

1 Adopted:

2 Effective:

3 SNOHOMISH COUNTY COUNCIL
4 Snohomish County, Washington

5
6 ORDINANCE NO. 26-036

7
8 RELATING TO GROWTH MANAGEMENT; CONCERNING LOT SPLITTING; AMENDING SECTION 30.41A.235,
9 CHAPTER 30.41B, SECTION 30.70.025, AND CHAPTER 30.91S OF THE SNOHOMISH COUNTY CODE

10
11 WHEREAS, the Revised Code of Washington (RCW) 36.70A.130 directs counties planning under
12 the Growth Management Act (GMA) to consider amendments and revisions to the GMA Comprehensive
13 Plan (GMACP) or development regulations on a regular basis; and

14
15 WHEREAS, the adopted GMACP includes the Housing Element with Objective HO 3.A, which
16 states that the county should “Encourage land use practices, development standards, and building
17 permit requirements that reduce housing production costs”; and

18
19 WHEREAS, a residential lot split is an administrative process of dividing a single residential parcel
20 into two, separate, buildable lots; and

21
22 WHEREAS, existing subdivision regulations do not adequately address administrative lot splitting
23 for smaller-scale development, and are so far limited to the short subdivision process; and

24
25 WHEREAS, Washington House Bill 1096 acts as an effective template for streamlining lot
26 splitting processes via an administrative process; and

27
28 WHEREAS, it is the intent of this ordinance to establish clear, predictable standards for lot
29 splitting while maintaining public health, safety, and welfare; and

30
31 WHEREAS, the amendments in this ordinance allow smaller lot configurations and urban infill
32 development, which can promote housing affordability, efficient use of infrastructure, and reduced
33 sprawl; and

34
35 WHEREAS, on February 24, 2026, the Snohomish County Planning Commission (“Planning
36 Commission”) was briefed by Snohomish County Planning and Development Services (PDS) staff about
37 the proposed code amendments contained in this ordinance; and

38
39 WHEREAS, the Planning Commission held a public hearing on March 24, 2026, to receive public
40 testimony concerning the proposed code amendments contained in this ordinance; and

41
42 WHEREAS, at the conclusion of the Planning Commission’s public hearing, the Planning
43 Commission deliberated on the proposed amendments and voted to recommend approval of the
44 amendments contained in this ordinance, as shown in its approval letter dated April 22, 2026; and

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1 WHEREAS, on _____, 2026, the Snohomish County Council ("County Council") held a public
2 hearing after proper notice, and considered public comment and the entire record related to the code
3 amendments contained in this ordinance; and
4

5 WHEREAS, following the public hearing, the County Council deliberated on the code
6 amendments contained in this ordinance;
7

8 NOW, THEREFORE, BE IT ORDAINED:
9

10 Section 1. The County Council makes the following findings:
11

12 A. The County Council adopts and incorporates the foregoing recitals as findings as if set forth fully
13 herein.
14

15 B. This ordinance amends title 30 of the Snohomish County Code (SCC) as follows:
16

- 17 1. In SCC 30.41A.235, amendments will exempt "short subdivision, lot splits" from minimum
18 construction area regulations in the subdivision design standards. Lot splits are a smaller-scale
19 development, and do not require 1,000 square feet of minimum construction area. Lot splits are
20 similar to the other listed developments that are exempt for a minimum construction area and
21 should be treated similarly.
22
- 23 2. In chapter 30.41B SCC, amendments outline the performance standards and evaluation criteria
24 for "short subdivision, lot splits." The amendments classify preliminary lot splits as a type 1
25 permit. The regulations mirror RCW 58.17.145, which is intended to promote residential infill
26 development. The amendments to chapter 30.41B SCC are as follows:
27
 - 28 i. The amendments exempt "short subdivision, lot split" from the five-year subdivision
29 timeframe. The scope of lot splits is significantly smaller than a larger subdivision.
30
 - 31 ii. The amendments establish that the submittal requirements for "short subdivision,
32 preliminary lot split" are the same as those for preliminary short subdivision submittal
33 requirements. These two types of applications are similar in scope.
34
 - 35 iii. The amendments limit the conditions of approval that can be placed on "short-subdivision,
36 preliminary lot splits" to right-of-way frontage improvements, and specifies that payment of
37 impact fees under chapters 30.66A, 30.66B, or 30.66C SCC is not required prior to building
38 permit issuance. These amendments are to lower the barriers for lot splitting, as the
39 process does not have the same impact as larger subdivisions, and will encourage infill
40 housing.
41
 - 42 iv. The amendments add design standards and evaluation criteria for lot split applications. The
43 intent is to lower the barriers for lot splitting without creating unforeseen externalities or
44 technical issues. The code for a one-time, administratively-based lot split will not require
45 hearings, notifications, and other processes required for larger subdivision applications, but

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1 it will provide regulations related to the preservation of affordable housing, critical areas,
2 roads and access improvements, and frontage improvements.
3

- 4 3. Further amendments update any cross-references resulting from the above changes, including
5 an added definition for “short subdivision, preliminary lot split” to the categories of permit type
6 classification of SCC 30.70.025, and amend chapter 30.91.S SCC to amend the definition of
7 “short subdivision” and add a definition for “short subdivision, lot split,” “short subdivision, final
8 lot split,” “short subdivision, preliminary lot split,” and “site, parent.”
9

- 10 C. The proposed amendments are consistent with and supportive of the following GMA goals codified
11 in RCW 36.70A.020:
12

13 GMA Goal 7: “Permits. Applications for both state and local government permits should be
14 processed in a timely and fair manner to ensure predictability.”
15

16 GMA Goal 4: “Housing. Plan for and accommodate housing affordable to all economic segments
17 of the population of this state, promote a variety of residential densities and housing types, and
18 encourage preservation of existing housing stock”.
19

20 The proposed amendments simplify regulations and streamline the approval process for
21 administrative lot splitting to help ensure review of applications is predictable, timely, and fairly
22 administered. The proposed amendments also promote more varied and denser housing stock via
23 lot splitting.
24

- 25 D. The proposed amendments are consistent with and supportive of the following multicounty
26 planning policies (MPPs) from the Puget Sound Regional Council VISION 2050:
27

28 MPP-DP-47: “Streamline development standards and regulations for residential and commercial
29 development and public projects, especially in centers and high-capacity transit station areas, to
30 provide flexibility and to accommodate a broader range of project types consistent with the
31 regional vision.”
32

33 MPP-H-10: “Encourage jurisdictions to review and streamline development standards and
34 regulations to advance their public benefit, provide flexibility, and minimize additional costs to
35 housing.”
36

37 The proposed amendments streamline residential development by providing a predictable
38 administrative process for lot splits. These regulations will encourage infill housing in the County’s
39 Urban Growth Areas (UGA) in a manner consistent with the regional vision.
40

- 41 E. The proposed amendments are consistent with and supportive of the following countywide planning
42 policies (CPPs):
43

44 CPP-ED-16: “The expeditious processing of development applications shall not result in the
45 reduction of environmental and land use standards.”
46

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1 CPP-HO-11: "The county and cities should consider the economic implications of proposed
2 building and land use regulations so that the broader public benefit they serve is achieved with
3 the least additional cost to housing.."
4

5 The proposed amendments ensure an expeditious processing of development applications for lot
6 splits, without reducing environmental or land use standards. The regulations deny an application
7 for a "short subdivision, lot split" if one or both resulting lots would not meet performance
8 standards due to the presence of critical areas or their buffers on the lots. The proposed
9 amendments also ensure broader public benefit by encouraging smaller lot sizes and lowered
10 housing costs via lot splitting.
11

- 12 F. The proposed amendments are consistent with and supportive of the following Snohomish County
13 Growth Management Act Comprehensive Plan (GMACP) policy:
14

15 ED Policy 2.A.3: "To ensure timeliness, responsiveness, and increased efficiency, the county shall
16 maintain a program of continuous review of the permitting process to eliminate unnecessary
17 procedures that do not respond to legal requirements for public review and resident input."
18

19 Objective HO 3.A: "Encourage land use practices, development standards, and building permit
20 requirements that reduce housing production costs."
21

22 HO Policy 3.A.2: "Development standards and building permit requirements shall be reviewed
23 on a continual basis to ensure clarity and consistency while providing for a timely, fair, and
24 predictable application processing outcome."
25

26 The proposed amendments eliminate unnecessary regulations for residential lot splits in the UGA.
27 The proposed amendments also reduce housing production costs by eliminating unnecessary
28 regulations and reducing lot size. This will ensure a more efficient and less costly application
29 process.
30

- 31 G. These amendments have been evaluated for their potential to create barriers to the implementation
32 of Low Impact Development (LID) principles and measures for stormwater management. These
33 amendments will uphold the principles of LID, as infill housing reduces sprawl, which in turn,
34 reduces the amount of impervious surfaces, and the disruptions to soil, vegetation, and drainage.
35 The amendments proposed by this ordinance will not impact LID principles or measures.
36

- 37 H. The amendments were reviewed for potential effects on capital facilities and utilities. County and
38 external service providers maintain long-range plans and financing strategies to meet projected
39 service demands. The amendments are not expected to create new demands or interfere with these
40 plans.
41

- 42 I. The potential impacts on housing and jobs were assessed. The proposed amendments will not affect
43 jobs, however the amendments are expected to positively impact housing supply, due to a reduced
44 site cost, a higher yield of infill housing, and an increase in the timeliness of processing building
45 permit paperwork.
46

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1 J. Procedural requirements.

- 2
- 3 1. This proposal is a Type 3 legislative action under SCC 30.73.010.
- 4
- 5 2. As required by RCW 30.70A.106(1), a notice of intent to adopt the proposed code amendments
- 6 was transmitted to the Washington State Department of Commerce for distribution to state
- 7 agencies on February 10, 2026.
- 8
- 9 3. State Environmental Policy Act (SEPA), chapter 43.21C RCW, requirements with respect to this
- 10 non-project action have been satisfied through the completion of an environmental checklist
- 11 and the issuance of a determination of non-significance on February 10, 2026.
- 12
- 13 4. The public participation process used in the adoption of this ordinance complies with all
- 14 applicable requirements of the GMA and the SCC.
- 15
- 16 5. The Washington State Attorney General last issued an advisory memorandum, as required by
- 17 RCW 36.70A.370, in October of 2024 entitled *Advisory Memorandum and Recommended*
- 18 *Process for Evaluating Proposed Regulatory or Administrative Actions to Avoid the*
- 19 *Unconstitutional Takings of Private Property* to help local governments avoid the
- 20 unconstitutional taking of private property. The process outlined in the State Attorney General's
- 21 2024 advisory memorandum was used by the County in objectively evaluating the regulatory
- 22 changes proposed by this ordinance.
- 23

24 Section 2. The County Council makes the following conclusions:

25

- 26 A. The amendments proposed by this ordinance are consistent with the GMA and are consistent with
- 27 all applicable federal, state, and local laws and regulations.
- 28
- 29 B. The amendments proposed by this ordinance are consistent with the goals, objectives, and policies
- 30 of the MPPs, CPPs, and the Snohomish County GMACP.
- 31
- 32 C. The County has complied with all SEPA requirements with respect to this non-project action.
- 33
- 34 D. The amendments proposed by this ordinance will not impact LID principles or measures.
- 35
- 36 E. The amendments proposed by this ordinance will not create additional demand for capital facilities
- 37 or utilities.
- 38
- 39 F. The amendments proposed by this ordinance will create a more affordable supply of housing and
- 40 will not impact jobs.
- 41
- 42 G. The public participation process used in the adoption of this ordinance complies with all applicable
- 43 requirements of the GMA and title 30 SCC.
- 44
- 45 H. The amendments proposed by this ordinance do not result in an unconstitutional taking of private
- 46 property for a public purpose.

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1
2 Section 3. The Snohomish County Council bases its findings and conclusions on the entire record
3 of the County Council, including all testimony and exhibits. Any finding, which should be deemed a
4 conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.
5

6 Section 4. Snohomish County Code Section 30.41A.235, last amended by Ordinance No. 17-062
7 on October 18, 2017, is amended to read:
8

9 **30.41A.235 Design standards – construction area.**

10
11 Each new lot shall have an accessible area suitable for construction of at least 1,000 square feet and
12 located outside any required building setback, unbuildable easement, required buffer, or critical area,
13 except that for lots in a planned residential development, unit lot subdivision under SCC 30.41A.205,
14 ~~((or))~~ unit lot short subdivision under SCC 30.41B.205, or short subdivision, lot split under SCC
15 30.41B.220, there is no minimum construction area.
16

17 Section 5. Snohomish County Code Section 30.41B.010, last amended by Amended Ordinance
18 No. 24-021 on August 28, 2024, is amended to read:
19

20 **30.41B.010 Purpose and applicability.**

21
22 (1) The purpose of this chapter is to:

23
24 (a) Regulate the division or redivision of land into nine or fewer lots, tracts, or parcels in an urban
25 growth area, and four or fewer lots, tracts, or parcels outside an urban growth area, except as set
26 forth in subsections (2) through (4) of this section;
27

28 (b) Promote the public health, safety, and general welfare;

29
30 (c) Further the goals and objectives of the comprehensive plan;

31
32 (d) Prevent the over-crowding of land;

33
34 (e) Lessen congestion in the streets and highways;

35
36 (f) Promote effective use of land;

37
38 (g) Promote safe and convenient travel by the public on streets and highways;

39
40 (h) Provide for adequate light and air;

41
42 (i) Require that appropriate provisions are made for open space, drainage ways, streets, alleys or
43 roads, other public ways, transit stops, potable water supplies, sanitary wastes, parks and
44 recreation, playgrounds, schools and school grounds, and sidewalks, or other planning features that
45 assure safe walking conditions for students who walk to and from school;
46

- 1 (j) Adequately provide for the housing and commercial needs of citizens;
2
3 (k) Provide for proper ingress and egress;
4
5 (l) Require uniform monumentation;
6
7 (m) Require conveyancing by accurate legal description;
8
9 (n) Provide for expeditious review and approval of proposed short subdivisions that conform to the
10 requirements of this title; and
11
12 (o) Require and promote the use of low impact development (LID) best management practices
13 (BMPs) as directed by the Drainage Manual.
14

15 (2) Land within a short subdivision which has been recorded within the immediately preceding five
16 years may not be further divided in any manner, except that a final subdivision may be approved and
17 filed for record pursuant to chapter 30.41A SCC, or the short subdivision may be altered to contain up to
18 the maximum number of permissible lots, tracts, or parcels, as follows: When a short
19 subdivision contains fewer than the maximum number of permissible lots, tracts, or parcels, based on
20 the short subdivision's location either outside or inside an urban growth area, the owner who filed
21 the short subdivision may file an alteration within the five year period to create, within the original
22 boundaries of the short subdivision, a greater number of lots, tracts, or parcels than were originally
23 created, up to a total of four lots or three lots plus one tract used for a single-family dwelling under
24 SCC 30.41C.090(2)(c)(v) outside an urban growth area, or a total of nine lots inside an urban growth
25 area. A short subdivision, lot split shall not be subject to the five-year limitation period under this
26 subsection.
27

28 (3) After five years, further divisions may be permitted through the short subdivision process by a
29 parcel owner when otherwise consistent with the then current regulations. Provided that when the
30 subdivider owns more than one lot within a short subdivision, they may not divide the aggregate total
31 into more than four lots or three lots plus one tract used for a single-family dwelling under
32 SCC 30.41C.090(2)(c)(v) when located outside an urban growth area or nine lots when located in
33 an urban growth area.
34

35 (4) Where there have been no sales of any lots in a short subdivision, nothing contained in this section
36 shall prohibit an applicant from completely withdrawing the entire short subdivision and thereafter
37 presenting a new application.
38

39 (5) Land within a subdivision exempted from subdivision or short subdivision requirements by
40 RCW 58.17.040(2) or SCC 30.41A.020(7), may not be further divided in any manner within five years
41 immediately following the date of exempt subdivision so as to create any nonexempt lot, tract or parcel;
42 except that a final subdivision may be approved and filed for record pursuant to chapter 30.41A SCC.
43 This prohibition shall not apply as to lots, tracts, or parcels conveyed to purchasers for value. For the
44 purpose of this subsection, the phrase "date of exempt subdivision" shall mean the date of creation of
45 an exempt subdivision as shown by documents of sale or lease, filing of maps or surveys thereof with
46 the county auditor or the department, or such other similar proof as is considered sufficient by

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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))~~ short subdivision, lot split 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 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.

Section 6. Snohomish County Code Section 30.41B.040, added by Amended Ordinance No. 02-064 on December 9, 2002, is amended to read:

30.41B.040 Submittal Requirements.

(1) Preliminary short subdivision and short subdivision, preliminary lot split applications shall comply with the requirements set out in the ~~((short subdivision))~~ application ~~((checklist))~~ checklists for each as provided by the department pursuant to SCC 30.70.030.

(2) Preliminary short subdivision and short subdivision, preliminary lot split applications shall include a preliminary short plat prepared by and bearing the signature and seal of a registered professional land surveyor.

1 Section 7. Snohomish County Code Section 30.41B.100, added by Amended Ordinance No. 02-
2 064 on December 9, 2002, is amended to read:

3
4 **30.41B.100 Decision criteria.**

5
6 The preliminary short subdivision application or short subdivision, preliminary lot split application shall
7 be approved only if the department or the hearing examiner finds that

8
9 (1) The proposal makes appropriate provisions for, but not limited to, the public health, safety, and
10 general welfare; for open spaces, drainage ways, streets, alleys, other public ways; transit stops; potable
11 water supplies; sanitary wastes; parks and recreation; playgrounds, sites for schools and school grounds;
12 fire protection; and other public facilities. The decision maker shall consider all other relevant facts,
13 including the physical characteristics of the site and sidewalks and other planning features that assure
14 safe walking conditions for students who walk to and from school to determine whether the public
15 interest will be served by the short subdivision. A short subdivision, preliminary lot split that meets the
16 design standards and evaluation criteria under SCC 30.41B.220 shall be deemed to make appropriate
17 provisions under this subsection.

18
19 (2) If the decision maker finds that the proposed preliminary short subdivision makes appropriate
20 provisions for the matters listed in SCC 30.41B.100(1) and enters written findings that the short
21 subdivision conforms to all applicable development regulations and construction codes, then it shall be
22 approved. If the decision maker finds that the proposed short subdivision does not make such
23 appropriate provisions or that development regulations requirements are not met, or the public use and
24 interest will not be served, then the decision maker may deny the proposed preliminary short
25 subdivision.

26
27 (3) Dedication of land or payment of fees to any public body may be required as a condition
28 of preliminary subdivision approval, provided dedications for a short subdivision, lot split shall be limited
29 to right-of-way for frontage improvements if required under SCC 30.41B.220(4). Evidence of
30 such dedication and/or payment shall accompany final subdivision approval. Payment of impact fees
31 under chapters 30.66A, 30.66B, or 30.66C SCC shall not be required as a condition of approval for short
32 subdivision, preliminary lot split applications. Such fees shall be assessed when the lot created by the
33 short subdivision, lot split is developed.

34
35 (4) The hearing examiner shall not, as a condition of preliminary subdivision approval, require
36 the applicant to obtain a release from damages from other property owners.

37
38 Section 8. Snohomish County Code Section 30.41B.200, last amended by Ordinance No. 24-061
39 on August 14, 2024, is amended to read:

40
41 **30.41B.200 Design standards and evaluation criteria – short subdivision.**

42 The following design standards shall be met for short subdivisions, unless a modification is specifically
43 provided for:

44
45 (1) Each lot shall contain sufficient square footage to meet minimum zoning and health requirements,
46 provided that the minimum lot size within a short subdivision may be reduced below the size required

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1 by applicable zoning through the attached single family dwelling, lot size averaging, planned residential
2 development, or rural cluster subdivision provisions of this title;

3
4 (2) Each new lot shall have an accessible area suitable for construction pursuant to SCC 30.41A.235;

5
6 (3) Short subdivisions located in special flood hazard areas shall comply with the provisions of
7 SCC 30.65.110(3);

8
9 (4) Roads and access shall be provided in accordance with the requirements in chapter 30.24 SCC;

10
11 (5) All short subdivisions shall meet the applicable tree retention and landscaping requirements of
12 chapter 30.25 SCC; and

13
14 (6) All short subdivisions shall comply with the provisions of chapter 30.63A SCC, including the
15 requirement to use low impact development best management practices as directed by the Drainage
16 Manual.

17
18 Section 9. A new section is added to Chapter 30.41B of the Snohomish County Code to read:

19
20 **30.41B.220 Design standards and evaluation criteria—short subdivision, lot split**

21
22 (1) The following design standards shall be met for short subdivision, lot splits:

23
24 (a) The short subdivision, lot split shall not create more than one new lot. Each lot shall contain
25 sufficient square footage to meet minimum zoning and health requirements for lots, tracts, parcels,
26 or building sites;

27
28 (b) The short subdivision, lot split will not create an unusable lot, per the reasonable use standards
29 of SCC 30.62A.540;

30
31 (c) A short subdivision, lot split is allowed only where the parent site is in a residential zone in an
32 urban growth area. Short subdivision, lot splits are not allowed on properties zoned for non-
33 residential uses, such as business, commercial, retail and/or industrial uses;

34
35 (d) A short subdivision, lot split is not allowed for a parent site that was created through a previous
36 short subdivision, lot split;

37
38 (e) The short subdivision, lot split will not require or result in the demolition of any existing housing
39 that is either rent-restricted, rent-subsidized, or that has been occupied by a tenant paying market-
40 rate rent within the preceding twelve months;

41
42 (f) The two lots created through a short subdivision, lot split may be further segregated to the
43 extent allowed under the applicable zoning through a subdivision or short subdivision provided the
44 total number of lots in such a subdivision or short subdivision shall not exceed the density and lot
45 yield allowed under the applicable zoning;

1 (g) Certificates of availability for water and sewer service, including a dedicated water meter, to
2 serve the newly created lot shall be provided;

3
4 (h) Construction of site improvements, such as frontage improvements, with the exception of right-
5 of-way if required under SCC 30.41B.220(4), private access drives, and utilities, under SCC
6 30.41B.400 is not required for approval of a short subdivision, lot split or the recording of a short
7 plat map for a short subdivision, final lot split;

8
9 (i) Short subdivision, lot splits must be meet the requirements of SCC 30.41B.100 and RCW
10 58.17.060 through 58.17.110, and notes shall be placed on the short plat map for a short
11 subdivision, final lot split recorded with the county auditor's office to acknowledge the following:

12
13 (i) Approval of the short subdivision, lot split, and recording of the plat for the short subdivision,
14 final lot split does not constitute or guarantee approval by the county of other permits and
15 approvals necessary to construct residential lots resulting from the short subdivision, lot split;
16 and

17
18 (ii) Subsequent applications for further divisions of residential lot splits or further construction
19 of residential units created by a short subdivision, lot split shall be consistent with all applicable
20 regulations and requirements in title 30 SCC, including the design standards, construction
21 standards, specifications, and other adopted plans and policies.

22
23 (2) Natural environment. A short subdivision, lot split shall be subject to the following provisions
24 regarding critical areas and environmental review:

25
26 (a) The short subdivision, lot split shall meet the requirements of environmentally sensitive area
27 regulations under SCC subtitle 30.6 SCC; and

28
29 (b) The county shall deny an application for a short subdivision, lot split if one or both resulting lots
30 would not have sufficient developable land because of the presence of critical areas or their buffers
31 on the lots.

32
33 (3) Access. Construction of a means of access (such as a private access drive) to a new lot created by a
34 short subdivision, lot split that does not have direct access to an open and constructed public street is
35 not required either as a condition of approval for a short subdivision, lot split or as a condition of
36 recording the short subdivision, final lot split on the short plat map. In the event the means of access is
37 not constructed, the county shall condition approval of the short subdivision, lot split on access rights
38 being granted or conveyed on or before recording of the short subdivision, final lot split to provide
39 access for the maximum number of dwelling units that could be developed on the newly created lot,
40 provided such access rights may be reduced consistent with relevant codes, regulations and/or design
41 standards as applicable through review of a subsequent application for a building permit, short
42 subdivision, unit lot subdivision and/or subdivision application if less than the maximum number of
43 dwelling units is built on the newly created lot.

44
45 (4) Frontage improvements. Construction of frontage improvements shall not be required as a condition
46 of recording a short subdivision, final lot split on the short plat map; provided, to the extent allowed

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under state law or the county code 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.

(5) Fee requirements. The fees in SCC 30.86.110, Short subdivision fees, shall apply.

(6) Plat notes and dedication requirements. As required under RCW 58.17.060, a short subdivision, lot split shall note the following:

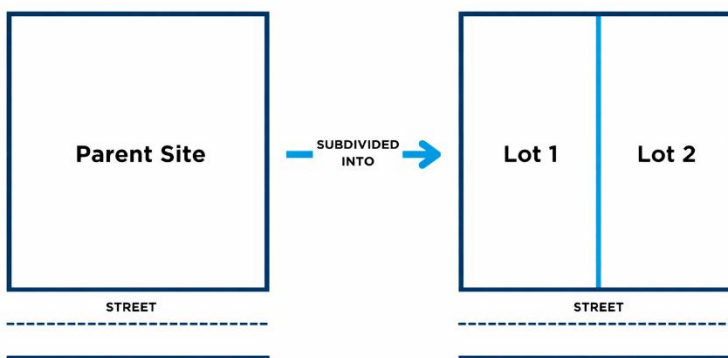
(a) Reference to the original application number;

(b) Limitations on future development on unit lots, including limitations of any subsequent subdivision actions, additions, or modifications to the unit lot housing 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;

(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

(d) Required legal disclosures about unit lot subdivision status.

Figure 30.41B.220(1). Example of a short subdivision, lot split



Section 10. Snohomish County Code Section 30.70.025, last amended by Amended Ordinance No. 26-002 on February 25, 2026, is amended to read:

30.70.025 Permit Type Classification.

ORDINANCE NO. 26-036

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:

(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
• 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

Application	Type
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
Official Site Plans	
• Sites 5 acres or larger in size - BP, IP, or PCB zones	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
• <u>Short Subdivision, preliminary lot split</u>	<u>1</u>
• 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	
• 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
• Substantial Development Permit Rescission	2
Special Use Permit	2
Urban Center Development	Refer to SCC 30.34A.180

ORDINANCE NO. 26-036

RELATING TO GROWTH MANAGEMENT; CONCERNING LOT SPLITTING; AMENDING SECTION 30.41A.235, CHAPTER 30.41B, SECTION 30.70.025, AND CHAPTER 30.91S OF THE SNOHOMISH COUNTY CODE
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Application	Type
Variance	
• Submitted with another permit application subject to Type 2 processing (Refer to SCC 30.43B.020(2))	2
• All Others	1

1 **1** Forest Practices Permits submitted concurrently with a Type 2 permit are required to be consolidated
2 under SCC 30.43F.100(2).
3

4 Section 11. Snohomish County Code Section 30.91S.280, last amended by Amended Ordinance
5 No. 12-115 on January 30, 2013, is amended to read:
6

7 **30.91S.280 Short subdivision.**
8

9 "Short subdivision" is the division or redivision of land into four or fewer lots, tracts,
10 parcels, sites or divisions for the purpose of sale, lease or transfer of ownership outside of an urban
11 growth area adopted by the county council pursuant to chapter 36.70A RCW, or the division or
12 redivision of land into three to nine ((or fewer)) lots, unit lots, tracts, parcels, sites or divisions for the
13 purpose of sale, lease or transfer of ownership within an urban growth area adopted by the county
14 council pursuant to chapter 36.70A RCW or the division of land into two lots pursuant to a lot split for
15 the purpose of sale, lease or transfer of ownership within an urban growth area.
16

17 Section 12. A new section is added to Chapter 30.91S of the Snohomish County Code to read:
18

19 **30.91S.292 Short subdivision, final lot split.**
20

21 "Short subdivision, final lot split" means the process and decision for approval of a final lot split
22 short plat and for ensuring all conditions of preliminary subdivision approval have been met prior to
23 recording the final short plat.
24

25 Section 13. A new section is added to Chapter 30.91S of the Snohomish County Code to read:
26

27 **30.91S.298 Short subdivision, lot split.**
28

29 "Short subdivision, lot split" means the division or redivision of land authorized by chapter 30.41B SCC
30 into two lots within an urban growth area for the purpose of sale, lease or transfer of ownership.
31

32 Section 14. A new section is added to Chapter 30.91S of the Snohomish County Code to read:
33

34 **30.91S.305 Short subdivision, preliminary lot split.**
35

36 "Short subdivision, preliminary lot split" means the process and decision for approval of the preliminary
37 lot split short plat pursuant to chapter 30.41B SCC.
38

39 Section 15. A new section is added to Chapter 30.91S of the Snohomish County Code to read:

ORDINANCE NO. 26-036

30.91S.352 Site, parent.

“Site, parent” refers to a parcel of land that is used to create another smaller lot using the short subdivision, lot split process.

Section 16. Severability and Savings. If any section, sentence, clause, or phrase of this ordinance shall be held invalid by the Growth Management Hearings Board, or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this ordinance. Provided, however, that if any section, sentence, clause, or phrase of this ordinance is held to be invalid by the Board or court of competent jurisdiction, then the section, sentence, clause, or phrase in effect prior to the effective date of this ordinance shall be in full force and effect for that individual section, sentence, clause, or phrase as if this ordinance had never been adopted.

PASSED this _____ day of _____, 20____.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Council Chair

ATTEST:

Asst. Clerk of the Council

() APPROVED
() EMERGENCY
() VETOED

DATE:

County Executive

ATTEST:

Approved as to form only:

Deputy Prosecuting Attorney

ORDINANCE NO. 26-036

RELATING TO GROWTH MANAGEMENT; CONCERNING LOT SPLITTING; AMENDING SECTION 30.41A.235, CHAPTER 30.41B, SECTION 30.70.025, AND CHAPTER 30.91S OF THE SNOHOMISH COUNTY CODE
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