



CO00004290

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

ORDINANCE NO. 00- 080

AMENDING SNOHOMISH COUNTY CODE
CHAPTERS 18.72 and 18.73
RELATING TO LAND USE APPLICATION FEES
REGARDING VARIANCES, CONDITIONAL USE PERMITS AND REZONES

WHEREAS, the county executive and county council have identified regulatory reform of land use regulations as a high priority for county government; and

WHEREAS, land use application fees were last amended in 1993 and have historically failed to cover the county's permit processing costs; and

WHEREAS, permit processing costs have grown over the last six years due to unfunded state legislative mandates, and additional staffing needs to adequately respond to increased and more complex permit activity; and

WHEREAS, county staff have reviewed land use regulations and propose fee increases to more fully recover existing service costs, and to achieve self-sufficiency and financial stability for the land use division of the department of planning and development services.

THEREFORE, BE IT ORDAINED:

Section 1. Snohomish County Code Section 18.72.140, last amended by Ordinance No. 98-121 on December 16, 1998, is amended to read:

18.72.140 Filing fees.

The filing fees for requests/actions covered by this chapter shall be as follows:

- (1) Variance: \$1,000
 - (a) Except that a request for a single revision to a dimensional requirement related to a single family residence shall be: \$500.00
 - (b) Request for time extension: \$100.00
 - (c) Request for minor revision under SCC 18.72.192: ~~\$(200.00)~~ 260.00
 - (d) Request for major revision under SCC 18.72.192: ~~\$(800.00)~~ 1,040.00
- (2) Special use permit: \$1,000, plus a per-acre fee of \$50.00, limited to a maximum fee of \$3,000
 - (a) Request for time extension: \$100.00
 - (b) Request for minor revision under SCC 18.72.192: \$200.00
 - (c) Request for major revision under SCC 18.72.192: \$800.00

- (3) Conditional use permit: ~~\$(2,400)~~ 2,750.00
 - (a) Landfill: \$1,800, plus a per-acre fee of \$50.00, limited to a maximum fee of \$4,000
 - (b) Mineral extraction/processing: \$1,800, plus a per-acre fee of \$100.00, limited to a maximum fee of \$6,000
 - (c) Sanitary landfill: \$1,800, plus a per-acre fee of \$100.00, limited a maximum fee of \$6,000
 - (d) Modification to site plan:
 - Minor revision under SCC 18.72.192: ~~\$(200.00)~~ 260.00
 - Major revision under SCC 18.72.192: ~~\$(800.00)~~ 1,040.00
- (4) Temporary use permit: \$150.00
 - (a) Temporary woodwaste recycling and temporary woodwaste storage: \$500.00
 - (b) Annual renewal: \$40.00
- (5) Accessory apartment (attached or detached) permit: \$150.00
- (6) Model hobby park permit: \$150.00
- (7) Bed and breakfast guesthouses (A-10 zone only): \$150.00
- (8) Pre-application conference fee: \$400.00
- (9) When an applicant chooses to utilize the pre-application process, the pre-application conference fee shall be credited toward the application fee upon submittal of the application if received within twelve months form the date of the pre-application conference.

Section 2. Snohomish County Code Section 18.73.120, last amended by Ordinance No. 95-101 on December 6, 1995, is amended to read:

18.73.120 Rezoning fees.

(1) All applications to change the zoning of property shall be accompanied by a fee to cover the costs of processing, the amount of the fee to be determined by the following table. The fee shall be computed on the basis that the highest intensity use requested is deemed to apply to the gross acreage contained within the entire application.

Table of Rezoning Fees

Zoning Classification Request	Acreage Involved					
	0-2.9	3-9.9	10-29.9	30-199	200-499	500+
Industrial (All industrial zones)						
Base fee	\$6,000	\$6,450	\$7,950	\$14,700	\$29,700	\$48,450
Plus per acre	900	700	500	200	100	50
Business and Commercial (All business and commercial zones)						
Base fee	4,500	4,950	6,450	13,200	20,700	28,200

Plus per acre	800	600	400	100	50	30
Residential (Multiple-residential and low-density multiple-residential zones)						
Base fee	4,500	4,725	5,475	9,975	32,475	39,975
Plus per acre	600	500	400	200	50	30
All Other Residential, Agricultural, Recreation and Mineral Conservation Zones						
Base fee	950	975	1,725	2,850	4,350	8,100
Plus per acre	300	200	100	50	40	30
Planned Residential Development						
Base fee	4,000	4,780	5,980	7,780	11,780	16,780
Plus per acre	500	240	120	60	40	30
Plus per unit	20	20	15	15	10	10
Site Development Plan						
Base fee	1,200	1,200	1,200	1,200	1,200	1,200

(2) The application fee for cities, public agencies and regional public governmental bodies shall be the same as for nongovernmental applicants.

(3) Subsequent to initial approval, requests for site plan revisions shall be subject to an application fee as follows:

(a) Minor revision (administrative) \$~~((500.00))~~650.00

(b) Major revision (public hearing) \$~~((800.00))~~1,040.00

(4) The total application fee shall be reduced by 25 percent when considered in conjunction with a planned residential development application for the same property.

(5) The base fee shall be increased by 25 percent when a site plan is required or offered.

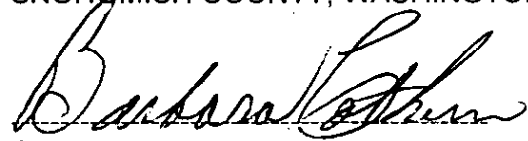
(6) Site development plan fee applies when no zoning change is requested.

(7) Pre-application conference fee: \$400.00.

(8) When an applicant chooses to utilize the pre-application process, the pre-application conference fee shall be credited toward the application fee upon submittal of said application if received within twelve months from the date of the pre-application conference.

PASSED this 21st day of November, 2000

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON


Chairperson

ATTEST:

Sheila McAuliffe
Clerk of the Council, *asst.*

- APPROVED
- VETOED
- EMERGENCY

DATE _____

PUBLISHED _____

DATE 12/6/00

Approved as to form only:

Muhammad A. Abdalmonem
Deputy Prosecuting Attorney

Gary Weikel
County Executive

gn

GARY WEIKEL
Deputy Executive