



Planning & Development Services

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Memorandum

To: Skagit Board of County Commissioners
From: Jack Moore, Director
Robby Eckroth, AICP, Senior Planner
Re: Planning Commission's Recorded Motion – 2026 Miscellaneous Title 14 Amendments
Date: April 22, 2026

Summary and Background

Planning and Development Services (PDS) is providing this memorandum in advance of the April 28, 2026, Board of County Commissioners (Board) work session to discuss the 2026 Miscellaneous Title 14 Code Amendments.

On June 23, 2025, the Board of County Commissioners adopted [Ordinance O20250005](#), which reorganized Title 14 of Skagit County's Unified Development Code. The reorganization improved the structure of Title 14 to enhance readability, streamline administration, and facilitate future updates. Since adoption, PDS staff and the public have used and implemented the reorganized code and have provided feedback identifying opportunities for further improvement, as well as errors that resulted from the reorganization.

PDS seeks to further refine Title 14 following the reorganization adopted last year with the 2026 Miscellaneous Code Amendments. These amendments further clarify code, fix inconsistencies and grammar, and make additional substantive amendments based on user feedback.

The following exhibits supplement this memo:

- **Exhibit A – April 21, 2026 Proposed Miscellaneous Title 14 Amendments.** The April 21, 2026 draft includes the removal of proposed amendment to the "Party of Record" definition that was included in the February 5, 2026 draft. The Planning Commission recommended removing the revisions from this legislative effort to give staff time to review the definition for consistency with applicable state laws and county code. The draft also includes a non-substantive change to correct a minor scrivener's error to the "Land use impact" definition.
- **Exhibit B – Planning Commission Recorded Motion and Recommendation.**
- **Exhibit C – Planning Commission February 3, 2026 Staff Report.**
- **Exhibit D – Public Comments to the Planning Commission.**

Planning Commission Recommendation

The Planning Commission heard testimony on the proposed amendment at the March 10, 2026, public hearing. After closure of the public hearing the Planning Commission deliberated on the proposed amendment. The recorded motion (Exhibit B) was approved (7-0-1-0) on April 14, 2026, and all present Planning Commissioners voted to recommend that the Board adopt the proposed amendments.

The Planning Commission recommended removing the revisions to the “Party of Record” definition from this legislative effort to give staff time to review the definition for consistency with applicable state laws and county code. The April 21, 2026 draft has removed the definition.

Staff Recommendation:

The Department recommends adoption of the proposed amendments.

Next Steps

The Department will meet with the Board on April 28, 2026, for discussion of the proposed amendments. The Board is scheduled to take possible action on the Miscellaneous Title 14 Code Amendments on May 19, 2026. The Board of County Commissioners is authorized by SCC 14.08.090 to take the following actions:

1. Adopt the proposal.
2. Adopt the proposal with modifications. Per SCC 14.08.090(2)(b)(i-v), substantial changes the proposal shall require an additional opportunity for public review prior to final action.
3. Decline to adopt the proposal.
4. Remand the issue(s) to the Department or the Planning Commission for additional work, study, review or refinement.