



Committee of the Whole

Deb Bell

Council Initiated:

☐ Yes

☒ No

ECAF: 2026-1908

Ordinance: 26-036

Type:

☐ Contract

☐ Board Appt.

☒ Code Amendment

☐ Budget Action

☐ Other

Requested Handling:

☐ Normal

☐ Expedite

☒ Urgent

Fund Source:

☐ General Fund

☐ Other

☒ N/A

Executive Rec:

☒ Approve

☐ Do Not Approve

☐ N/A

Approved as to

Form:

☒ Yes

☐ No

☐ N/A

Subject: Snohomish County Code Amendments to Title 30.

Scope: The proposed amendments are to update code to allow for a streamlined process for short subdivisions, creating an additional, single, buildable lot, provided that development standards are met. (One buildable large lot, allowing for splitting that lot into two buildable smaller lots.)

Code Section	Proposed Change
30.41A.235	Adds short subdivision, lot split into the design standards-construction area.
30.41B	Exempts lot split from 5-year limitation, updates submittal requirements, fees, design standards and evaluation criteria.
30.70.025	Creates a new application type.
30.91S	Adds the concept of a division on land into two lots (lot split) for the purpose of sale, lease or transfer of ownership within an urban growth area.

Authority Granted: The proposed Ordinance would amend portions of Chapter 30 to include residential lot split option as an administrative process. These updates conform with the 2025 House Bill 1096. While HB 1096 applies to cities per RCW 58-17-145, it has acted as a guide for Snohomish County to update and refine our existing short subdivision processes and provisions.

The amendments proposed by this ordinance are consistent with the GMA and are consistent with all applicable federal, state, and local laws and regulations.

Background: This is a Type 3 legislative action under SCC 30.73.010. The proposed code amendments were transmitted to the Washington State Department of Commerce for distribution to State agencies on February 10, 2026. SEPA was completed and the issuance of a determination of non-significance on February 10, 2026. The public participation process was used in compliance with the GMA, RCW 36.70A.035, RCW 36.70A.130, RCW 36.70A.140 and SCC 30.73.

The Planning Commission was briefed on February 24, 2026, a public hearing conducted on March 24, 2026, and a letter recommending approval was sent on April 22, 2026.

Requested Action: For Council to move the ordinance to GLS on August 19th, 2026, to set time and date for public hearing, on September 9th, 2026, at the hour of 10:30 am.