

## RESOLUTION 2023-01

### TO APPROVE INITIAL 2045 ALLOCATIONS FOR POPULATION, HOUSING AND EMPLOYMENT IN SKAGIT COUNTY

**WHEREAS**, pursuant to RCW 36.70A.040, Skagit County, and all cities and towns in Skagit County, are required to fully plan under Washington state's Growth Management Act (GMA), and each must adopt a comprehensive plan and development regulations to implement their respective comprehensive plan;

**WHEREAS**, pursuant to RCW 36.70A.210, the Board of Skagit County Commissioners must adopt countywide planning policies (CPPs), in cooperation with the cities and towns within Skagit County, used solely for establishing a countywide framework from which county, city and town comprehensive plans are developed and adopted;

**WHEREAS**, pursuant to RCW 36.70A.210, Skagit County, and all cities and towns within Skagit County, executed an agreement (2002 Framework Agreement) defining the process and framework for adoption of countywide planning policies, establishment and alteration of urban growth area (UGA) boundaries, and allocations of population and employment growth to UGAs and areas outside of UGAs;

**WHEREAS**, the 2002 Framework Agreement established a planning organization known as the "GMA Committee", which consists of a GMA Steering Committee (GMASC) supported by a GMA Technical Advisory Committee (GMATAC);

**WHEREAS**, a specific power of the GMASC, from the 2002 Framework Agreement, is to advise the legislative bodies of parties to the 2002 Framework Agreement and recommend to these bodies proposed CPPs, including adjustments to UGA boundaries and allocations as developed by the GMASC;

**WHEREAS**, the current version of the CPPs were adopted by the Board of Skagit County Commissioners on January 26, 2021;

**WHEREAS**, the CPPs include a process for adoption of initial allocations by the GMASC, following development of allocations by the GMATAC, with direction that jurisdictions shall use these initial allocations for at least one of the plan alternatives they evaluate for their GMA comprehensive plan periodic updates;

**WHEREAS**, the CPPs include a reconciliation process that provides for GMASC review and adjustment of allocations, if necessary, following the identification of preferred growth plans in GMA comprehensive plans, with reconciled 2045 allocations recommended by the GMASC to the Board of Skagit County Commissioners for inclusion in the CPPs;

**WHEREAS**, the GMATAC developed the Initial 2045 Allocations of Population, Housing and Employment in Skagit County and recommended them to the GMASC at their December 5, 2023 meeting; and

**WHEREAS**, the methods used for projections and allocations of population, housing and employment growth are documented in the Skagit County Population, Housing and Employment Growth Allocations Methodology report.

## **NOW THEREFORE BE IT RESOLVED:**

Initial 2045 Allocations of Population, Housing and Employment in Skagit County, as attached herein, are hereby approved.

Adopted: December 20, 2023

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Mayor Matt Miller, City of Anacortes  
GMASC Chair

Attest:  
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Kevin Murphy  
GMASC Administrator

## INITIAL 2045 POPULATION ALLOCATIONS IN SKAGIT COUNTY

Urban Growth Areas	2022 Population Estimates	2045 Initial Population Allocations	2022-2045 Projected Population Growth		
			Amount	Percent of Total Growth	Percent Growth by Area
Anacortes	17,983	22,971	4,988	16.9%	27.7%
<b>Burlington</b>	<b>12,111</b>	<b>16,930</b>	<b>4,819</b>	<b>16.3%</b>	<b>39.8%</b>
Mount Vernon	37,679	46,460	8,781	29.7%	23.3%
Sedro-Woolley	14,096	18,582	4,486	15.2%	31.8%
Concrete	949	1,130	181	0.6%	19.1%
Hamilton	302	302	0	0.0%	0.0%
La Conner	980	1,191	211	0.7%	21.5%
Lyman	425	425	0	0.0%	0.0%
Bayview Ridge	1,694	1,694	0	0.0%	0.0%
Swinomish	2,565	2,764	199	0.7%	7.8%
<b>UGAs Subtotal</b>	<b>88,784</b>	<b>112,449</b>	<b>23,665</b>	<b>80.0%</b>	<b>N/A</b>
Rural (outside UGAs)	42,465	48,381	5,916	20.0%	13.9%
<b>Grand Total</b>	<b>131,249</b>	<b>160,830</b>	<b>29,581</b>	<b>100.0%</b>	<b>N/A</b>

### Notes:

1. Percentages may not sum due to rounding.
2. Figures may vary from Skagit County Population, Housing and Employment Growth Allocations Methodology findings due to rounding.
3. UGA is "Urban Growth Area".

## INITIAL 2045 HOUSING ALLOCATIONS IN SKAGIT COUNTY

Urban Growth Areas	Initial Allocation of Net New Housing Needed (2020-2045)						Total
	0-30% AMI*	31-50% AMI	51-80% AMI	81-100% AMI	101-120% AMI	Above 120% AMI	
Anacortes	924	592	422	226	201	577	2,942
<b>Burlington</b>	<b>893</b>	<b>572</b>	<b>408</b>	<b>218</b>	<b>194</b>	<b>558</b>	<b>2,843</b>
Mount Vernon	1,627	1,043	743	398	353	1,016	5,180
Sedro-Woolley	831	533	380	203	180	519	2,646
Concrete	34	22	15	8	7	21	107
Hamilton	0	0	0	0	0	0	0
La Conner	39	25	18	10	8	24	124
Lyman	0	0	0	0	0	0	0
Bayview Ridge	0	0	0	0	0	0	0
Swinomish	37	24	17	9	8	23	118
<b>UGAs Subtotal</b>	<b>4,385</b>	<b>2,811</b>	<b>2,003</b>	<b>1,072</b>	<b>951</b>	<b>2,738</b>	<b>13,960</b>
Rural (outside UGAs)	89	57	501	268	238	2,337	3,490
<b>Grand Total</b>	<b>4,474</b>	<b>2,868</b>	<b>2,504</b>	<b>1,340</b>	<b>1,189</b>	<b>5,075</b>	<b>17,450</b>

### Notes:

1. Figures may vary from Skagit County Population, Housing and Employment Growth Allocations Methodology findings due to rounding.
  2. UGA is "Urban Growth Area".
  3. AMI is "Area Median Income".
  4. Emergency housing needs are documented in the Skagit County Population, Housing and Employment Growth Allocations Methodology.
- \* 0-30% AMI includes permanent supportive housing and non-permanent supportive housing.

## INITIAL 2045 EMPLOYMENT ALLOCATIONS IN SKAGIT COUNTY

Urban Growth Areas	2022 Employment Estimates	2045 Initial Employment Allocations	2022-2045 Projected Employment Growth		
			Amount	Percent of Total Growth	Percent Growth by Area
Anacortes	9,503	12,648	3,145	15.3%	33.1%
<b>Burlington</b>	<b>11,640</b>	<b>17,410</b>	<b>5,770</b>	<b>28.1%</b>	<b>49.6%</b>
Mount Vernon	18,781	23,559	4,778	23.3%	25.4%
Sedro-Woolley	4,640	7,040	2,400	11.7%	51.7%
Concrete	391	506	115	0.6%	29.4%
Hamilton	466	489	23	0.1%	4.9%
La Conner	1,020	1,905	885	4.3%	86.8%
Lyman	56	76	20	0.1%	35.7%
Bayview Ridge	2,962	4,901	1,939	9.4%	65.5%
Swinomish	1,140	1,579	439	2.1%	38.5%
<b>UGAs Subtotal</b>	<b>50,599</b>	<b>70,113</b>	<b>19,514</b>	<b>95.1%</b>	<b>N/A</b>
Rural (outside UGAs)	8,972	9,987	1,015	4.9%	11.3%
<b>Grand Total</b>	<b>59,571</b>	<b>80,100</b>	<b>20,529</b>	<b>100.0%</b>	<b>N/A</b>

### Notes:

1. Percentages may not sum due to rounding.
2. Figures may vary from Skagit County Population, Housing and Employment Growth Allocations Methodology findings due to rounding.
3. UGA is "Urban Growth Area".
4. The 2015 Planned Action Environmental Impact Statement for the SWIFT Center (formerly known as the "North Cascades Gateway Center") in Sedro-Woolley anticipates 2,855 additional jobs from 2016–2036. These additional jobs are not explicitly included with the 2045 initial employment allocation, though the land capacity analysis Sedro-Woolley conducts, and regional reconciliation process expected to begin in late 2024, can account for additional planned employment growth.