

# **GROWTH MANAGEMENT ACT STEERING COMMITTEE MEETING**

June 17, 2026

Anticipated start time is 9:30 a.m. following the Transportation Policy Board meeting

In Person: [Burlington City Council Chambers](#), 833 South Spruce Street, Burlington, WA 98233

Remote: [GoToMeeting](#)

Dial In: 1 (866) 899-4679

Access Code: 893-896-453

## **AGENDA**

- 1. Call to Order and Roll Call** – *Commissioner Peter Browning, Skagit County, Chair*
- 2. Written Public Comments** – *Mark Hamilton, Skagit Council of Governments*
- 3. Verbal Public Comments**
- 4. Consent Agenda**
  - a. Approval of [March 18, 2026 Growth Management Act Steering Committee Meeting Minutes](#)
- 5. Discussion Items**
  - a. Update on [2026 GMA Support Work Program and Budget](#) – *Jill Boudreau, Skagit Council of Governments*
  - b. [Growth Monitoring Report Suggested Content](#) – *Jill Boudreau, Skagit Council of Governments*
  - c. [Draft 2027 GMA Work Program and Budget](#) – *Jill Boudreau, Skagit Council of Governments*
- 6. Next Meeting:** September 16, 2026, Time TBD, *Burlington City Council Chambers and Remote*
- 7. Adjourned**

[Meeting Packet](#)

## GROWTH MANAGEMENT ACT STEERING COMMITTEE OFFICERS

Commissioner Peter Browning ..... Chair

Mayor Ryan Walters..... Vice Chair

## GROWTH MANAGEMENT ACT STEERING COMMITTEE MEMBERSHIP AND VOTES

Anacortes..... 1  
Burlington ..... 1  
Concrete..... 1  
Hamilton..... 1  
La Conner ..... 1

Lyman..... 1  
Mount Vernon ..... 1  
Sedro-Woolley ..... 1  
Skagit County ..... 3

## QUORUM REQUIREMENT

A quorum consists of a majority (6) of the members (11).

**Title VI Notice to the Public:** The Skagit Council of Governments fully complies with Title VI of the federal Civil Rights Act of 1964 and related statutes, and does not discriminate on the basis of race, color or national origin. For more information, or to obtain a Title VI Complaint Form, visit SCOG's website at <http://scog.net/about/nondiscrimination/>.

**Aviso resumido del Título VI al público:** El Consejo de gobiernos de Skagit cumple plenamente con el Título VI de la Ley federal de derechos civiles de 1964 y los estatutos relacionados, y no discrimina por motivos de raza, color u origen nacional. Para mayor información, o para obtener un Formulario de queja del Título VI, visite el sitio web del SCOG en <http://scog.net/about/nondiscrimination/>.

**ADA Notice to the Public:** The Skagit Council of Governments fully complies with Section 504 of the Rehabilitation act of 1973 and the Americans with Disabilities Act of 1990 (ADA) and does not discriminate on the basis of disability. For more information, or to file a grievance contact the ADA Coordinator, Jill Boudreau at 360-416-7871 or [jillb@scog.net](mailto:jillb@scog.net).

**Aviso de la ADA para el público:** El Consejo de Gobiernos de Skagit cumple plenamente con la Sección 504 de la Ley de Rehabilitación de 1973 y la Ley de Americanos con Discapacidades de 1990 (ADA) y no discrimina por motivos de discapacidad. Para obtener más información, o para 2resentar una queja, póngase en contacto con el Coordinador de la ADA, Jill Boudreau en 360-416-7871 or [jillb@scog.net](mailto:jillb@scog.net).

# GROWTH MANAGEMENT ACT STEERING COMMITTEE MEETING MINUTES

March 18, 2026

Burlington City Council Chambers and Remote

## MEMBERS PRESENT

Commissioner Peter Browning, Skagit County, Chair; Mayor Bill Aslett, City of Burlington (arrived at 9:45 a.m.); Commissioner Joe Burns, Skagit County; Mayor Peter Donovan, City of Mount Vernon; Mayor Marna Hanneman, Town of La Conner; Mayor Julia Johnson, City of Sedro-Woolley; and Commissioner Ron Wesen, Skagit County.

## STAFF PRESENT

Jill Boudreau, Executive Director; Debbie Carter, Executive Assistant and Clerk of the Board; Mark Hamilton, Senior Transportation Planner; and Sarah Ruether, Associate Planner.

## OTHERS PRESENT

No one else attended the meeting.

## AGENDA

1. Call to Order: Commissioner Browning called the meeting to order at 9:43 a.m.

Roll Call: Roll was taken with a quorum present.

2. Written Public Comments: Mr. Hamilton said that no written public comments were received during the public comment period, which was held from March 11-17.
3. Verbal Public Comments: No verbal public comments were provided at the meeting.
4. Consent Agenda

- a. Approval of December 17, 2025 Growth Management Act Steering Committee Meeting Minutes: Mayor Donovan moved to approve December 17, 2025 Growth Management Act Steering Committee Meeting Minutes. Commissioner Wesen seconded the motion and it carried unanimously.

5. Action Items

- a. Election of Vice Chair: Commissioner Browning presented this action item.

Mayor Johnson nominated Mayor Walters and motioned to elect. Mayor Aslett seconded the motion and it carried unanimously.

6. Discussion Items

- a. Update on 2026 GMA Support Work Program and Budget: Ms. Boudreau presented this discussion item. The presentation and discussion included a workplan update which will be focusing on a new housing methodology. Other updates to follow will include a climate monitoring discussion in July–September; a multi-modal level of service discussion, dependent on WSDOT progress this year; and a new growth monitoring report in October–December.

The discussion also included how in 2020 RCW 36.70A.610 was enacted, and that the Washington state legislature requested a housing report, with the responsibility vested in the Washington Center for Real Estate Research at the University of Washington. The research center supplied a series of reports described in the RCW about housing supply and affordability metrics, including population of 10,000 or more. Ms. Boudreau mentioned sending out a link to Steering Committee members which includes more detailed information and ability to review all the reports.

- 7. Next Meeting: The next meeting is June 17, 2026, with the meeting start time to be determined, at the Burlington City Council Chambers and remote.
- 8. Adjourned: The meeting adjourned at 9:53 a.m.

Respectfully Submitted,

\_\_\_\_\_  
Jill Boudreau, Executive Director  
Skagit Council of Governments

Date: \_\_\_\_\_

Approved,

\_\_\_\_\_  
Commissioner Peter Browning, Skagit County  
Growth Management Act Steering Committee Chair

Date: \_\_\_\_\_

## **Final 2026 Growth Management Act (GMA) Support Work Program and Budget**

Adopted September 17, 2025, by the Growth Management Act Steering Committee

As per the GMA support agreement, Skagit Council of Governments (SCOG) will continue to provide administrative support and coordinate Growth Management Act Steering Committee (GMASC) activities and work program. Staff have estimated the work to include administrative and technical support. Annually the GMASC will establish a work program and budget. The total proposed 2026 work program is \$85,000.

### **GMA Task 1 - Administrative Support:**

Provide administrative support and coordinate efforts of the Growth Management Act Steering Committee and the Growth Management Act Technical Advisory Committee (GMATAC). Anticipated activities include preparing agendas, minutes of the GMASC, resolutions and maintaining related supporting materials.

Estimated cost \$15,000

### **GMA Task 2 - Technical Support:**

#### *Task 2.1 - Growth Monitoring*

Prepare a new baseline report and methodology for the annual Growth Monitoring Report. The new methodology will address tracking housing unit creation by income categories consistent with HB 1220 and Commerce guidance based on the methodology developed and tested in 2025. Coordinate with jurisdictions on collection and reporting of data.

Estimated cost \$55,000

#### *Task 2.2 – Monitoring of Climate Data*

Recent changes in Washington state law (HB1181) requires jurisdictions to develop a climate element, which includes mitigation sub-element for the cities and county. The purpose of this task is to continue the discussion from 2025, develop possible regional indicators, data, and methodologies to be used in a potential monitoring program. Establishment of which climate related data should be tracked over time to assist in coordination across jurisdictions and support future planning efforts.

Estimated cost \$10,000

#### *Task 2.4 – Multimodal Level of Service Coordination*

Recent changes in Washington state law (HB1181) requires jurisdictions to establish multimodal level of service requirements for all locally owned arterials, locally and regionally operated transit

routes that serve urban areas and active transportation facilities. WSDOT is responsible for setting level of service standards (LOS) for highways of statewide significance in coordination with RTPOs. SCOG is responsible for other state highways and coordinate LOS standards on regionally significant facilities owned by local jurisdictions. SCOG will assist in coordinating the new multimodal LOS standards among the local jurisdictions for the upcoming 2025 GMA comprehensive plan with WSDOT and Skagit Transit. SCOG will conduct limited research on possible LOS from other GMA jurisdictions, stay abreast of guidance from Department of Commerce and facilitate coordination among agencies in Skagit County. This work will be coordinated with the multimodal LOS work that will be done as part of the Regional Transportation Plan development. This task is continued from 2025.

Estimated cost \$5,000

**Cost Allocation:** As per the interlocal agreement regarding staffing service for GMA support, costs are to be shared among the 2002 Framework Agreement participants based on their respective share of population annual reported by the Office of Financial Management (OFM), see table.

**Allocation** based on April 2025 population estimates from OFM.

2026 Draft GMA Work Program Budget						
Total Budget	\$85,000					
	OFM Population			2026	2025	Change from
	2025	%	Cost Allocation	Cost Allocation	Cost Allocation	2025 to 2026
Skagit County	53,380	39.66%	\$33,710	\$33,710	\$47,901	-\$14,191
Anacortes	18,350	13.63%	\$11,588	\$11,588	\$16,447	-\$4,859
Burlington	10,910	8.11%	\$6,890	\$6,890	\$9,371	-\$2,481
Concrete	815	0.61%	\$515	\$515	\$729	-\$214
Hamilton	295	0.22%	\$186	\$186	\$266	-\$80
La Conner	1,000	0.74%	\$632	\$632	\$896	-\$264
Lyman	440	0.33%	\$278	\$278	\$387	-\$109
Mount Vernon	36,050	26.78%	\$22,766	\$22,766	\$32,228	-\$9,462
Sedro-Woolley	13,360	9.93%	\$8,437	\$8,437	\$11,775	-\$3,338
Total	134,600	100%	\$85,000	\$85,000.00	\$120,000.00	-\$35,000.00

June 10, 2026

## MEMORANDUM

TO: Growth Management Act Steering Committee (GMASC)  
FROM: Jill Boudreau, SCOG, Executive Director  
RE: 2026 Work Program: Growth Monitoring Report update

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As part of the 2026 GMASC work program, SCOG staff were charged with preparing a new baseline report and methodology for the annual report and to coordinate with jurisdictions on collection and reporting of data.

### History:

On December 20, 2017, the GMASC adopted a baseline report and growth monitoring methodology process that created an annual report tracking population, housing, and employment growth in Skagit County. SCOG, acting as the administrator of the Growth Management Act countywide process in Skagit County, creates an annual report presented to the GMASC each December.

### Periodic update changes:

The Board of Skagit County Commissioners adopted changes to Skagit County Countywide Planning Policy (CPP) on March 25, 2025, as part of the GMA periodic update. Specific changes that affect the growth monitoring report are:

- CPP 1.9: formalized the inclusion of housing development in AMI categories (provided by the Department of Commerce) to the growth monitoring work.
- Appendix B. Growth Allocations Procedures/Long Term Monitoring: added estimated housing constructed per area median income (AMI) categories determined by the Department of Commerce requirement for housing allocations.

### Suggested report content:

Discussions about content were had with the GMATAC (Planners) group, who recommend minimal changes to the content:

1. Key Findings and Trends
2. Population Estimates: no changes
3. Employment Estimates:
  - a. Provide countywide data annually
  - b. Provide each city/town & UGA specific two years prior to periodic update
4. Housing Estimates:
  - a. Include AMI categories (per Department of Commerce categories)

- b. Data will be provided from each jurisdiction
  - c. Skagit County Public Health will assist with subsidized housing units data
  - d. Mobile homes will be considered 120% AMI if not in a mobile home park
  - e. Additional chart: comparison of housing production to each AMI category housing allocation
5. Add new section Annexations and Incorporations
  6. Replace Five County Estimates section with statewide/countywide data provided by referencing the “State of the State’s Housing – supply and affordability in Washington State report” required by the Washington State Legislature every even year beginning in 2026. The University of Washington, Washington Center for Real Estate Research (WCRER) will be evaluating each county’s progress in meeting housing needs and closing gaps at all income levels including emergency and supportive housing for the homeless.

**Adding online tools:**

The past reports have been traditional report format with some narrative and dozens of individualized charts. Beginning with the 2026 report, SCOG staff propose adding an interactive webpage to the SCOG website with a Power BI table. This would allow any user to create charts and visualizations based on individualized interest. For example, if a user was looking for housing units’ growth in the City of Anacortes, they would select the data and visualizations they want with instant access. This avoids searching through 82 pages of visualizations. The data can also be extracted from a Power BI table by any user.

**Next steps:**

SCOG staff will continue to develop the new growth monitoring report for the GMASC to adopt in December and engage a consultant to assist in setting up Power BI data sets and visualization templates that can be used as a baseline for future reporting years.

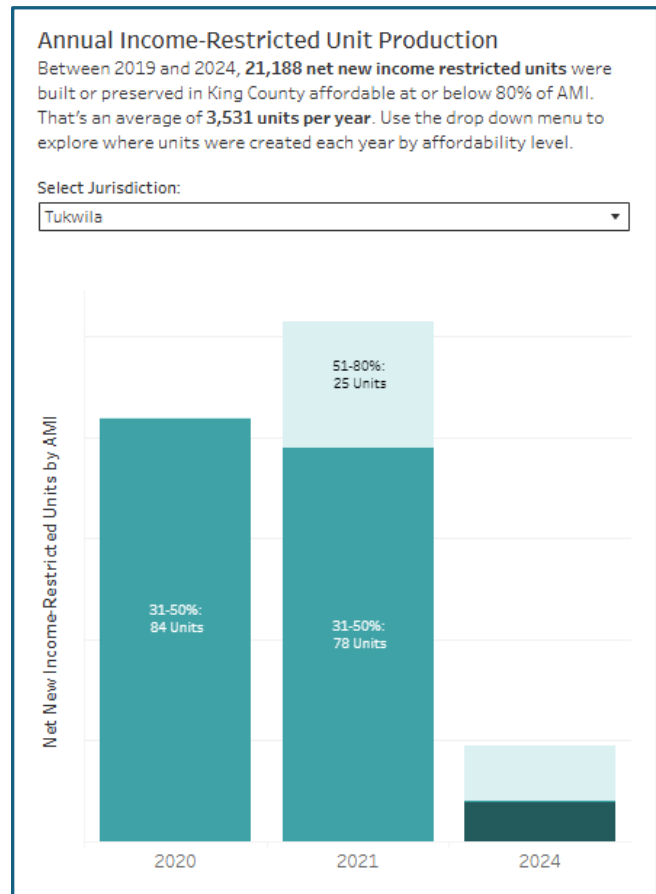


Table 1: King County Regional Affordability Dashboard

**Final Draft 2027 Growth Management Act (GMA) Support Work Program and Budget**

Adopted **September xx, 2027**, by the Growth Management Act Steering Committee

As per the GMA support agreement, Skagit Council of Governments (SCOG) will continue to provide administrative support and coordinate Growth Management Act Steering Committee (GMASC) activities and work program. Staff have estimated the work to include administrative and technical support. Annually the GMASC will establish a work program and budget.

The total proposed 2027 work program **is \$27,000**

**GMA Task 1 - Administrative Support:**

Provide administrative support and coordinate efforts of the Growth Management Act Steering Committee and the Growth Management Act Technical Advisory Committee (GMATAC). Anticipated activities include preparing agendas, minutes of the GMASC, resolutions and maintaining related supporting materials.

Estimated cost **\$12,000**

**GMA Task 2 - Technical Support:**

*Task 2.1 - Growth Monitoring*

Prepare the annual Growth Monitoring Report. Coordinate with jurisdictions on collection and reporting of data. Update and produce report, host website page with report and Power BI tool.

Estimated cost **\$15,000**

**Cost Allocation:** As per the interlocal agreement regarding staffing service for GMA support, costs are to be shared among the 2002 Framework Agreement participants based on their respective share of population annual reported by the Office of Financial Management (OFM), see table.

**Allocation** will be based on April 2026 [population estimates from OFM](#). (published June 30, 2026)

<b>2027 DRAFT GMA Work Program Budget</b>						
Total Budget	\$27,000					
	OFM Population			2027	2026	Change from
	2025	%	Cost Allocation	Cost Allocation	Cost Allocation	2026 to 2027
Skagit County	53,380	39.66%	\$10,708	\$10,708	\$33,710	-\$23,002
Anacortes	18,350	13.63%	\$3,681	\$3,681	\$11,588	-\$7,907
Burlington	10,910	8.11%	\$2,188	\$2,188	\$6,890	-\$4,702
Concrete	815	0.61%	\$163	\$163	\$515	-\$352
Hamilton	295	0.22%	\$59	\$59	\$186	-\$127
La Conner	1,000	0.74%	\$201	\$201	\$632	-\$431
Lyman	440	0.33%	\$88	\$88	\$278	-\$190
Mount Vernon	36,050	26.78%	\$7,231	\$7,231	\$22,766	-\$15,535
Sedro-Woolley	13,360	9.93%	\$2,680	\$2,680	\$8,437	-\$5,757
<b>Total</b>	<b>134,600</b>	<b>100%</b>	<b>\$27,000</b>	<b>\$27,000</b>	<b>\$85,002</b>	<b>-\$58,002</b>
<b>Final populations numbers will be updated after OFM publishes June 30.</b>						