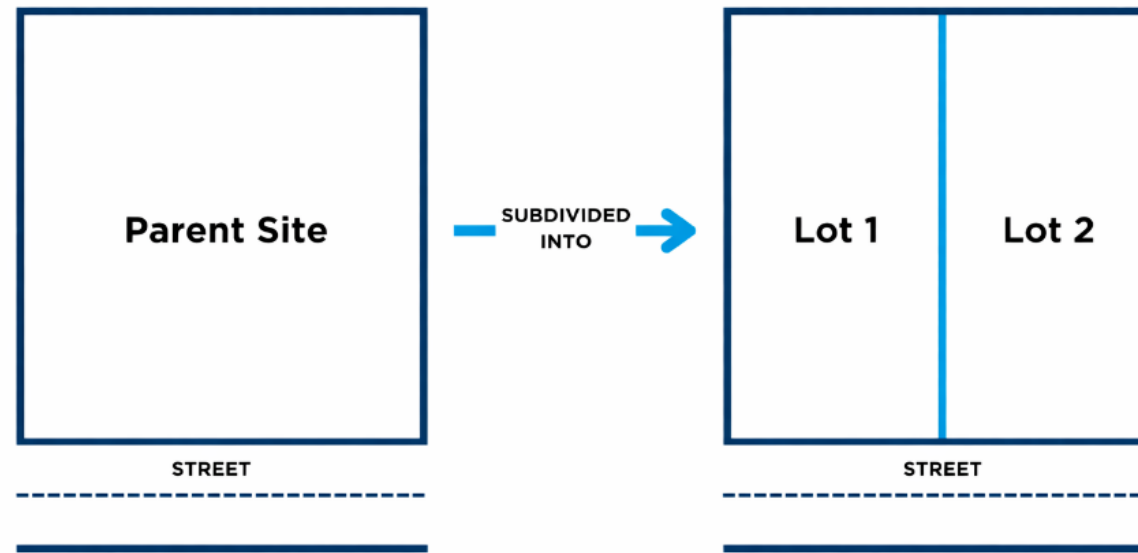


Proposed Code Amendments Relating to Lot Splitting

Amendments to SCC 30.41A.235, chapter 30.41B SCC, SCC 30.70.025, and chapter 30.91S SCC.



Snohomish County Planning Commission Briefing

February 24, 2026

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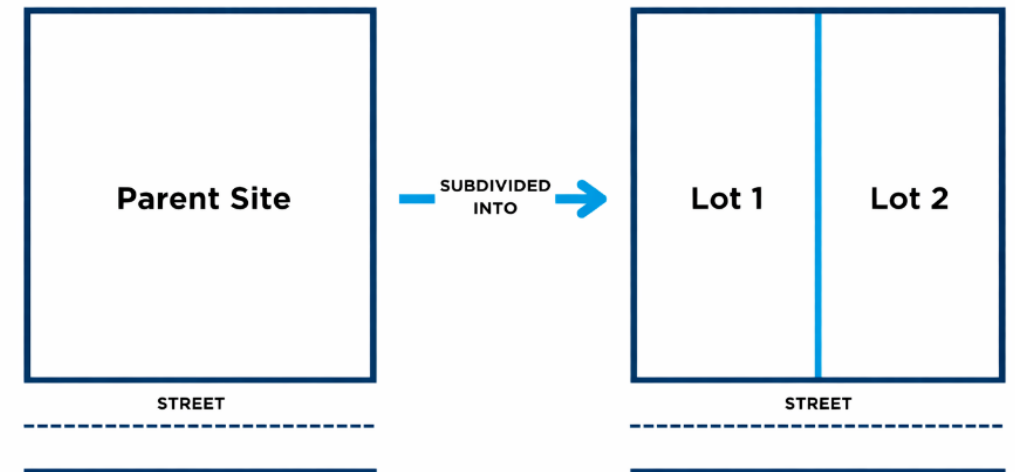
Presentation Overview

- Background
- Proposed Code Amendments
- Next Steps



Background

- A residential lot split is the administrative process of dividing a single residential parcel into two separate, buildable lots.
- House Bill 1096 requires cities to allow residential lot splits through an administrative process.
- This process synergizes with county policies that promote density and infill development.
- The county is proactively proposing amendments to 30.41B SCC (short subdivisions) to permit residential lot splits as a type of short subdivision, called “short subdivision, lot split.”



Lot Splitting

Benefits

- Increased housing supply
- Housing affordability
- Simplified administrative process
- Aging in place
- Smart growth

Concerns

- Avoiding loopholes
- Rural lot splits and rural growth
- Need to protect critical areas

Code Amendment Outline

- New subsection added:
 - 30.41B.220 Design standards & evaluation criteria—short subdivision, lot split
- Other updates in Ch 30.41B SCC (Short Subdivisions)
 - 30.41B.010 Purpose and applicability
 - 30.41B.040 Submittal Requirements
 - 30.41B.100 Decision criteria
 - 30.41B.200 Design standards
- Updates and cross-references in other sections
 - 30.41A.235 Design standards - construction area (Subdivisions)
 - 30.70.025 Permit Type Classification
 - Chapter 30.91S "S" DEFINITIONS



Code Amendments 30.41B SCC

- Limited to residential lots.
- One lot per split.
- No unusable lots.
- Lots may be subsequently subdivided under applicable zoning through the existing subdivision or short subdivision process.

Code Amendments – 30.41A & 30.41B SCC

Unique requirements for lot split subdivisions:

- Exempt from minimum construction area under the subdivisions design standards and the 5-year subdivision timeframe.
- Submittal requirements and application decision criteria match the preliminary short subdivision submittal requirements.
- Infrastructure improvements limited to right-of-way frontage improvements in preliminary approval.
- Fees do not need to be paid at preliminary approval.



Code Amendments

- Critical area regulations and environmental review apply.
- Certificates of availability of water and sewer service required.
- Frontage improvements will not be required for the recording of the final lot split, with few exceptions.
- Road access will be required for the recording of the final lot split.
- Lot splitting cannot result in the loss of rent-restricted housing, rent-subsidized housing, or tenants with market-rate rent within the past twelve months.
- Informational notes will be required, per state subdivision regulations.

New Definitions

- 30.91S.285 Short subdivision, lot split.
 - “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.
- 30.91S.295 Short subdivision, final lot split.
 - “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.
- 30.91S.305 Short subdivision, preliminary lot split.
 - “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.
- 30.91S.352 Site, parent.
 - “Site, parent” refers to a parcel of land that is the basis for creating another smaller lot.

Next Steps

- Public engagement - Public Comment period from 2/10/26 – 2/24/26
- SEPA DNS issued 2/10
- Dept of Commerce notified 2/10
- Planning Commission
 - 2/24 Briefing
 - 3/24 Hearing (in person)
- County Council planned for late spring



Questions?

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