

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.



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.



i The following amendments add cross references and explanations to the Allowed Uses tables and Dimensional Standards in each Zoning and Land Use Chapter. The following improvements have been added:

1. References and links to the Key to the Use Tables have been added to each chapter's use table.
2. Notes have been added to each Dimensional Standards table explaining the asterisk.
3. Dimensional Standards for specific zoning districts have an added reference to the dimensional standards table.

Amendments in addition to what is noted above have their own explanations.

Chapter 14.11 – Rural Mixed-Use Zones and Uses

i The amendment to Table 14.11.020-1 removes duplication in the table. Fish hatchery is found under Commercial Retail and Natural Resource Uses. The amendment removes the uses under the Commercial Retail section and keeps the use under Natural Resource uses.

Table 14.11.020-1 Allowed Uses in the Rural Mixed-Use Zones

| | RI | RRv | RVR | RC | RVC | RVC Alger | OSRSI |
|-------------------------------|----|-----|-----|----|-----|-----------|-------|
| Commercial/Retail Uses | | | | | | | |
| Fish Hatchery | HE | HE | | | | | |
| Natural Resource Uses | | | | | | | |
| Fish Hatchery | HE | HE | | | | | |

Notes:

1. Key to the Use Tables can be found in SCC 14.10.050.
2. Uses allowed in all zones can be found in SCC 14.10.060.
3. Uses prohibited in all zones can be found in SCC 14.10.070.

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.



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.



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.



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.



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.



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.



How to Comment

- Public comment period opens Thursday February 12, 2026 and will close on Thursday, March 12, 2026 at 4:30pm.
- Three options – mailing, emailing, or attending the public hearing on March 10, 2026 at 6:00 PM.
- Mail to 1800 Continental Place, Mount Vernon, WA
 - Email to pdscomments@co.skagit.wa.us
- Please provide your full name and address for any submitted comments.



**Planning Commission Deliberations will be held on April 14, 2026.*

Questions?



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