

Work Session

2026 Miscellaneous Code Amendments

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Project Website:

<https://www.skagitcounty.net/Departments/PlanningAndPermit/2026-misc-code.htm>



Introduction and Background

- On June 23, 2025, the Board of County Commissioners adopted Ordinance 020250005, 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.



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Miscellaneous Amendments

- The amendments further refine Title 14 following the reorganization adopted last year.
- The amendments further clarify code, fix inconsistencies, and correct grammatical errors.
- Include some substantive amendments based on user feedback which are outlined in more detail in staff report and later in presentation.



Non-substantive Minor Amendments

Non-substantive Minor Amendments

- Updates Table 14.06.150-1 Types of Review to be consistent with 2025 Critical Areas Ordinance.
- Correct the timing of posting notice boards in SCC 14.06.320.
- Remove the notice board requirement for Notices of Decision.
- Correct the review types for Wireless Facilities review to be consistent with SCC Chapter 14.59 – Wireless facilities.
- Clarification of some definitions.



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Non-substantive Minor Amendments (cont.)

- Dimensional Standards in each zone have an added reference to the Dimensional Standards table.
- Notes have been added to each Dimensional Standards table in SCC 14.11 - 14.16 explaining the asterisk.
- Add references to the Key to the Use Tables, uses allowed in all zones, and uses prohibited in all zones below each use table in chapters SCC 14.11 - 14.16.



Non-substantive Minor Amendments (cont.)

- Remove duplications.
- Fix inconsistencies, particularly to outdated code cross-references.
- Reintroduction of code that was unintentionally omitted in the Title 14 reorganization.
- Minor reorganizations to improve usability.
- Remove references to zones that no longer exist on the Skagit County zoning map.



Substantive Amendments

Chapter 14.09 – Enforcement Procedures

- Adds code language that will allow Skagit County to complete a special assessment upon completion of an abatement.
- Assessment shall constitute a lien against the property.
- Enables the County to recover abatement costs by attaching them directly to the property, rather than relying on fines and fees.



Land Disturbance (SCC 14.30) & Stormwater (SCC 14.32)

- Provides clarifying language and trigger thresholds.
- Exemption provision for storing material for Dike Districts and public works for repairs and maintenance of Roads and dikes.
- Update dates to match the date of the current stormwater permit.
- Simplified recording requirements for subdivisions.



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SCC 14.34 – Flood Damage Prevention

- Updates made to match elevation certificate language.
- Clarify anchoring for manufacture homes.
- Clarification on materials and requirements for garages and other outbuildings that are not residential.
- Corrected language for unnumbered (A Zones) and (AO zones).
- Provided updates to match State flood model code as referenced to Wells and Floodways.



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SCC 14.13.100 – Agricultural – NRL

- Amendment to SCC 14.13.100(3)(C) provides some flexibility to flag lots or landlocked lots where it would not be possible to develop within 200-feet of the public road or front property line.
- Similar to the existing language for situations to avoid critical areas, flood, or to locate on non-prime soils.



Single-family residences in Agricultural – NRL

- Amendment clarifies within SCC 14.18.102(2) that on a legal lot that is one acre or less, single-family residences are not accessory to agriculture and are a primary use.
- Consistent with long-standing departmental practice and an Administrative Official Interpretation issued on August 25, 2009, and revised on May 14, 2010.



SCC 14.18.106 – Accessory Dwelling Units (ADU)

- Incorporates state ADU requirements in Urban Growth Areas that were not incorporated last year.
- Amendments also add flexibility to the requirement that limits accessory dwelling units outside of UGAs to within 150 feet of the primary residence.
 - Greater distance allowed when necessary to protect critical areas or natural resource lands, or when existing development prevents the ADU from being located within that distance.



SCC 14.28 – Setbacks.

- Further simplifies the setbacks code.
- Corrects inconsistencies.
- Add a secondary front setback for access (ingress/egress) easements.
- Restrict garages using the 10-foot secondary front setback to prevent vehicles from parking in the right-of-way.
 - Garages may use the 10-foot setback only if they face away from the right-of-way; otherwise, a 20-foot setback is required.



SCC 14.58 – Variances

- Move agricultural siting criteria variances from administrative variances to a hearing examiner variances.
- Allow hearing examiner variances for SCC 14.76.200 (one-acre segregation for agricultural land preservation).
- Move Critical Areas variance to Hearing Examiner variance to be consistent with SCC 14.24 following CAO update.



SCC 14.58 – Variances

- Allow variances to the minimum lot size requirements, provided that no additional density or development rights may be obtained.
- Clarify that there is no legal pathway for variances to density limits.
- Remove Board of County Commissioner variances as a legal permit pathway.
- Apply all variance criteria in SCC 14.58.040(2) uniformly to all variance types.



Planning Commission Comment Period and Recommendation

- Planning Commission held public comment period from February 12, 2026 to March 12, 2026. Received three public comments.
- Held public hearing on March 10, 2026.
- Unanimously recommended approval on April 14, 2026 with recommendation to remove amendments to Party of Record definition.



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Questions?



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