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SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

ORDINANCE NO. 01-006

AMENDING SNOHOMISH COUNTY CODE
CHAPTER 18.73
RELATING TO FEES FOR PLANNED RESIDENTIAL DEVELOPMENTS

WHEREAS, land use application fees, including planned residential development (PRD) fees, were last amended in 1993 and have historically failed to cover the county's permit processing costs; and

WHEREAS, PRD process 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 the PRD regulations and propose fee increases to more fully recover existing service costs, and achieve self-sufficiency and financial stability for the department of planning and development services; and

WHEREAS, proposed revisions to existing PRD regulations will further increase the cost of PRD permit processing.

THEREFORE, BE IT ORDAINED:

Section 1. 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	Acreage Involved					
	0-2.9	3-9.9	10-29.9	30-199	200-499	500+
Request						
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))
	<u>4,740</u>	<u>5,680</u>	<u>7,110</u>	<u>9,250</u>	<u>13,950</u>	<u>19,820</u>
Plus per acre	((500))	((240))	((120))	((60))	((40))	((30))
	<u>650</u>	<u>310</u>	<u>150</u>	<u>75</u>	<u>50</u>	<u>40</u>
Plus per unit	((20))	((20))	((15))	((15))	((10))	((10))
	<u>50</u>	<u>50</u>	<u>40</u>	<u>40</u>	<u>25</u>	<u>25</u>
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

(b) Major revision (public hearing) \$800.00

(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 2nd day of May, 2001.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Dave Son
Chairperson

ATTEST:

Sheila McCallister
Clerk of the Council *asst.*

- APPROVED
 EMERGENCY
 VETOED

Date: 5/14/01
[Signature]
County Executive

ATTEST:

Conie Merritt

Approved as to form only:

Barbara Dylis 10/18/00
Deputy Prosecuting Attorney

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