



SNOHOMISH COUNTY PLANNING COMMISSION

April 22, 2026

Snohomish County Council
County Administration Building
3000 Rockefeller Avenue, M/S 609
Everett, WA 98201-4046

SUBJECT: Planning Commission recommendation concerning lot splitting; amending section 30.41A.235, chapter 30.41B, section 30.70.025, and chapter 30.91S of the Snohomish County Code.

Dear Snohomish County Council:

On behalf of the Snohomish County Planning Commission, I am forwarding our recommendation to amend code for lot splitting. The Planning Commission had a briefing on this topic on February 24, 2026, and conducted a public hearing on March 24, 2026.

These amendments propose an administrative process to permit residential lot splits as a type of short subdivision, called "short subdivision, lot split." There was input received from staff prior to the briefing.

PLANNING COMMISSION RECOMMENDATION

At the March 24, 2026 Planning Commission hearing, a motion was made by Commissioner Chandler and seconded by Commissioner Morgan, recommending APPROVAL of code amendments as submitted by staff.

VOTE (Motion):

10 in favor (Ash, Bush, Busteed, Chandler, Holtzclaw, Larsen, Morgan, Niemela, Sievers, Sheldon)

0 opposed

0 abstention

Motion PASSED

This recommendation was made following the close of the public hearing, and is based on the findings and conclusions presented in the February 2, 2026 staff report, with which the Commission concurred.

The commissioners feel that the county should pursue changes to the code that will permit lot splits.

Planning Commission Recommendation Letter
Concerning lot splitting; amending section 30.41A.235, chapter 30.41B, section 30.70.025, and chapter 30.91S of the
Snohomish County Code
April 22, 2026
Respectfully submitted,

SNOHOMISH COUNTY PLANNING COMMISSION
Kimberly Busteed, Planning Commission Chair

cc: Dave Somers, Snohomish County Executive
Mike McCrary, Director, Planning and Development Services