already characterized by urban growth, identified in the County Comprehensive Plan with a Capital Facilities Plan meeting urban standards. Population and commercial/industrial land allocations for each UGA shall be consistent with those allocations shown in the following table:

Urban Growth Areas	Residential Population (2025)	Commercial/Industrial Land Allocations (New)
Anacortes	18,300	558
Bayview Ridge ¹	5,600	750
Burlington	12,000	242
Concrete	1,350	28
Hamilton	450	60
La Conner	950	2
Lyman	550	0
Mount Vernon	47,900	959
Sedro-Woolley	15,000	278
Swinomish	3,650	0
Urban Growth Area Total²	105,750	2,877

¹ The residential population has been placed in a reserve category until the completion of the Bayview Ridge subarea plan. At that time, it will either be accommodated in the proposed Bayview Ridge UGA, reallocated to other UGAs, or a combination thereof. The Port of Skagit County has 258 acres of the designated commercial / industrial properties. A sub-area plan and implementing regulations were adopted for the Bayview Ridge UGA; the urban standards set forth in this plan/regulations for roads, sewer, and stormwater shall meet or exceed those in effect in the City of Burlington on April 1, 1999. Police and Fire services shall, at a minimum, meet the requirements of CPP 1.7.

² The projected 2025 population for the remainder of Skagit County, outside of Urban Growth Areas, is 43,330. Adding that to the Urban Growth Area total cited above results in a total County population of 149,080. The Growth Management Act does not require a commercial/industrial land allocation for the rural area.

- 1.2 Cities and towns and their urban growth areas, and non-municipal urban growth areas designated pursuant to CPP 1.1, shall include areas and densities sufficient to accommodate as a target 80% of the county's 20 year population projection.
- 1.3 Urban growth areas shall provide for urban densities of mixed uses and shall direct development of neighborhoods which provide adequate and accessible urban governmental services concurrent with development. The GMA defines urban governmental services as those governmental services historically and typically delivered by cities, and includes storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with nonurban areas.
- 1.4 Urban growth areas shall include greenbelt, open space, and encourage the preservation of wildlife habitat areas.
- 1.5 Cities shall encourage development, including greenbelt and open space areas, on existing vacant land and in-fill properties before expanding beyond their present corporate city limits towards urban growth boundaries.
- 1.6 Annexations beyond urban growth areas are prohibited.
- 1.7 Development within established urban growth boundaries shall, as a minimum, conform to those urban development standards in effect within the respective municipality as of April, 1, 1999. Bayview Ridge UGA urban standards for roads, sewer, and stormwater shall meet or exceed those in effect in the City of Burlington on April 1, 1999. UGAs with populations of over 1500 or a Commercial/Industrial land allocation (new) over 100 acres shall have, as a minimum, the following levels of urban law enforcement and fire service levels:

Law Enforcement:

One commissioned law enforcement officer per 1,000 population served or per 100 acres of developed commercial or industrial property, whichever is the higher number.

Fire:

Urban fire level of service standard for Urban Growth Areas are as follows:

1. For Cities and their adjacent Urban Growth Areas, an ISO grading of 5 or better shall be maintained; otherwise

2. Within 5 minutes of being dispatched, the Fire Department shall arrive and be able to deliver up to 200 gallons per minute fire flow in an offensive (interior) attack, with a minimum of 4 firefighters, for responses to: structural fires, vehicle fires, other outside fires, motor vehicle accidents, activated fire alarm systems, or other hazardous conditions. The Fire Department shall also be capable of delivering a minimum of Basic Life Support including defibrillation, with a minimum of one First Responder or Emergency Medical Technician, for medical responses.

Within 10 minutes of being dispatched, the Fire Department shall be able to support the interior structural fire attack with teams which may include: a ventilation team, a search & rescue team, a team for a backup line, and standby firefighters, totaling between 8 and 12 firefighters on-scene. The Fire Department shall also be capable of providing Heavy Rescue capability, including heavy hydraulics, at Motor Vehicle Accidents.

Within 20 minutes of being dispatched, the Fire Department shall be capable of delivering 1500 gallons per minute fire flow in a sustained defensive attack mode for structural fire responses. For buildings larger than 10,000 square feet, the Fire Department shall be capable of delivering 2000 Gallons per Minute, and shall have an elevated master stream capability.

These requirements shall be met for 90% of all incidents.

Mutual aid requested under the Mutual Aid Contract may be used to provide relief to the initial operating crews, but shall not be used to provide initial attack capability, support functions, or sustained attack capability. This does not preclude automatic aid agreements under separate contract which does provide these capabilities or functions from other agencies.

Times are considered to be "Response Time," which shall be measured by the sum of turnout time (the time from dispatch until the first arriving unit is enroute to the incident), plus travel time. Dispatch time shall be allocated a maximum of 1 additional minute which is measured from the time the 9-1-1 call is received until the fire department is dispatched.

All operations shall be conducted in compliance with state and federal regulations, including training requirements for firefighters, and maintenance requirements for equipment and apparatus.

All commercial and industrial facilities shall be inspected for compliance with the Uniform Fire Code at least annually. Water systems shall be installed in accordance with the Skagit County Coordinated Water System Supply Plan, with a fire flow meeting the requirements of the Uniform Fire Code.

- 1.8 All growth outside the urban growth boundary shall be rural in nature as defined in the Rural Element, not requiring urban governmental services, except in those limited circumstances shown to be necessary to the satisfaction of both the County and the affected city to protect basic public health, safety and the environment, and when such services are financially supportable at rural densities and do not permit urban development.

2. Reduce Sprawl

Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

- 2.1 Contiguous and orderly development and provision of urban services to such development within urban growth boundaries shall be required.
- 2.2 Development within the urban growth area shall be coordinated and phased through inter-agency agreements.
- 2.3 Rural development shall be allowed in areas outside of the urban growth boundaries having limited resource production values (e.g. agriculture, timber, mineral) and having access to public services. Rural development shall have access through suitable county roads, have limited impact on agricultural, timber, mineral lands, critical areas, shorelands, historic landscapes or cultural resources and must address their drainage and ground water impacts.
- 2.4 Rural commercial and industrial development shall be consistent with that permitted by the Growth Management Act, specifically including RCW 36.70A.070(5)(d) and related provisions and the 1997 ESB 6094 amendments thereto. This development shall not be urban in scale or character or require the extension of urban services outside of urban growth areas, except where necessary to address an existing public health, safety or environmental problem.
- 2.5 Rural commercial and industrial development shall be of a scale and nature consistent and compatible with rural character and rural services, or as otherwise allowed under RCW 36.70A.070(5)(d), and may include commercial services to serve the rural population, natural resource-related industries, small scale businesses and cottage industries that provide job opportunities for rural residents, and recreation, tourism and resort development that relies on the natural environment unique to the rural area.
- 2.6 Priority consideration will be given to siting of new rural commercial and industrial uses in areas of existing development, including existing Rural Villages and existing Rural Centers, followed by already developed sites in the rural area, and only lastly to wholly undeveloped sites in the rural area.
- 2.7 Master planned sites designated for industrial and large-scale commercial uses shall be clustered, landscaped, and buffered to alleviate adverse impacts to surrounding areas.
- 2.8 Commercial areas should be aggregated in cluster form, be pedestrian oriented, provide adequate parking and be designed to accommodate public transit. Strip commercial development shall be prohibited.

- 2.9 Urban commercial and urban industrial development, except development directly dependent on local agriculture, forestry, mining, aquatic and resource operations, and major industrial development which meets the criteria contained in RCW 36.70A.365, should be restricted to urban or urban growth areas where adequate transportation networks and appropriate utility services are available.

The process to consider siting of specific major industrial developments outside of urban growth areas shall follow the process included in the Memorandum of Understanding between the County and the cities for adoption of Countywide Planning Policies. Major industrial developments shall mean a master planned location for specific manufacturing, industrial, or commercial business that:

1. Requires a parcel of land so large that no suitable parcels are available within an urban growth area; or
2. Is a natural resource-based industry requiring a location near agricultural land, forest land, or mineral resource land upon which it is dependent. The major industrial development shall not be for the purpose of retail commercial development or multi-tenant office park.

A major industrial development may be approved outside an urban growth area if the following criteria are met:

1. New infrastructure is provided for and/or applicable impact fees are paid;
2. Transit-oriented site planning and traffic demand management programs are implemented;
3. Buffers are provided between the major industrial development and adjacent non-urban areas;
4. Environmental protection including air and water quality has been addressed and provided for;
5. Development regulations are established to ensure that urban growth will not occur in adjacent non-urban areas;
6. Provision is made to mitigate adverse impacts on designated agricultural lands, forest lands, and mineral resource lands;
8. The plan for the major industrial development is consistent with the County's development regulations established for the protection of critical areas; and

9. An inventory of developable land has been conducted and the County has determined and entered findings that land suitable to site the major industrial development is unavailable within the urban growth area. Priority shall be given to applications for sites that are adjacent to or in close proximity to the urban growth areas.

Final approval of an application for a major industrial development shall be considered an adopted amendment to the Comprehensive Plan adopted pursuant to RCW 36.70A.070 designating the major industrial development site on the land use map as an urban growth area. Final approval of the application shall not be considered an amendment to the Comprehensive Plan for the purposes of RCW 36.70A.130(2) and may be considered at any time.

- 2.10 Establishment or expansion of local improvement districts and special purpose taxing districts, except flood control, diking districts and other districts formed for the purpose of protecting water quality, in designated commercial forest resource lands shall be discouraged.

3. Transportation

Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

- 3.1 Multi-purpose transportation routes and facilities shall be designed to accommodate present and future traffic volumes.
- 3.2 Primary arterial access points shall be designed to ensure maximum safety while minimizing traffic flow disruptions.
- 3.3 The development of new transportation routes and improvements to existing routes shall minimize adverse social, economic and environmental impacts and costs.
- 3.4 The Transportation Element of the Comprehensive Plan shall be designed to; facilitate the flow of people, goods and services so as to strengthen the local and regional economy; conform with the Land Use Element of the Comprehensive Plan; be based upon an inventory of the existing Skagit County transportation network and needs; and encourage the conservation of energy.
- 3.5 Comprehensive Plan provisions for the location and improvement of existing and future transportation networks and public transportation shall be made in a manner consistent with the goals, policies and land use map of the Comprehensive Plan.
- 3.6 The development of a recreational transportation network shall be encouraged and coordinated between state and local governments and private enterprises.
- 3.7 The Senior Citizen and Handicapped transportation system shall be provided with an adequate budget to provide for those who, through age and/or disability, are unable to transport themselves.
- 3.8 Level of service (LOS) standards and safety standards shall be established that coordinate and link with the urban growth and urban areas to optimize land use and traffic compatibility over the long term. New development shall mitigate transportation impacts concurrently with the development and occupancy of the project.
- 3.9 An all-weather arterial road system shall be coordinated with industrial and commercial areas.

- 3.10 Cost effectiveness shall be a consideration in transportation expenditure decisions and balanced for both safety and service improvements.
- 3.11 An integrated regional transportation system shall be designed to minimize air pollution by promoting the use of alternative transportation modes, reducing vehicular traffic, maintaining acceptable traffic flow, and siting of facilities.
- 3.12 All new and expanded transportation facilities shall be sited, constructed and maintained to minimize noise levels.

4. Housing

Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

- 4.1 Local governments shall allow for an adequate supply of land use options to provide housing for a wide range of incomes, housing types and densities.
- 4.2 Public/private partnerships shall be encouraged to build affordable housing and devise incentives for innovative and environmentally sensitive design to meet the housing needs of people with low and moderate incomes and special needs populations.
- 4.3 The Comprehensive Plan should support innovative land use management techniques, including, but not limited to, density bonuses, cluster housing, planned unit developments and the transfer of development rights.
- 4.4 The existing affordable housing stock should be maintained and efforts to rehabilitate older and substandard housing, which are otherwise consistent with comprehensive plan policies, should be encouraged.
- 4.5 The construction of housing that promotes innovative, energy efficient and less expensive building technologies shall be encouraged.
- 4.6 Comprehensive Plan provisions for the location of residential development shall be made in a manner consistent with protecting natural resource lands, aquatic resources, and critical areas.
- 4.7 Manufactured home parks shall be allowed only within urban or urban growth boundary areas.

5. Economic Development

Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

- 5.1 The development of environmentally sensitive industries shall be encouraged.
- 5.2 Home occupations that do not significantly change or impact neighborhood character shall be permitted.
- 5.3 Economic diversity should be encouraged in rural communities where special incentives and services can be provided.
- 5.4 Commercial and industrial activities directly related to local natural resource production may be allowed in designated natural resource areas provided they can demonstrate their location and existence as natural resource area dependent businesses.
- 5.5 A diversified economic base shall be encouraged to minimize the vulnerability of the local economy to economic fluctuations.
- 5.6 Commercial, industrial and residential acreage shall be designated to meet future needs without adversely affecting natural resource lands, critical areas, and rural character and life styles.
- 5.7 Tourism, recreation and land preservation shall be promoted provided they do not conflict with the long-term commercial significance of natural resources and critical areas or rural life styles.
- 5.8 Agriculture, forestry, aquatic resources and mineral extraction shall be encouraged both within and outside of designated resource lands.
- 5.9 The primary land use within designated forest resource lands shall be commercial forestry. Residential development shall be strongly discouraged within designated forest resource lands.
- 5.10 Lands within designated agricultural resource areas should remain in large parcels and ownership patterns conducive to commercial agricultural operations and production.

- 5.11 Skagit County shall conserve agriculture, aquaculture, forest and mineral resources for productive use by designating natural resource lands and aquatic resource areas, where the principal and preferred land uses will be long term commercial resource management.
- 5.12 Value added natural resource industries shall be encouraged.
- 5.13 Skagit County shall increase the availability of renewable resources and encourage the maximum attainable recycling of non-renewable resources.
- 5.14 Commercial and industrial activities directly related to or dependent on local aquatic resource areas should be encouraged in shoreline areas provided they are shoreline dependent and/or related.
- 5.15 The Comprehensive Plan shall support and encourage economic development and employment to provide opportunities for prosperity.

6. Property Rights

Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

- 6.1 Proposed regulatory or administrative actions shall not result in an unconstitutional taking of private property.
- 6.2 The rights of property owners operating under current land use regulations shall be preserved unless a clear public health, safety or welfare purpose is served by more restrictive regulation.
- 6.3 Surface water runoff and drainage facilities shall be designed and utilized in a manner which protects against the destruction of private property and the degradation of water quality.

7. Permits

Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

- 7.1 Inter-agency agreements with other agencies to facilitate multi-agency permits shall be pursued to better serve the public.
- 7.2 Upon receipt of a complete application, land use proposals and permits shall be expeditiously reviewed and decisions made in a timely manner.
- 7.3 Variances which would allow for a violation of Comprehensive Plan policies shall not be permitted.
- 7.4 New implementing codes and amendments shall provide clear regulations to reduce the possibility of multiple interpretations by staff and applicants.
- 7.5 Impact fees shall be imposed through established ordinances, procedures and criteria so that specific developments do not pay arbitrary fees or duplicative fees for the same impact.
- 7.6 Special purpose districts permitted by statute to request impact fees shall to the extent possible utilize similar formulas to calculate costs of new development.

8. Natural Resource Industries

Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

- 8.1 Identified critical areas, shorelands, aquatic resource areas and natural resource lands shall be protected by restricting conversion. Encroachment by incompatible uses shall be prevented by maintenance of adequate buffering between conflicting activities.
- 8.2 Land uses adjacent to agricultural, forest, or mineral resource lands and designated aquatic resource areas shall not interfere with the continued use of these designated lands for the production of food, agricultural and aquatic based products, or timber, or for the extraction of minerals.
- 8.3 Forest and agricultural lands located within urban growth areas shall not be designated as forest or agricultural land of long-term commercial significance unless a program authorizing transfer or purchase of development rights is established.
- 8.4 Mining sites or portions of mining sites shall be reclaimed when they are abandoned, depleted, or when operations are discontinued for long periods.
- 8.5 Long term commercially significant natural resource lands and designated aquatic resource areas shall be protected and conserved. Skagit County shall adopt policies and regulations that encourage and facilitate the retention and enhancement of natural resource areas in perpetuity.
- 8.6 When plats, short plats, building permits and development permits are issued for development activities on or adjacent to natural resource lands and aquatic resource areas, notice shall be provided to those seeking permit approvals that certain activities may occur that are not compatible with residences.
- 8.7 Fishery resources, including the county's river systems inclusive of their tributaries, as well as the area's lakes, associated wetlands, and marine waters, shall be protected and enhanced for continued productivity.
- 8.8 Skagit County shall encourage sustainable use of the natural resources of the County, including but not limited to agriculture, forestry, and aquatic resources.
- 8.9 Skagit County shall conserve agricultural, aquatic based, forest and mineral resources for productive use by designating natural resource lands and aquatic resource areas where the principal and preferred land uses will be long term commercial resource management.

9. Open Space and Recreation

Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

- 9.1 Open space corridors within and between urban growth areas shall be identified. These areas shall include lands useful for recreation, fish and wildlife habitat, trails, and connection of critical areas.
- 9.2 To preserve open space and create recreational opportunities, innovative regulatory techniques and incentives such as but not limited to, purchase of development rights, transfer of development rights, conservation easements, land trusts and community acquisition of lands for public ownership shall be encouraged.
- 9.3 The use of Open Space Taxation Laws shall be encouraged as a useful method of land use control and resource preservation.
- 9.4 Expansion and enhancement of parks, recreation and scenic areas and viewing points shall be identified, planned for and improved in shorelands, and urban and rural designated areas.
- 9.5 Property owners shall be encouraged to site and design new construction to minimize disruption of visual amenities and solar resources of adjacent property owners, public road ways, parks, lakes, waterways and beaches.
- 9.6 Development of new park and recreational facilities shall adhere to the policies set out in this Comprehensive Plan document.
- 9.7 The Skagit Wild and Scenic River System (which includes portions of the Sauk, Suiattle, Cascade and Skagit Rivers) is a resource that should be protected, enhanced and utilized for recreation purposes when there are not potential conflicts with the values (fisheries, wildlife, and scenic quality) of the river system.
- 9.8 Incompatible adjacent uses including industrial and commercial areas shall be adequately buffered by means of landscaping, or by maintaining recreation and open space corridors.
- 9.9 A park and recreation system shall be promoted which is integrated with existing and planned land use patterns.
- 9.10 Indoor and outdoor recreation facilities shall be designed to provide a wide range of opportunities allowing for individual needs of those using these facilities.

- 9.11 School districts, public agencies and private entities should work together to develop joint inter-agency agreements to provide facilities that not only meet the demands of the education for our youth, but also provide for public recreation opportunities that reduce the unnecessary duplication of facilities within Skagit County.
- 9.12 In planning new park and recreation facilities, Skagit County shall take into consideration natural features, topography, floodplains, relationship to population characteristics, types of facilities, various user group needs and standards of access including travel time.

10. Environment

Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

- 10.1 Natural resource lands, including aquatic resource areas and critical areas shall be classified and designated, and regulations adopted to assure their long-term conservation. Land uses and developments which are incompatible with critical areas shall be prohibited except when impacts from such uses and developments can be mitigated.
- 10.2 Land use decisions shall take into account the immediate and long range cumulative effects of proposed uses on the environment, both on and off-site.
- 10.3 The County shall reduce the loss of critical aquatic and terrestrial habitat by minimizing habitat fragmentation.
- 10.4 Wetlands, woodlands, watersheds and aquifers are essential components of the hydrologic system and shall be managed to protect surface and groundwater quality.
- 10.5 Skagit County shall recognize the river systems within the County as pivotal freshwater resources and shall manage development within the greater watershed in a manner consistent with planning practices that enhance the integrity of the aquatic resource, fish and wildlife habitat, and recreational and aesthetic qualities.
- 10.6 Rural character shall be preserved by regulatory mechanisms through which development can occur with minimal environmental impact.
- 10.7 Development shall be directed away from designated natural resource lands, aquatic resource areas and critical areas.
- 10.8 The conversion of tidelands to uplands by means of diking, drainage and filling shall be prohibited, except when carried out by a public body to implement a Comprehensive Plan for flood plain management or to respond to a natural disaster threatening life and property.
- 10.9 Septic systems, disposal of dredge spoils and land excavation, filling and clearing activities shall not have an adverse significant affect on Skagit County waters with respect to public health, fisheries, aquifers, water quality, wetlands, wildlife habitat, natural marine ecology and aquatic based resources.
- 10.10 Usual and accustomed activities on natural resource lands and aquatic resource areas shall be protected from interference when they are conducted in accordance with best management practices and environmental laws.

- 10.11 When evaluating and conditioning commercial, industrial or residential development, Skagit County shall consider threatened or endangered wildlife.
- 10.12 Skagit County shall enter into inter-agency agreements with appropriate state and local agencies and Native American Tribes for compliance with watershed protection, including but not limited to, the cumulative effects of construction, logging and non-point pollution in watersheds.
- 10.13 Skagit County and Cities and Towns, in cooperation with appropriate local, state and Federal agencies, shall develop and implement flood hazard reduction programs, consistent with and supportive of the Corps Feasibility Study.
- 10.14 The Skagit River Floodway and the Skagit River Floodplain shall be regulated to protect human life, property and the public health and safety of the citizens of Skagit County; minimize the expenditure of public money; and maintain flood insurance eligibility while avoiding regulations which are unnecessary restrictive or difficult to administer.
- 10.15 Skagit County and Cities and Towns shall work together to provide ongoing public education about flooding in a coordinated and consistent program, and shall adopt a flood hazard reduction plan, that works together with the natural and beneficial functions of floodplains.

11. Citizen Participation

Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

- 11.1 Skagit County shall maintain procedures to provide for the broad dissemination of proposals and alternatives for public inspection; opportunities for written comments; public hearings after effective notice; open discussions; communication programs and information services; consideration of and response to public comments; and the notification of the public for the adoption, implementation and evaluation of the Comprehensive Plan.
- 11.2 Skagit County shall continue to encourage public awareness of the Comprehensive Plan by providing for public participation opportunities and public education programs designed to promote a widespread understanding of the Plan's purpose and intent.
- 11.3 For land use proposals, including those within the marine environment, all applicants shall bear the costs for public notification, by mail, and by posting of signs. Affected neighbors and surrounding shoreline owners shall be notified as prescribed by ordinance.
- 11.4 Skagit County shall provide regular and ongoing opportunities for public review and comment throughout the Comprehensive Plan development process.
- 11.5 Skagit County shall encourage citizen participation throughout the planning process as mandated by state statute and codes for environmental, land use, and development permits.
- 11.6 Skagit County shall utilize broad based Citizen Advisory Committees to participate and assist in the development of the Comprehensive Plan Elements, sub-area plans and functional plans.

12. Public Facilities and Services

Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

- 12.1 Public facilities and services shall be integrated and consistent with locally adopted comprehensive plans and implementing regulations.
- 12.2 All communities within a region shall fairly share the burden of regional public facilities. (The GMA defines regional public facilities as streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks, recreational facilities and schools.)
- 12.3 A process shall be developed for identifying and siting essential public facilities. The Comprehensive Plan may not preclude the siting of essential public facilities. (The GMA defines essential public facilities as those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities, state and local corrections facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities and group homes.)
- 12.4 Lands shall be identified for public purposes, such as: utility corridors, transportation corridors, landfill, sewage treatment facilities, recreation, schools, and other public uses. The County shall work with the state, cities, communities and utility providers to identify areas of shared need for public facilities.
- 12.5 Lands designated for urban growth by this Comprehensive Plan shall have an urban level of regional public facilities prior to or concurrent with development.
- 12.6 Development shall be allowed only when and where all public facilities are adequate, and only when and where such development can be adequately served by regional public services without reducing levels of service elsewhere.
- 12.7 Public facilities and services needed to support development shall be available concurrent with the impacts of development.
- 12.8 The financing for system improvements to public facilities to serve new development must provide for a balance between impact fees and other sources of public funds and cannot rely solely on impact fees.

- 12.9 New development shall pay for or provide for its share of new infrastructure through impact fees or as conditions of development through the environmental review process.
- 12.10 Public water supply for new development shall conform to or exceed the Coordinated Water System Plan for public water systems.
- 12.11 Future development of land adjacent to existing and proposed schools and other public facilities shall be compatible with such uses.
- 12.12 Library service within the county should be developed and coordinated to assure the delivery of comprehensive services throughout the County, with the county, cities and towns fairly sharing the burden.
- 12.13 A county-wide recycling program shall be developed.
- 12.14 Public drainage facilities shall be designed to control both stormwater quantity and quality impacts.
- 12.15 Skagit County shall provide results of the required six year capital facilities plan, including a financing plan, and these shall be consistent with land use designations.
- 12.16 Citizens shall have the opportunity to participate in and comment on proposed capital facilities financing.
- 12.17 The Washington State Boundary Review Board for Skagit County should be disbanded pursuant to RCW 36.93.230 provided that the following tasks are accomplished: (a) that ALL cities and the County have adopted comprehensive plans and development regulations consistent with the requirements of these Countywide Planning Policies and RCW 36.70A, including appropriate urban levels of service for all public facilities and services; (b) that ALL cities and the County have adopted a concurrency ordinance that requires the adopted urban levels of service addressed in (a) above be accomplished in time frames that are consistent with RCW 36.70A.; (c) that special purpose districts that serve UGAs have adopted urban levels of service standards appropriate for their service areas; (d) that ALL cities and the County have an adopted capital facility plan for urban levels of service that indicates sources of revenue and a timeline for meeting such service; and (e) that ALL cities and special purpose districts have in place adopted “interlocal agreements” that discuss arrangements for transfer of assets and obligations that may be affected by transference of governance or annexation of the service area consistent with the requirements of applicable RCWs.

13. Historic Preservation

Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

- 13.1 Skagit County shall cooperate with local historic preservation groups to ensure coordination of plans and policies by the State Office of Archeology and Historic Preservation.

1. Urban Growth

Encourage urban development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

- 1.1 Urban growth shall be allowed only within cities and towns, their designated UGAs and within any non-municipal urban growth areas already characterized by urban growth, identified in the County Comprehensive Plan with a Capital Facilities Plan meeting urban standards. Population and ~~employment commercial/industrial land~~ allocations for each UGA shall be consistent with those allocations shown in Appendix A.~~the following table:~~

Urban Growth Areas	Residential Population (2025)	Commercial/Industrial Land Allocations (New)
Anacortes	48,300	558
Bayview Ridge ¹	5,600	750
Burlington	42,000	242
Concrete	4,350	28
Hamilton	450	60
La Conner	950	2
Lyman	550	0
Mount Vernon	47,900	959
Sedro Woolley	45,000	278
Swinomish	3,650	0
Urban Growth Area Total²	105,750	2,877

¹The residential population has been placed in a reserve category until the completion of the Bayview Ridge subarea plan. At that time, it will either be accommodated in the proposed Bayview Ridge UGA, reallocated to other UGAs, or a combination thereof. The Port of Skagit County has 258 acres of the designated commercial/industrial properties. A sub-area plan and implementing regulations were adopted for the Bayview Ridge UGA; the urban standards set forth in this plan/regulations for roads, sewer, and stormwater shall meet or exceed those in effect in the City of Burlington on April 1, 1999. Police and Fire services shall, at a minimum, meet the requirements of CPP 1.7.

²The projected 2025 population for the remainder of Skagit County, outside of Urban Growth Areas, is 43,330. Adding that to the Urban Growth Area total cited above results in a total County population of 149,080. The Growth Management Act does not require a commercial/industrial land allocation for the rural area.

- 1.2 Cities and towns and their urban growth areas, and non-municipal urban growth areas designated pursuant to CPP 1.1, shall include areas and densities sufficient to accommodate as a target 80% of the county's 20 year population projection.
- 1.3 Urban growth areas shall provide for urban densities of mixed uses and shall direct development of neighborhoods which provide adequate and accessible urban governmental services concurrent with development. The GMA defines urban governmental services as those governmental services historically and typically delivered by cities, ~~and including~~ storm and sanitary sewer systems, domestic water systems, street cleaning services, fire and police protection services, public transit services, and other public utilities associated with urban areas and normally not associated with nonurban areas.
- 1.4 Urban growth areas shall include greenbelts ~~and~~, open space, and encourage the preservation of wildlife habitat areas.
- 1.5 Cities shall encourage development, including greenbelt and open space areas, on existing vacant land and in-fill properties before expanding beyond their present corporate city limits towards urban growth boundaries.
- 1.6 Annexations beyond urban growth areas are prohibited.

1.7 The baseline for 20-year countywide population forecasts shall be the official Growth Management Act Population Projections from the State of Washington's Office of Financial Management. The Growth Management Act Technical Advisory Committee ("Planners Committee") shall recommend the process for allocating forecasted population and employment, which shall be cooperatively reviewed by the Growth Management Act Steering Committee (GMASC), consistent with the "2002 Framework Agreement." Final growth allocations will be ratified by each government's legislative body. The growth allocation process shall use the procedures in Appendix B, which calls for the following steps:

- a. Initial Growth Allocations;
- b. Reconciliation;
- c. Long Term Monitoring; and
- d. Allocation Adjustment

1.8 The County and cities/towns shall use consistent land capacity analysis methods as approved by the GMASC to determine the amount of undeveloped buildable urban land needed. The inventory of the undeveloped buildable urban land supply is to be maintained by Skagit County in a Regional GIS database.

1.9 The County and cities/towns will establish a common method to monitor urban development to evaluate the rate of growth and maintain an inventory of the amount of buildable land remaining. The Planners Committee shall develop a monitoring process, prepare annual monitoring reports and present the reports to the Growth Management Act Steering Committee annually.

~~1.7 Development within established urban growth boundaries shall, as a minimum,~~

~~conform to those urban development standards in effect within the respective municipality as of April, 1, 1999. Bayview Ridge UGA urban standards for roads, sewer, and stormwater shall meet or exceed those in effect in the City of Burlington on April 1, 1999. UGAs with populations of over 1500 or a Commercial/Industrial land allocation (new) over 100 acres shall have, as a minimum, the following levels of urban law enforcement and fire service levels:~~

Law Enforcement:

~~One commissioned law enforcement officer per 1,000 population served or per 100 acres of developed commercial or industrial property, whichever is the higher number.~~

Fire:

~~Urban fire level of service standard for Urban Growth Areas are as follows:~~

~~1. For Cities and their adjacent Urban Growth Areas, an ISO grading of 5 or better shall be maintained; otherwise~~
~~2. Within 5 minutes of being dispatched, the Fire Department shall arrive and be able to deliver up to 200 gallons per minute fire flow in an offensive (interior) attack, with a minimum of 4 firefighters, for responses to: structural fires, vehicle fires, other outside fires, motor vehicle accidents, activated fire alarm systems, or other hazardous conditions. The Fire Department shall also be capable of delivering a minimum of Basic Life Support including defibrillation, with a minimum of one First Responder or Emergency Medical Technician, for medical responses.~~

~~Within 10 minutes of being dispatched, the Fire Department shall be able to support the interior structural fire attack with teams which may include: a ventilation team, a search & rescue team, a team for a backup line, and standby firefighters, totaling between 8 and 12 firefighters on scene. The Fire Department shall also be capable of providing Heavy Rescue capability, including heavy hydraulics, at Motor Vehicle Accidents.~~

~~Within 20 minutes of being dispatched, the Fire Department shall be capable of delivering 1500 gallons per minute fire flow in a sustained defensive attack mode for structural fire responses. For buildings larger than 10,000 square feet, the Fire Department shall be capable of delivering 2000 Gallons per Minute, and shall have an elevated master stream capability.~~

~~These requirements shall be met for 90% of all incidents.~~

~~Mutual aid requested under the Mutual Aid Contract may be used to provide relief to the initial operating crews, but shall not be used to provide initial attack capability, support functions, or sustained attack capability. This does not preclude automatic aid agreements under separate contract which does provide these capabilities or functions from other agencies.~~

~~Times are considered to be "Response Time," which shall be measured by the sum of turnout time (the time from dispatch until the first arriving unit is enroute to the incident), plus travel time. Dispatch time shall be allocated a maximum of 1 additional minute which is measured from the time the 9-1-1 call is received until the fire department is dispatched.~~

~~All operations shall be conducted in compliance with state and federal regulations, including training requirements for firefighters, and maintenance requirements for equipment and apparatus.~~

~~All commercial and industrial facilities shall be inspected for compliance with the Uniform Fire Code at least annually. Water systems shall be installed in accordance with the Skagit County Coordinated Water System Supply Plan, with a fire flow meeting the requirements of the Uniform Fire Code~~

1.108 All growth outside the urban growth boundary shall be rural in nature as defined in the Rural Element, not requiring urban governmental services, except in those limited circumstances shown to be necessary to the satisfaction of both the County and the affected city to protect basic public health, safety and the environment, and when such services are financially supportable at rural densities and do not permit urban development.

Appendix A

Table 1: 2036 Initial Growth Allocations				
Urban Growth Areas	2015 – 2036 Forecast Population Growth	Total 2036 Population	2015 – 2036 Forecast Employment Growth	Total 2036 Employment
<u>Anacortes</u>	<u>5,895</u>	<u>22,293</u>	<u>2,076</u>	<u>10,480</u>
<u>Burlington</u>	<u>3,808</u>	<u>14,272</u>	<u>3,516</u>	<u>13,412</u>
<u>Mount Vernon</u>	<u>12,434</u>	<u>47,403</u>	<u>4,785</u>	<u>21,288</u>
<u>Sedro-Woolley</u>	<u>4,555</u>	<u>17,069</u>	<u>4,427</u>	<u>9,179</u>
<u>Concrete</u>	<u>320</u>	<u>1,193</u>	<u>109</u>	<u>467</u>
<u>Hamilton</u>	<u>114</u>	<u>427</u>	<u>66</u>	<u>288</u>
<u>La Conner</u>	<u>329</u>	<u>1,226</u>	<u>329</u>	<u>1,420</u>
<u>Lyman</u>	<u>162</u>	<u>605</u>	<u>9</u>	<u>38</u>
<u>Bayview Ridge</u>	<u>72</u>	<u>1,883</u>	<u>1,799</u>	<u>3,455</u>
<u>Swinomish</u>	<u>912</u>	<u>3,416</u>	<u>290</u>	<u>1,247</u>
<u>UGAs Subtotal</u>	<u>28,601</u>	<u>109,787</u>	<u>17,406</u>	<u>61,274</u>
<u>Rural (outside UGAs)</u>	<u>7,150</u>	<u>45,665</u>	<u>1,447</u>	<u>9,343</u>
<u>County Total</u>	<u>35,751</u>	<u>155,452</u>	<u>18,853</u>	<u>70,617</u>

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Appendix B – Growth Allocations Procedure Steps

The process of setting and reviewing growth allocations shall be consistent with the 2002 Framework Agreement among Skagit County and the cities and towns as currently adopted or amended.

1. **Initial Growth Allocations:** The Planners Committee will develop initial population and employment allocations for review and adoption by the GMASC.
 - a. The Initial allocations will be based on the most recently published official 20-year population projections for Skagit County from the Office of Financial Management (OFM).

Jurisdictions shall use these initial allocations for at least one of the plan alternatives they evaluate for their GMA plan updates.
2. **Reconciliation:** Once the GMA comprehensive plan updates of jurisdictions have identified a preferred growth plan with sufficient detail to determine if the population and employment allocation can be accommodated, the Growth Management Act Steering Committee (GMASC) will review and, if necessary, recommend adjusting the population and employment growth allocations to be included in the CPPs.
 - a. The County and cities/towns shall jointly review the preferred growth alternatives proposed in local comprehensive plans for discrepancies with the allocation associated with the County's preferred plan alternative.
 - b. Based on the land supply, permitted densities, capital facilities, urban service capacities and other information associated with the preferred growth alternatives of proposed local comprehensive plans, the Planners Committee shall recommend to the GMASC a reconciled 20-year population and employment allocation.
 - c. The GMASC shall review and recommend to the Board of County Commissioners a reconciled 20-year population and employment allocation. Substantial consideration shall be given to the plan of each jurisdiction, and the recommendation shall be consistent with the GMA and the CPPs.
 - d. The Board of County Commissioners shall consider the recommendation of the GMASC and shall replace the allocations in the CPPs with a reconciled 20-year population and employment allocation.
3. **Long Term Monitoring:** Subsequent to reconciliation, GMASC shall maintain a long term monitoring process to review annually the population and employment growth allocations contained in the CPPs.
 - a. Skagit County and the cities shall jointly monitor the following:
 - i. Estimated population and employment growth;
 - ii. Annexations and incorporations;
 - iii. Residential and non-residential development trends;
 - b. Results of the monitoring program shall be published in a growth monitoring report developed by the Planners Committee and recommended to the GMASC.
 - c. GMASC shall review and approve the annual report by resolution.

4. Allocation Adjustment: The GMASC may consider adjustments to the population and employment growth allocations contained in Appendix A of CPPs in the years between state-required updates. The following steps shall be used:
- a. Based on the results of the long term monitoring process, the Planners Committee may review and recommend to the GMASC an adjustment to the population and employment allocations.
 - b. The GMASC shall review the Planners Committee recommendation to adjust growth allocations and may recommend to the Board of County Commissioners an adjustment to the population and employment allocations. Adjustments to the growth allocations shall be based on the results of the monitoring program and shall be consistent with the GMA and the CPPs.
 - c. The Board of County Commissioners shall consider the recommendation of the GMASC and may amend the CPPs with adjusted population and employment allocations for cities, UGAs, and rural areas.

Any disputes regarding the roles and responsibilities of the Board of County Commissioners, the GMA Steering Committee, and individual jurisdictions in reviewing and approving amendments to the Countywide Planning Policies shall be resolved in accordance with the procedures established by the 2002 Framework Agreement.