



Snohomish County

Planning and Development Services

3000 Rockefeller Ave., M/S 604
Everett, WA 98201-4046
(425) 388-3311
www.snoco.org

MEMORANDUM

TO: Snohomish County Planning Commission

Dave Somers
County Executive

FROM: Michael Saponaro, Senior Planner

SUBJECT: Concerning Lot Splitting; Amendments to SCC 30.41A.235, chapter 30.41B SCC, SCC 30.70.025, and chapter 30.91S SCC.

DATE: February 2, 2026

INTRODUCTION

The purpose of this staff report is to outline proposed code amendments related to lot splitting.

BACKGROUND

Many provisions in chapter 30.41B SCC (short subdivisions) are outdated and need refinement, as they were last updated on December 9, 2002, in Amended Ordinance 02-064. The latest inspiration for this code change was House Bill (HB) 1096, effective July 27, 2025, which is a new state law that allows cities a residential lot split option through an administrative process and facilitates the creation of infill housing. While HB 1096 applies to cities per RCW 58.17.145, its guidelines can help streamline Snohomish County's lot splitting process. A residential lot split is the administrative process of dividing a single residential parcel into two separate, buildable lots, which enables homeowners to subdivide their property to create more housing options, assuming the standards are met. This process synergizes with county policies that promote density and infill development, and while not required by state law, the county is proactively proposing amendments to code to permit residential lot splits as a type of short subdivision, called "short subdivision, lot split." This would apply to various residential zones, including urban zones, and would require amendments in the short subdivision code chapter.

PROPOSED CODE AMENDMENTS

Table 1 below provides a summary of the proposed code changes. The full text of the amendments with explanations is available in Appendix 1 to this staff report.

Table 1 Summary of Proposed Code Changes

Section	Summary of changes
SCC 30.41A.235	"Short subdivision, lot split" will be exempt from minimum construction area under the subdivisions design standards.
SCC 30.41B.010	"Short subdivision, lot split" will be exempt from the five-year subdivision timeframe.
SCC 30.41B.040	The submittal requirements for "short subdivision, preliminary lot split" will match the preliminary short subdivision submittal requirements.

STAFF REPORT

SUBJECT: Concerning Lot Splitting; Amendments to SCC 30.41A.235, chapter 30.41B SCC, SCC 30.70.025, and chapter 30.91S SCC.

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Section	Summary of changes
SCC 30.41B.100	- The decision criteria for “short subdivision, preliminary lot split” applications will match the preliminary short subdivision criteria. - The ‘dedication of land’ condition for preliminary subdivision approval will be limited to right-of-way frontage improvements for “Short subdivision, lot splits.” - Payments of fees will not be required for preliminary approval for “short subdivision, lot split.”
SCC 30.41B.200	“Short subdivision, lot split” will have its own design standards.
SCC 30.41B.220	- The design standards and evaluation criteria are outlined for “short subdivision, lot split.” A short subdivision lot split is for residential lots, and will only create one lot per split, which must comply to the ‘reasonable use’ performance standards per SCC 30.62A.540, and it will not be allowed to then further split those lots. This process cannot result in the loss of rent-restricted housing, rent-subsidized housing, or tenants with market-rate rent within the past twelve months. Created lots may be subsequently segregated under applicable zoning through a subdivision or short subdivision. Certificates of availability for water and sewer service shall be provided. - Critical area regulations and environmental review shall apply. - Road access will be required for the recording of the “short subdivision, final lot split,” but is not required at the time of the “short subdivision, lot split” approval or for the recording on the plat map. - Frontage improvements will not be required for recording a “short subdivision, final lot split” on the short plat map, unless in instances required by code. - A “short subdivision, lot split” shall provide informational notes per state regulations of subdivisions.
SCC 30.70.025	Added “short subdivision, preliminary lot split” to the categories of permit type classification.
Chapter 30.91S SCC	Added or modified the definitions for: “Short subdivision,” “Short subdivision, lot split,” “Short subdivision, final lot split,” “Short subdivision, preliminary lot split,” and “Site, parent.”

ANALYSIS

The following analysis provides a summary of the proposed code amendments’ compliance with state law, regional and countywide planning policies, and county comprehensive plan policies.

Compliance with State Law

The Growth Management Act (GMA) contains planning goals, contained in Revised Code of Washington (RCW) 36.70A.020, which guide the development of local comprehensive plans and development regulations. The following planning goals apply to the proposed code amendments:

GMA Goal 7: Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

Analysis: Adjusting timelines and code for the lot split short subdivision process creates faster and more flexible review for lot split developments, and ensures that applications are processed in a predictable, timely, and fair manner to all similarly situated applicants.

GMA Goal 4: Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

Analysis: The proposed code amendments would support the housing goal by encouraging denser development, including infill development in urban zones. Lot splits have the potential to provide more housing to households on smaller lot sizes than the original parent site.

Compliance with the Multi-County Planning Policies

The proposed amendments are consistent with the following multicounty planning policies (MPPs) from the Puget Sound Regional Council VISION 2050:

MPP-DP-47: Streamline development standards and regulations for residential and commercial development and public projects, especially in centers and high-capacity transit station areas, to provide flexibility and to accommodate a broader range of project types consistent with the regional vision.

Analysis: By creating and clarifying code for lot splits, the proposed amendments will ensure a more streamlined and consistent set of regulations for residential development projects.

MPP-H-10: Encourage jurisdictions to review and streamline development standards and regulations to advance their public benefit, provide flexibility, and minimize additional costs to housing.

Analysis: By reviewing and streamlining code for lot splits, the proposed amendments will provide flexibility and minimize costs for residential development projects.

Compliance with the Countywide Planning Policies

The proposed amendments are consistent with the following countywide planning policies (CPPs):

CPP- ED-16: The expeditious processing of development applications shall not result in the reduction of environmental and land use standards.

Analysis: The proposed amendments ensure an expeditious processing of development applications without reducing environmental or land use standards. In many cases, the code update will create denser infill development.

HO-3: The county and cities should participate in multi-jurisdictional affordable housing programs and engage in other cooperative efforts to promote and contribute to an adequate supply of affordable, special needs, and diverse housing countywide.

Analysis: The proposed amendments support the housing goal by encouraging denser development, including urban, infill development which provide more housing on smaller lot sizes, which are often more affordable than large lot developments.

Compliance with the Snohomish County Comprehensive Plan

The proposed amendment would be consistent with and help implement policies contained within the Snohomish County Growth Management Act Comprehensive Plan (GMACP). The following policies apply to the code amendment as proposed in this memorandum:

ED Policy 2.A.3: To ensure timeliness, responsiveness, and increased efficiency, the county shall develop and maintain a program of periodic review of the permitting process to eliminate unnecessary administrative procedures that do not respond to legal requirements for public review and citizen input.

Analysis: By streamlining, simplifying, and clarifying the lot split code, the proposed amendments ensure a more efficient and less costly application process with less time wasted on long subdivision timelines.

Objective HO 3.A: Encourage land use practices, development standards, and building permit requirements that reduce housing production costs.

HO Policy 3.A.2: Development standards and building permit requirements shall be reviewed on a continual basis to ensure clarity and consistency while providing for a timely, fair, and predictable application processing outcome.

Analysis: By streamlining lot split code, the proposed amendments ensure a faster and less costly input process to housing production.

Environmental Review

A State Environmental Policy Act (SEPA) threshold determination is required for the proposed code amendment. The Department will make a threshold determination under SEPA prior to the Planning Commission briefing.

Notification of State Agencies

Pursuant to RCW 36.70A.106, a notice of intent to adopt the proposed regulations and standards will be transmitted to the Washington State Department of Commerce prior to the Planning Commission briefing.

Staff Recommendation

Staff recommend approval of the proposed code amendment and findings contained in this staff report.

Action Requested

The Planning Commission is requested to hold a public hearing, consider the proposed code amendment, and provide a recommendation to the county council. The Planning Commission can recommend approval of the amendment with supporting findings of fact as proposed or modified, deny the proposal with findings, or amend the proposal with appropriate findings.

cc: Tom Teigen, Executive Director
Mike McCrary, PDS Director
Darren Groth, PDS Manager
Michael Dobesh, PDS Manager
Deborah Bell, Legislative Analyst

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30.41A.235 Design standards – construction area. Each new lot shall have an accessible area suitable for construction of at least 1,000 square feet and located outside any required building setback, unbuildable easement, required buffer, or critical area, except that for lots in a planned residential development, unit lot subdivision under SCC 30.41A.205, <u>short subdivision, lot split under SCC 30.41B.220</u>, or unit lot short subdivision under SCC 30.41B.205, there is no minimum construction area.	This proposed change establishes “short subdivision, lot split” as a category are exempt from minimum construction area. Short subdivision lot splits are similar to the other listed developments that are exempt for a minimum construction area and should be treated similarly.
30.41B.010 Purpose and applicability. (1) The purpose of this chapter is to: (a) Regulate the division or redivision of land into nine or fewer lots, tracts, or parcels in an urban growth area, and four or fewer lots, tracts, or parcels outside an urban growth area, except as set forth in subsections (2) through (4) of this section; (b) Promote the public health, safety, and general welfare; (c) Further the goals and objectives of the comprehensive plan; (d) Prevent the over-crowding of land; (e) Lessen congestion in the streets and highways; (f) Promote effective use of land; (g) Promote safe and convenient travel by the public on streets and highways; (h) Provide for adequate light and air; (i) Require that appropriate provisions are made for open space, drainage ways, streets, alleys or roads, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and sidewalks, or other planning features that assure safe walking conditions for students who walk to and from school;	The proposed changes here exempt “short subdivision, lot split” from the five-year subdivision timeframe. The scope of lot splits are significantly smaller than a larger subdivision.

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(j) Adequately provide for the housing and commercial needs of citizens; (k) Provide for proper ingress and egress; (l) Require uniform monumentation; (m) Require conveyancing by accurate legal description; (n) Provide for expeditious review and approval of proposed short subdivisions that conform to the requirements of this title; and (o) Require and promote the use of low impact development (LID) best management practices (BMPs) as directed by the Drainage Manual. (2) Land within a short subdivision which has been recorded within the immediately preceding five years may not be further divided in any manner, except that a final subdivision may be approved and filed for record pursuant to chapter 30.41A SCC, or the short subdivision may be altered to contain up to the maximum number of permissible lots, tracts, or parcels, as follows: When a short subdivision contains fewer than the maximum number of permissible lots, tracts, or parcels, based on the short subdivision's location either outside or inside an urban growth area, the owner who filed the short subdivision may file an alteration within the five year period to create, within the original boundaries of the short subdivision, a greater number of lots, tracts, or parcels than were originally created, up to a total of four lots or three lots plus one tract used for a single-family dwelling under SCC 30.41C.090(2)(c)(v) outside an urban growth area, or a total of nine lots inside an urban growth area. <u>A short subdivision, lot split shall not be subject to the five-year period under this subsection and either of the lots created through a short subdivision.</u> (3) After five years, further divisions may be permitted through the short subdivision process by a parcel owner when otherwise consistent with the then current regulations. Provided, that when the subdivider owns more than one lot within a short subdivision, they may not divide the aggregate total into more than four lots or three lots plus one tract used for a single-family dwelling under SCC 30.41C.090(2)(c)(v) when located outside an urban growth area or nine lots when located in an urban growth area.	

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(4) Where there have been no sales of any lots in a short subdivision, nothing contained in this section shall prohibit an applicant from completely withdrawing the entire short subdivision and thereafter presenting a new application. (5) Land within a subdivision exempted from subdivision or short subdivision requirements by RCW 58.17.040(2) or SCC 30.41A.020(7), may not be further divided in any manner within five years immediately following the date of exempt subdivision so as to create any nonexempt lot, tract or parcel; except that a final subdivision may be approved and filed for record pursuant to chapter 30.41A SCC. This prohibition shall not apply as to lots, tracts, or parcels conveyed to purchasers for value. For the purpose of this subsection, the phrase "date of exempt subdivision" shall mean the date of creation of an exempt subdivision as shown by documents of sale or lease, filing of maps or surveys thereof with the county auditor or the department, or such other similar proof as is considered sufficient by the department. After five years, further divisions may be permitted by a parcel owner when otherwise consistent with the current regulations. (6) Any nonexempt redivision of land authorized by subsections (2) and (3) of this section shall be subject to all subdivision requirements of chapter 30.41A SCC if approval would result in the subdivider owning more than four contiguous lots when located outside an urban growth area, or more than nine contiguous lots when located in an urban growth area, regardless of whether the lots are subdivided, short subdivided, or are unplatted lots. (7) A split parcel may be divided into a ((two-lot short plat)) <u>short subdivision, lot split</u> if: (a) the parcel is divided on the UGA boundary line; (b) both resulting parcels or lots meet all applicable subdivision requirements set forth in subtitle 30.4 SCC; and (c) both resulting parcels or lots meet all applicable development standards set forth in subtitle 30.2 SCC, except: (i) the urban portion of the parcel is exempt from compliance with minimum net	

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density requirements pursuant to SCC 30.23.020; and (ii) the rural or resource portion of the parcel is exempt from compliance with minimum lot dimension requirements pursuant to SCC 30.23.010. (8) A split parcel may be divided into a short plat if the original split parcel is divided along the UGA boundary line creating at least one lot in the rural or resource designated area, even if this one lot does not meet minimum lot dimension requirements. Any additional divisions of the lot, including lots created within the urban portion of the original lot or additional lots created in the rural or resource area of the site must meet all applicable zoning and development standards set forth in subtitle 30.2 SCC and applicable subdivision requirements in subtitle 30.4 SCC.	
30.41B.040 Submittal Requirements. (1) Preliminary short subdivision <u>and short subdivision, preliminary lot split</u> applications shall comply with the requirements set out in the ((short subdivision)) application checklists <u>for each</u> as provided by the department pursuant to SCC 30.70.030. (2) Preliminary short subdivision <u>and short subdivision, preliminary lot split</u> applications shall include a preliminary short plat prepared by and bearing the signature and seal of a registered professional land surveyor.	The proposed changes establish that the submittal requirements for “short subdivision, preliminary lot split.” are the same as those for preliminary short subdivision submittal requirements. These two types of application are similar in scope.
30.41B.100 Decision criteria. The preliminary short subdivision application shall be approved only if the department or the hearing examiner finds that (1) The proposal makes appropriate provisions for, but not limited to, the public health, safety, and general welfare; for open spaces, drainage ways, streets, alleys, other public ways; transit stops; potable water supplies; sanitary wastes; parks and recreation; playgrounds, sites for schools and school grounds; fire protection; and other public facilities. The decision maker shall consider all other relevant facts, including the physical characteristics of the site and sidewalks and other planning features that assure safe walking conditions for students who walk to and from school to determine whether the public interest will be served	Proposed changes will establish that a “short subdivision, preliminary lot split” application that meets the design standards and evaluation criteria in 30.41B.200 will meet the decision criteria to be approved. These changes also limit the conditions of approval that can be placed on short-subdivision, preliminary lot splits to right-of-way frontage improvements, and eliminate payments of fees as a condition for preliminary approval. These amendments are to lower the barriers for lot splitting, as the process does not have the same impact as larger

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by the short subdivision. <u>A short subdivision, preliminary lot split that meets the design standards and evaluation criteria under SCC 30.41B.220 shall be deemed to make appropriate provisions under this subsection.</u> (2) If the decision maker finds that the proposed preliminary short subdivision makes appropriate provisions for the matters listed in SCC 30.41B.100(1) and enters written findings that the short subdivision conforms to all applicable development regulations and construction codes, then it shall be approved. If the decision maker finds that the proposed short subdivision does not make such appropriate provisions or that development regulations requirements are not met, or the public use and interest will not be served, then the decision maker may deny the proposed preliminary short subdivision. (3) Dedication of land or payment of fees to any public body may be required as a condition of preliminary subdivision approval, <u>provided dedications for a short subdivision, lot split shall be limited to right-of-way for frontage improvements if required under SCC 30.41B.220(7).</u> Evidence of such dedication and/or payment shall accompany final subdivision approval. <u>Payment of fees shall not be required as a condition of preliminary approval for a short subdivision, lot split.</u> (4) The hearing examiner shall not, as a condition of preliminary subdivision approval, require the applicant to obtain a release from damages from other property owners.	subdivisions, and has the added benefit of creating more housing density.
30.41B.200 Design standards and evaluation criteria – short subdivision. The following design standards shall be met <u>for short subdivisions</u>, unless a modification is specifically provided for: (1) Each lot shall contain sufficient square footage to meet minimum zoning and health requirements, provided that the minimum lot size within a short subdivision may be reduced below the size required by applicable zoning through the attached single family dwelling, lot size averaging, planned residential development, or rural cluster subdivision provisions of this title; (2) Each new lot shall have an accessible area suitable for construction pursuant to SCC 30.41A.235;'	The proposed changes specify that “short subdivision, lot split” must meet design standards, with its standards outlined in the next section.

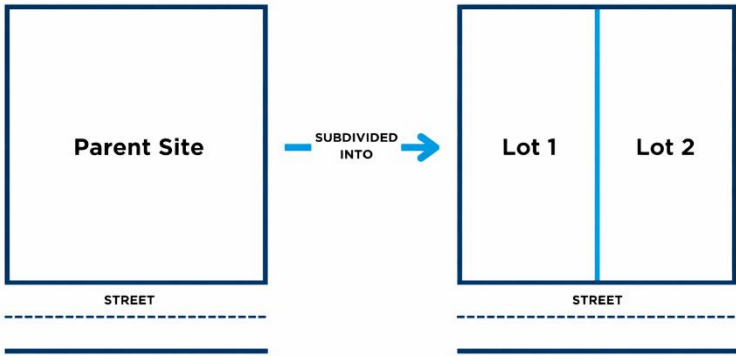
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(3) Short subdivisions located in special flood hazard areas shall comply with the provisions of SCC 30.65.110(3); (4) Roads and access shall be provided in accordance with the requirements in chapter 30.24 SCC; (5) All short subdivisions shall meet the applicable tree retention and landscaping requirements of chapter 30.25 SCC; and (6) All short subdivisions shall comply with the provisions of chapter 30.63A SCC, including the requirement to use low impact development best management practices as directed by the Drainage Manual.	
30.41B.220 Design standards and evaluation criteria—short subdivision, lot split <u>The following design standards shall be met for short subdivision, lot splits:</u> <u>(a) The short subdivision, lot split shall not create more than one new lot. Each lot shall contain sufficient square footage to meet minimum zoning and health requirements for lots, tracts, parcels, or building sites;</u> <u>(b) The short subdivision, lot split will not create an unusable lot, per the reasonable use standards of SCC 30.62A.540;</u> <u>(c) A short subdivision, lot split is allowed only on properties where the parent sites are in residential zones that are in urban growth areas, and are not allowed on properties zoned for non-residential uses, such as business, commercial, retail and/or industrial uses;</u> <u>(d) A short subdivision, lot split is not allowed for a parent site that was created through a previous short subdivision, lot split;</u> <u>(e) The short subdivision, lot split will not require or result in the demolition of any existing housing that is either rent-restricted, rent-subsidized, or that has been occupied by a tenant paying market-rate rent within the preceding twelve months;</u>	The changes will add design standards and evaluation criteria for lot split applications. The goal of these amendments is to lower the barriers for lot splitting, without creating unforeseen externalities or technical issues. The amendments outline requirements for a one-time, administratively based lot split without the undue burden of hearings, notifications, and other bureaucratic processes inherent in larger subdivision applications, while ensuring that affordable housing, critical areas, roads and access requirements, and frontage improvements are all given proper consideration.

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<u>(f) The two lots created through a short subdivision, lot split may be further segregated to the extent allowed under the applicable zoning through a subdivision or short subdivision provided the total number of lots in such a subdivision or short subdivision shall not exceed the density and lot yield allowed under the applicable zoning;</u> <u>(g) Certificates of availability for water and sewer service, including a dedicated water meter, to serve the newly created lot shall be provided;</u> <u>(h) Construction of site improvements, such as frontage improvements, private access drives, and utilities, under SCC 30.41B.400 is not required for approval of a short subdivision, lot split or the recording of a short plat map for a short subdivision, final lot split;</u> <u>(i) Short subdivision, lot splits must be meet the requirements of SCC 30.41.B.100 and RCW 58.17.060 through 58.17.110, and notes shall be placed on the short plat map for a short subdivision, final lot split recorded with the county auditor's office to acknowledge the following:</u> <u>(i) Approval of the short subdivision, lot split, and recording of the plat for the short subdivision, final lot split does not constitute or guarantee approval by the county of other permits and approvals necessary to construct residential lots resulting from the short subdivision, lot split; and</u> <u>(ii) Subsequent applications for further divisions of residential lot splits or further construction of residential units created by a short subdivision, lot split shall be consistent with all applicable regulations and requirements in title 30 SCC, including the design standards, construction standards, specifications, and other adopted plans and policies.</u> <u>(2) Natural environment. A short subdivision, lot split shall be subject to the following provisions regarding critical areas and environmental review:</u> <u>The short subdivision, lot split shall meet the requirements of environmentally sensitive area regulations under SCC subtitle 30.6 SCC. The county shall deny an application for a</u>	

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<u>short subdivision, lot split if one or both resulting lots would not have sufficient developable land because of the presence of critical areas or their buffers on the lots.</u> <u>(3) Access. Construction of a means of access (such as a private access drive) to a new lot created by a short subdivision, lot split that does not have direct access to an open and constructed public street is not required either as a condition of approval for a short subdivision, lot split or as a condition of recording the short subdivision, final lot split on the short plat map. In the event the means of access is not constructed, the county shall condition approval of the short subdivision, lot split on access rights being granted or conveyed on or before recording of the short subdivision, final lot split to provide access for the maximum number of dwelling units that could be developed on the newly created lot, provided such access rights may be reduced consistent with relevant codes, regulations and/or design standards as applicable through review of a subsequent application for a building permit, short subdivision, unit lot subdivision and/or subdivision application if less than the maximum number of dwelling units is built on the newly created lot.</u> <u>(4) Frontage improvements. Construction of frontage improvements shall not be required as a condition of recording a short subdivision, final lot split on the short plat map; provided, to the extent allowed under state law or the SCC the county may condition approval of a short subdivision, lot split upon dedication of right-of-way on the parent site to the extent such dedication would be required under relevant codes, regulations and design standards for the development or division of the parent site absent and the short subdivision, lot split. Similarly, a subsequent application for development of housing units on the newly created lot may be conditioned upon construction of frontage improvements to right-of-way adjacent to either the parent site or the newly created lot to the extent such improvements would be required under relevant codes, regulations, and design standards.</u> <u>(5) Plat notes and dedication requirements. As required under RCW 58.17.060, a short subdivision, lot split shall note the following:</u> <u>(a) Reference to the original application number;</u> <u>(b) Limitations on future development on unit lots, including limitations of any subsequent subdivision actions, additions, or modifications to the unit lot housing</u>	

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<u>development project's structures which may not create or increase any nonconformity of the parent site as a whole, and shall conform to the approved unit lot housing development project or to the land use and development standards in effect at the time of the proposed actions, additions, or modifications;</u> <u>(c) Identification of possible nonconforming status, including any subsequent subdivision actions, additions, or modifications to the unit lot housing development project's structures that may create or increase any nonconformity of the parent site as a whole, and jeopardize conformity to the approved unit lot housing development project or to the land use and development standards in effect at the time of the proposed actions, additions, or modifications; and</u> <u>(d) Required legal disclosures about unit lot subdivision status.</u> Figure 30.41B.220: Example of a short subdivision, lot split 	
30.70.025 Permit Type Classification. Table 30.70.025 identifies the permit type classification for land use approvals and development activity permit applications subject to a decision under Title 30 SCC. (1) Project permit applications and decisions identified in this section shall be processed according to this chapter and the following:	The proposed changes add “short subdivision, preliminary lot split” as a type 1 permit. This is appropriate given its low impact in relation to other permitted activity.

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(a) Type 1 applications shall be processed under chapter 30.71 SCC.

(b) Type 2 applications shall be processed under chapter 30.72 SCC.

(2) Permit types identified in SCC 30.70.015 are not required to comply with chapters 30.71 or 30.72 SCC.

(3) All procedural requirements found elsewhere in Title 30 SCC continue to apply in addition to requirements identified in this chapter.

Table 30.70.025 Permit Type Classification

Application	Type
Administrative Conditional Use Permit	1
Administrative Site Plans	
• Urban Residential Design Standards	1
• Single Family Detached Unit (under chapter 30.43F SCC)	1
Binding Site Plan	
• Planned Residential Development proposing more than 9 lots	2
• All Others	1
Boundary Line Adjustment	
• When consolidated under SCC 30.41E.020(1)(b)	2

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• All Others	1	
Building Permits subject to SEPA	1	
Code Interpretations	1	
Conditional Use Permits	2	
Cottage Housing Site Plan	1	
Flood Hazard Permits		
• Submitted with another permit application subject to Type 2 processing (Refer to SCC 30.43D.020(3))	2	
• All Others	1	
Flood Hazard Variances	1	
Forest Practices Permits subject to SEPA and Moratorium Lifts under chapter 30.43F SCC ¹	1	
Land Disturbing Activity Permits subject to SEPA review under chapter 30.61 SCC, or subject to conditions imposed under chapter 30.32D SCC	1	
Land Disturbing Activity Permits issued by the department of public works or the department of conservation and natural resources for land disturbing activity performed under SCC 30.63B.100	1	

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Official or Preliminary Site Plans		
• Sites 5 acres or larger in size - BP, IP, or PCB zones as required under SCC 30.31A.200	2	
• All Others – BP, NB, IP, PCB, MUC zones	1	
• RB, RI, T, RFS, and GC zones not submitted as part of a rezone	1	
Planned Residential Development		
• Submitted with another permit application subject to Type 2 processing	2	
• All Others	1	
Pre-application Concurrency Determination	1	
Preliminary Short Subdivision		
• Where no new public road or public road extension is proposed	1	
• Where a new public road or public road extension is proposed	2	
Preliminary Subdivision	2	
Site-specific Rezones not associated with a legislative process	2	
Shoreline		

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• Shoreline Substantial Development, Shoreline Conditional Use, or Shoreline Variance, except when SCC 30.44.210(2) applies	1	
• Shoreline Substantial Development, Shoreline Conditional Use, or Shoreline Variance under SCC 30.44.210(2)	2	
• <u>Short Subdivision, preliminary lot split</u>	<u>1</u>	
• Substantial Development Permit Rescission	2	
Special Use Permit	2	
Urban Center Development	Refer to SCC 30.34A.180	
Variance		
• Submitted with another permit application subject to Type 2 processing (Refer to SCC 30.43B.020(2))	2	
• All Others	1	
1 Forest Practices Permits submitted concurrently with a Type 2 permit are required to be consolidated under SCC 30.43F.100(2).		

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30.91S.280 Short subdivision. "Short subdivision" is the division or redivision of land into four or fewer lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership outside of an urban growth area adopted by the county council pursuant to chapter 36.70A RCW, or the division or redivision of land into <u>three to nine ((or fewer)) lots, unit lots, tracts, parcels, sites or divisions for the purpose of sale, lease or transfer of ownership within an urban growth area adopted by the county council pursuant to chapter 36.70A RCW or the division of land into two lots pursuant to a lot split for the purpose of sale, lease or transfer of ownership within an urban growth area.</u>	The proposed change adds lot split language to the short subdivision definition.
30.91S.285 Short subdivision, lot split. <u>"Short subdivision, lot split" means the division or redivision of land authorized by chapter 30.41B SCC into two lots for the purpose of sale, lease or transfer of ownership.</u>	The proposed change adds short subdivision, lot split to the "S" definitions, as lot splits are seen as a sub-category of short subdivisions.
30.91S.295 Short subdivision, final lot split. <u>"Short subdivision, final lot split" means the process and decision for approval of a final lot split short plat and for ensuring all conditions of preliminary subdivision approval have been met prior to recording the final short plat.</u>	The proposed change adds short subdivision, final lot split to the "S" definitions. (See above rationale).
30.91S.305 Short subdivision, preliminary lot split. <u>"Short subdivision, preliminary lot split" means the process and decision for approval of the preliminary lot split short plat pursuant to chapter 30.41B SCC.</u>	The proposed change adds short subdivision, preliminary lot split to the "S" definitions. (See above rationale).
30.91S.352 Site, parent. <u>"Site, parent" refers to a parcel of land that is the basis for creating another smaller lot.</u>	The proposed change adds site, parent to the "S" definitions, as it helps explain the technical process of the lot split.