

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

ORDINANCE NO. 00- 084

AMENDING SNOHOMISH COUNTY CODE
CHAPTER 29.12
RELATING TO BOUNDARY LINE ADJUSTMENT FEES

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 29.12.010, last amended by Ordinance No. 98-107 on October 21, 1998, is amended to read:

29.12.010 Application and process.

(1) A boundary line adjustment (BLA) application shall be on forms supplied by the department of planning and development services (PDS), shall be signed by the owner(s) of the property, and shall be accompanied by a complete application that consists of:

(a) An 8 1/2 by 11 inch or 8 1/2 by 14 inch BLA map/plot plan depicting both existing boundary lines and proposed boundary line changes drawn at a scale not to exceed 1 inch = 50 feet, or at a scale agreed upon by the applicant and the director of PDS;

(b) A vicinity map that depicts the location of the property at a scale not to exceed 1 inch = 2,000 feet, or at a scale agreed upon by the applicant and the director;

(c) Legal descriptions of the revised lots, tracts, or parcels, certified by a licensed surveyor or title company;

(d) A filing fee of \$~~(250.00)~~500.00 paid to the department of PDS;

(e) The applicant shall certify by signature on the application form that each resulting lot affected by the BLA has an accessible building area as defined by SCC 29.04.025, unless a building area does not exist on the original lot(s). This requirement shall not apply to lots that are zoned commercial or industrial. Further certification requirements shall be implemented only by legislative action;

(f) The applicant shall acknowledge by signature on the application form that county approval of a BLA proposal does not guarantee or imply that the subject property may be developed or subdivided, and that boundary line adjustment approval may not be grounds for approval of subsequent modification or variance requests;

(2) The director of PDS may establish more specific submittal standards (such as detailed plot plan specifications and number of copies required) provided such standards only constitute refinement of the items required by this section;

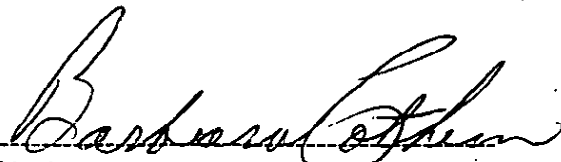
(3) If the BLA proposes lots that result in reduced county road frontage and/or changes in access, a review by the department of public works to verify that all lots have safe access points may be required. In such cases, the applicant shall stake approximate proposed access points and property lines along the road frontage within 5 days of BLA application; and

(4) If the application is determined to be incomplete, the department shall notify the applicant in writing within 30 days of submittal. Failure to submit all requested materials within 1 year shall void the application.

PASSED this 21st day of November, 2000

WASHINGTON

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY,


Chairperson

ATTEST:


Clerk of the Council

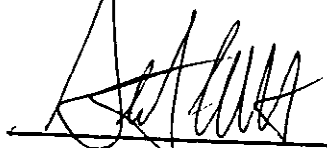
(✓) APPROVED

Ordinance Amending SCC Title 29
Relating to Land Use Application Fees

() VETOED
() EMERGENCY

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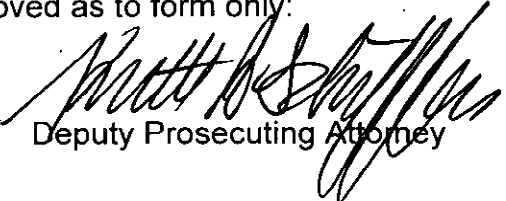
DATE 12-04-00



County Executive

STEPHEN L. HOLT
Executive Director

Approved as to form only:



Deputy Prosecuting Attorney

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