



CO00002935

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

AMENDED ORDINANCE NO. 02-056

ADJUSTING DEVELOPMENT FEES BY CREATING TITLE ELIMINATION AND LOT STATUS DETERMINATION FEES AND INCREASING FEES FOR PLAN REVIEW, BINDING SITE PLANS, FLOOD HAZARD PERMIT APPLICATIONS, AND SEPA THRESHOLD DETERMINATIONS, AMENDING SNOHOMISH COUNTY CODE SECTIONS 17.02.040, 17.02.090, 17.04.150, 19A.40.010, 23.16.240, AND 26.16.070

WHEREAS, The State of Washington mandates the administration and regulation of development, land use construction and building construction activities to local governmental jurisdictions; and

WHEREAS, the County Executive and the County Council have identified the regulating of development, land use construction and building construction activities as a high priority; and

WHEREAS, the County Executive and the County Council have identified the administrating and regulating of development activity in flood hazard areas as a high priority; and

WHEREAS, Title 17 Snohomish County Code establishes application processes for the permitting of building construction on approved lots and permitting of manufactured home installation; and

WHEREAS, Title 18 Snohomish County Code establishes processes for the approval of lot status for the purposes of building construction; and

WHEREAS, Title 19A Snohomish County Code establishes application processes for the approval of binding site plans; and

WHEREAS, Title 27 Snohomish County Code establishes application processes for the permitting of development activity in flood hazard areas; and

WHEREAS, county staff have reviewed SEPA regulations that are applicable to both land use and building permits and propose fee increases to more fully recover existing service costs, and to move toward self-sufficiency and financial stability for the land use and building divisions of the department of planning and development services.

WHEREAS, County Council intends by this ordinance to provide for certain fee increases as set forth herein to take effect on January 1, 2003, and remain in effect through December 31, 2003; and then to restore the fees that existed prior to adoption of this ordinance to take effect on January 1, 2004, and remain in effect thereafter.

NOW, THEREFORE, BE IT ORDAINED:

Section 1. The Snohomish County Council adopts the following findings of fact and conclusions:

1. Commercial building plan check fees are currently set at 65% of the associated building permit cost as recommended by the 1997 Uniform Building Code. This ratio was established in November 1998. Prior to that time, the plan check fee for commercial buildings was 100% of the building permit fee. Planning and Development Services proposes to restore the plan check fee for commercial buildings to 100% of the building permit fee.
2. In 1998, Snohomish County was in the midst of a dramatic peak in commercial development. A sizable portion of this peak activity resulted from multi-family apartment and condominium projects. These projects generated more revenue on average than other commercial projects. A decision was made to pass a cost savings back to the applicants of all commercial projects. Planning and Development Services proposes to retain a portion of these cost savings back to applicants by including all apartment type buildings in the basic plan program.
3. The number of multi-family projects being applied for has greatly decreased. A fee study was conducted in which it was found that commercial projects no longer prove cost effective in light of current commercial plan check fees. The proposed fee commercial building plan check fee adjustment will help mitigate this shortfall.
4. Provisions of Washington State Law require that manufactured homes be taxed either through the Washington State Department of Licensing (DOL) or as part of real property. DOL issues a title certificate for those manufactured homes where DOL has assessed a tax. The title elimination process was established to remove the title and transfer the units to the real property roles for property taxing purposes.
5. Other counties charge a similar fee for title elimination services. This State mandated service has, to date, been provided at no cost.
6. Lot status determinations are typically required prior to building permit application on parcels of land that have not been established as lots through a subdivision or short plat process.
7. The service of determining lot status has historically been provided at no cost to the applicant. A fee study was conducted in which it was found that this service is a common practice in most jurisdictions, many of which charge similar or higher fees. It is appropriate to charge a fee for cost recovery purposes. The proposed fee will not cover the full cost of the service.

8. SCC 27.16.070 establishes a fee for all flood hazard permits. This was last adjusted to \$150.00 in 1991.
9. Over the past decade, federal officials responsible for administration of the National Flood Insurance Program intensified scrutiny of local municipalities for the express purpose of reducing repetitive loss claims due to flooding. Formal Community Assist Visits (CAV) by FEMA in 1995 and 2000 revealed a need for increased attention to detail and follow-up with regard to construction in flood prone areas. This effort is important to all citizens of unincorporated Snohomish County that carry flood insurance in that the measure of success ultimately affects their flood insurance premiums. In the past several years Snohomish County has increased its efforts for the purpose of being recognized for inclusion in the CRS program, the major benefit of which will be lower individual premiums.
10. A fee study was conducted in which processing of flood hazard permits was identified as a significantly under funded effort. The proposed fee increase will not cover full costs of the service.
11. Fees collected for the preparation of threshold determinations required for all nonexempt actions under SEPA are intended to compensate the department of planning and development services (PDS) for the review of environmental checklists and analysis of project environmental impacts. These fees were last adjusted in November 1992.
12. The current SEPA threshold determination fee is applied uniformly to all types of development permits, irrespective of the size of the project. Therefore, current fees do not reflect the variation in complexity or extent of environmental issues that exist between small and large projects.
13. New SEPA threshold determination fees will more closely approximate the actual department costs of environmental review for development permit requests that are subject to SEPA.

Section 2. Snohomish County Code Section 17.02.040, last amended by Ordinance No. 98-127 on November 23, 1998, is **AMENDED** to read:

17.02.040 Plan review fee.

Whenever a plan, drawing or such other document is required to be reviewed under provisions of the Snohomish County Code, a plan review fee equaling (~~65% of~~) the permit fee for which the plan, drawing or such other document is required, shall be paid except as follows:

1. The plan review fee shall be reduced to 65% of permit fees for R-3, U-1 and U-3 Occupancies.

((4)) 2. A plan review fee for successive construction, as that term is used in SCC 17.04.150, shall be ~~((20 percent of the building permit fee specified in SCC 17.02.100))~~ as follows:

a. 20% for R-3, U-1 and U-3

b. 45% for R-1.

((2)) 3. The plan review fee shall be supplemented for A, I, R-1, E, H, F, LC, M, S, U-2 and B occupancies as follows:

a. Commercial building permit project application for one or more buildings or additions requiring site plan review: \$640.00.

b. Commercial building permit application for one or more buildings or additions with a previously approved binding site plan: \$500.00.

c. Tenant improvement not requiring site plan review: \$100.00.

Section 3. Snohomish County Code Section 17.04.150, last amended by Ordinance No. 98-133 on December 9, 1998, is **AMENDED** to read:

17.04.150 - Subsection 107 amended - Fees.

Section 107 is amended as follows:

(1) All references to Table 1-A in Section 107 are deleted and shall be read to substitute "chapter 17.02 SCC" therein.

(2) A new paragraph is added to Section 107.2 as follows:

Any outstanding fees or portions thereof shall be added to the required fee(s) of any future plan review or permit prior to application acceptance or permit issuance. Any fee shall not relieve the applicant from a duty to obtain permits for moving buildings upon roads and/or highways from the appropriate authorities. The permit fee for construction of a new foundation, enlargement, or remodeling of the move-in building shall be in addition to the pre-move fee. The fee for a factory built structure as approved by the Washington State Department of Labor and Industries as a modular structure is specified in chapter 17.02 SCC.

(3) Paragraphs are added to Section 107.3 as follows:

(a) A plan check fee as specified by SCC 17.02.050 for successive construction is required where more than one building or structure is proposed to be constructed in accordance with a single basic plan for the following classifications of buildings and structures:

(i) Group R Division 3 occupancies.

(ii) Group R Division 1 occupancies (~~not exceeding two stories in height, nor containing more than four dwelling units~~).

(iii) Garages, carports, storage buildings, agricultural buildings, and similar structures for private use, none of which are located in commercial or industrial zones per Title 18 SCC.

(b) Procedures for approval of basic plans for successive construction shall be established by the Director of Planning and Development Services. Basic plans are transferable from one applicant to another only by explicit written permission of the owner.

(4) Section 107.4 is amended as follows:

Expiration of application. Applications for which no permit is issued within twenty-four months following the date of application expire by limitation. Plans and other data submitted for review may thereafter either be returned to the applicant or destroyed by the building official.

Section 4. Snohomish County Code Section 19A.40.010, adopted by Ordinance No. 95-062, on August 9, 1995, is **AMENDED** to read:

19A.40.010 Binding site plan application fee.

- (1) Each binding site plan application must be accompanied by a filing fee of (~~one thousand dollars~~) fifteen hundred dollars (\$1500.00), except as set out in SCC 19A.40.010(2) and (3).
- (2) Each binding site plan application that is based on a previously approved site plan pursuant to SCC 19A.30.010(1)(a) must be accompanied by a filing fee of three hundred fifty dollars.
- (3) Each binding site plan application which is being processed concurrently with another land development application using a master permit application, commercial building permit application, or other land development application which includes a site plan approval, will not be subject to a separate binding site plan application fee.

Section 5. Snohomish County Code Section 17.02.090, last amended by Ordinance No. 01-094 on November 20, 2001, is **AMENDED** to read:

17.02.090 Miscellaneous permit and review fees.

The following table specifies fees to be charged in addition to permit fees charged under the provisions of SCC 17.02.100.

Site review for new buildings or additions \$100.00

If permits are sought for more than one lot within the same subdivision and the subdivision has been recorded within the previous year, and all the permit applications are submitted at the same time, the first lot's site review fee shall be for the full amount and the site review fee for each of the other lots shall be one-half the full fee amount.

Building additions shall be charged one-half the full site review fee amount.

Accessory buildings of less than 1,000 square feet shall be charged one-half the full review fee amount.

Preapplication site reviews \$250.00

\$200.00 will be applied towards site review and permit fees at time of application.

Successive construction set-up fee \$200.00

Completion permit \$50.00

Temporary building permit \$50.00

Demolition permit \$50.00

Condominium conversion permit (Per Unit) \$50.00

Deck permit \$50.00

Dock permit \$50.00

Fireplace permit \$50.00

Swimming pool permit \$50.00

Roofing permit:

10 squares or less No fee

11 to 25 squares \$37.00

more than 25 squares \$55.00

Conversion option harvest plan review \$300.00

For sites larger than 10 acres a fee of 5.00 per acre shall be collected.

Sign permit:

Wall sign \$50.00

Pole or roof sign \$100.00

Billboard \$150.00

Commercial building change of use or occupancy under 10,000 square feet
\$250.00

Over 10,000 square feet \$500.00

(This fee shall be deducted from the permit fee if a permit is required)

Temporary or final certificate of occupancy, when applicant requests phased issuance
for each structure or structures \$100.00

Home occupation certificate of occupancy \$100.00

Critical area review pursuant to chapter 32.10 SCC for:

Single family residential dwellings, duplexes and accessory structures, and
commercial structures with a complete professional critical area study and/or habitat
management plan submitted at the time of application: \$250.00

Delineation and categorizing services provided for erosion and landslide hazard areas
only: \$450.00

Delineation and categorizing services provided for streams and wetlands with or
without erosion and landslide hazards: \$1,200.00

Delineation, categorizing and habitat management plan services provided for
endangered or threatened critical species pursuant to SCC 32.10.320: \$1,600.00

Title elimination \$30.00

Lot status determination:

Readily verifiable with documents submitted by applicant: \$50.00

Requires research and detailed document evaluation and confirmation: \$200.00

Section 6. Snohomish County Code Section 27.16.070, last amended by Ordinance No. 92-148 on November 24, 1992, is **AMENDED** to read:

27.16.070 Permit fees.

A fee in the amount of (~~(\$150.00)~~) \$300.00 for each flood hazard permit request shall be paid to the department at the time an application is presented.

Section 7. Snohomish County Code Section 23.16.240, last amended by Ordinance No. 97-008 on November 24, 1997, is **AMENDED** to read:

23.16.240. Fees.

The following fees, which are in addition to any other fees provided for by law, shall be charged when Snohomish County is the lead agency for a non-county proposal.

(1) Checklist review/threshold determination. For every threshold determination, a fee shall be collected prior to undertaking the threshold determination and the time period provided in SCC 23.16.161 for making a threshold determination shall not begin to run until the payment of the fee. The following fees shall apply, except as provided in SCC 23.16.240(7):

(a) (~~(Application for building permits for single family dwelling or duplex except as provided in SCC 23.16.240(7): \$350.00;~~

(b) ~~All other actions requiring a threshold determination except as provided in SCC 23.16.240(7): \$550.00;~~

(c) ~~Review of special studies submitted to supplement the environmental checklist by principal reviewing staff, per hour: \$60.00)~~

Single family dwellings or duplex..... \$ 350.00

(b) Short subdivisions:

0 to 4 lots.....\$ 550.00

5 to 9 lots.....\$ 650.00

(c) Subdivisions:

0 to 10 lots.....\$ 650.00

11 to 20 lots.....\$ 750.00

21 to 50 lots.....\$ 900.00

51 to 100 lots.....\$ 1,100.00

101 to 200 lots.....\$ 1,350.00

Greater than 200 lots.....\$ 1,600.00

(d) Commercial (project actions requiring commercial zoning or commercial building permits, and multiple family construction in any zone):

0 to 2 acres.....\$ 500.00

3 to 5 acres.....	\$ 700.00
6 to 10 acres.....	\$ 850.00
11 to 20 acres.....	\$ 1,000.00
21 to 100 acres.....	\$ 1,200.00
Greater than 100 acres.....	\$ 1,400.00

(e) Industrial (project actions requiring industrial zoning):

0 to 2 acres.....	\$ 600.00
3 to 5 acres.....	\$ 800.00
6 to 10 acres.....	\$ 1,000.00
11 to 20 acres.....	\$ 1,200.00
21 to 100 acres.....	\$ 1,500.00
Greater than 100 acres.....	\$ 2,000.00

(f) Threshold determinations for all other project actions not specifically listed SCC 23.16.240(a) through (e):..... \$ 500.00

(g) Review of special studies submitted to supplement the environmental checklist by principal reviewing staff, per hour: \$60.00.

(2) Mitigated Threshold Determination. For every mitigated threshold determination considered as provided by SCC 23.12.200 and WAC 197-11-350, one or a combination of the following fees shall be paid by the applicant. If after 30 days of the date an applicant receives "Notice of Payment Due" by certified mail, the required fees remain unpaid, the county shall discontinue action on the proposal, including postponement of scheduled hearings, until the fees are paid. Such fees are in addition to the initial threshold determination fees in subsection (1) above.

(a) Mitigation considerations for school, park, or road impacts: \$150.00;

(b) Mitigation consideration limited to wetland and related sensitive areas: \$600.00;

(c) Mitigation consideration limited to wetland and related sensitive areas for an individual single-family residence: \$150.00;

(d) A fee for time spent by county professional employees required in making the determination beyond the scope or initial review of above shall be paid at an hourly rate: \$60.00.

(3) Withdrawal of Determination of Significance and New Threshold Determination. A fee in an amount equal to the original fee paid for the environmental checklist review pursuant to SCC 23.16.240(1) shall be charged for the additional environmental review conducted when a determination of significance is withdrawn and a new threshold determination is made for the same proposal. The fee shall be paid prior to issuance of the new threshold determination.

(4) EIS.

(a) The following EIS preparation and distribution costs shall be borne by the applicant or proponent.

(i) Actual cost of the time spent by regular county professional, technical and clerical employees required for the preparation and distribution of the applicant's impact statement; PROVIDED, That such costs shall be accounted for properly; and PROVIDED FURTHER, That no costs shall be charged for processing of the application which would be incurred with or without the requirement for an EIS or which are covered by the regular application fee; and

(ii) Additional costs, if any, for experts not employed by the county, texts, printing, advertising, and for any other actual costs required for the preparation and distribution of the EIS; and

(iii) When an EIS is to be prepared by a consultant, actual consultant fees which shall be solely the responsibility of and billed directly to the applicant or proponent; PROVIDED, That the applicant or proponent shall also bear such additional county costs as provided for in (i) and (ii) above as are incurred in the review, revision, approval and distribution of the EIS.

(b) When an EIS is to be prepared by the county, following consultation with the applicant, the lead department shall inform the applicant of estimated costs and completion date for the draft EIS prior to accepting the deposit required by subsection 2(c). Such estimate shall not constitute an offer or covenant by the lead department nor shall it be binding upon the county.

(c) In order to assure payment of the above county costs, the applicant or proponent shall post with the county cash, surety bond or other sufficient and acceptable security in the minimum amount of \$1,500; PROVIDED, That for consultant-prepared EISs, the security may be in such lesser amount as deemed sufficient by the responsible official to cover estimated county costs. If accrued county costs will exceed the posted security, EIS preparation shall cease following reasonable notice to the applicant until posting by the applicant or proponent of such additional security as deemed sufficient by the responsible official to secure the payment of estimated additional county costs. If after 30 days of the date an applicant receives "Notice of Payment Due" by certified mail, the required fees remain unpaid, the county shall discontinue action on the proposal, including postponement of scheduled hearings, until the fees are paid. Any unexpended balance from security deposits made by the applicant shall be returned upon completion of the final EIS.

(d) If a proposal is modified so that an EIS is no longer required, the responsible official shall refund any fees collected under subsection 2(a) through (c) of this section which remain after incurred costs are paid.

(5) The county shall collect a reasonable fee from an applicant to cover the cost of meeting the public notice requirements of this title relating to the applicant's proposal.

(6) The county may charge any person for copies of any document prepared under this title, and for mailing the document in a manner provided by chapter 42.17 RCW.

(7) The threshold determination fees required in accordance with SCC 23.16.24.240(1) for the following actions shall be reduced by the amount of the critical area review fee for such actions, when critical area review is required pursuant to chapter 32.10 SCC:

(a) SFR dwellings, duplexes and accessory structures under the provisions of SCC 17.02.090;

(b) commercial structures 8,000 square feet or less under the provisions of SCC 17.02.090

(c) grading of 500 cubic yards or less under the provisions of SCC 17.02.110(1)(g); or

(d) short subdivisions under the provisions of SCC 20.20.020(9).

Section 8. Effective date. Sections 2 through 7 of this ordinance shall take effect on January 1, 2003.

Section 9. Snohomish County Code Section 17.02.040, last amended by Section 2 of this ordinance, is **AMENDED** to read:

17.02.040 Plan review fee.

Whenever a plan, drawing or such other document is required to be reviewed under provisions of the Snohomish County Code, a plan review fee equaling 65% of the permit fee for which the plan, drawing or such other document is required, shall be paid except as follows:

1. ~~((The plan review fee shall be reduced to 65% of permit fees for R-3, U-1 and U-3 Occupancies.~~

2.)) A plan review fee for successive construction, as that term is used in SCC 17.04.150, shall be 20 percent of the building permit fee specified in SCC 17.02.100.
(as follows:

a. ~~20% for R-3, U-1 and U-3~~

b. ~~45% for R-1.))~~

~~((3))~~ 2. The plan review fee shall be supplemented for A, I, R-1, E, H, F, LC, M, S ~~((, U-2))~~ and B occupancies as follows:

a. Commercial building permit project application for one or more buildings or additions requiring site plan review: \$640.00.

b. Commercial building permit application for one or more buildings or additions with a previously approved binding site plan: \$500.00.

c. Tenant improvement not requiring site plan review: \$100.00.

Section 10. Snohomish County Code Section 17.04.150, last amended by Section 3 of this ordinance, is **AMENDED** to read:

17.04.150 Subsection 107 amended – Fees.

Section 107 is amended as follows:

(1) All references to Table 1-A in Section 107 are deleted and shall be read to substitute "chapter 17.02 SCC" therein.

(2) A new paragraph is added to Section 107.2 as follows:

Any outstanding fees or portions thereof shall be added to the required fee(s) of any future plan review or permit prior to application acceptance or permit issuance. Any fee shall not relieve the applicant from a duty to obtain permits for moving buildings upon roads and/or highways from the appropriate authorities. The permit fee for construction of a new foundation, enlargement, or remodeling of the move-in building shall be in addition to the pre-move fee. The fee for a factory built structure as approved by the Washington State Department of Labor and Industries as a modular structure is specified in chapter 17.02 SCC.

(3) Paragraphs are added to Section 107.3 as follows:

(b) A plan check fee as specified by SCC 17.02.050 for successive construction is required where more than one building or structure is proposed to be constructed in accordance with a single basic plan for the following classifications of buildings and structures:

(i) Group R Division 3 occupancies.

(ii) Group R Division 1 occupancies not exceeding two stories in height, nor containing more than four dwelling units.

(iii) Garages, carports, storage buildings, agricultural buildings, and similar structures for private use, none of which are located in commercial or industrial zones per Title 18 SCC.

(c) Procedures for approval of basic plans for successive construction shall be established by the Director of Planning and Development Services. Basic plans are transferable from one applicant to another only by explicit written permission of the owner.

(4) Section 107.4 is amended as follows:

Expiration of application. Applications for which no permit is issued within twenty-four months following the date of application expire by limitation. Plans and other data submitted for review may thereafter either be returned to the applicant or destroyed by the building official.

Section 11. Snohomish County Code Section 19A.40.010, last amended by Section 4 of this ordinance, is **AMENDED** to read:

19A.40.010 Binding site plan application fee.

- (4) Each binding site plan application must be accompanied by a filing fee of one thousand dollars (~~fifteen hundred dollars (\$1500.00)~~), except as set out in SCC 19A.40.010(2) and (3).
- (5) Each binding site plan application that is based on a previously approved site plan pursuant to SCC 19A.30.010(1)(a) must be accompanied by a filing fee of three hundred fifty dollars.
- (6) Each binding site plan application which is being processed concurrently with another land development application using a master permit application, commercial building permit application, or other land development application which includes a site plan approval, will not be subject to a separate binding site plan application fee.

Section 12. Snohomish County Code Section 17.02.090, last amended by Section 5, of this ordinance, is **AMENDED** to read:

17.02.090 Miscellaneous permit and review fees.

The following table specifies fees to be charged in addition to permit fees charged under the provisions of SCC 17.02.100.

Site review for new buildings or additions	\$100.00
--	----------

If permits are sought for more than one lot within the same subdivision and the subdivision has been recorded within the previous year, and all the permit applications are submitted at the same time, the first lot's site review fee shall be for the full amount and the site review fee for each of the other lots shall be one-half the full fee amount.

Building additions shall be charged one-half the full site review fee amount.

Accessory buildings of less than 1,000 square feet shall be charged one-half the full review fee amount.

Preapplication site reviews	\$250.00
-----------------------------	----------

\$200.00 will be applied towards site review and permit fees at time of application.

Successive construction set-up fee	\$200.00
------------------------------------	----------

Completion permit	\$50.00
-------------------	---------

Temporary building permit \$50.00

Demolition permit \$50.00

Condominium conversion permit (Per Unit) \$50.00

Deck permit \$50.00

Dock permit \$50.00

Fireplace permit \$50.00

Swimming pool permit \$50.00

Roofing permit:

10 squares or less No fee

11 to 25 squares \$37.00

more than 25 squares \$55.00

Conversion option harvest plan review \$300.00

For sites larger than 10 acres a fee of 5.00 per acre shall be collected.

Sign permit:

Wall sign \$50.00

Pole or roof sign \$100.00

Billboard \$150.00

Commercial building change of use or occupancy under 10,000 square feet
\$250.00

Over 10,000 square feet \$500.00

(This fee shall be deducted from the permit fee if a permit is required)

Temporary or final certificate of occupancy, when applicant requests phased issuance
for each structure or structures \$100.00

Home occupation certificate of occupancy \$100.00

Critical area review pursuant to chapter 32.10 SCC for:

Single family residential dwellings, duplexes and accessory structures, and commercial structures with a complete professional critical area study and/or habitat management plan submitted at the time of application: \$250.00

Delineation and categorizing services provided for erosion and landslide hazard areas only: \$450.00

Delineation and categorizing services provided for streams and wetlands with or without erosion and landslide hazards: \$1,200.00

Delineation, categorizing and habitat management plan services provided for endangered or threatened critical species pursuant to SCC 32.10.320: \$1,600.00

~~((Title elimination — \$30.00~~

~~Lot status determination:~~

~~Readily verifiable with documents submitted by applicant: \$50.00~~

~~Requires research and detailed document evaluation and confirmation: \$200.00))~~

Section 13. Snohomish County Code Section 27.16.070, last amended by Section 6 of this ordinance, is **AMENDED** to read:

27.16.070 Permit fees.

A fee in the amount of \$150.00 (~~(\$300.00)~~) for each flood hazard permit request shall be paid to the department at the time an application is presented.

Section 14. Snohomish County Code Section 23.16.240, last amended by Section 7 of this ordinance, is **AMENDED** to read:

23.16.240. Fees.

The following fees, which are in addition to any other fees provided for by law, shall be charged when Snohomish County is the lead agency for a non-county proposal.

(1) ~~((Checklist review/ threshold))~~ Threshold determination. For every threshold determination, a fee shall be collected prior to undertaking the threshold determination and the time period provided in SCC 23.16.161 for making a threshold determination shall not begin to run until the payment of the fee. The following fees shall apply (~~(except as provided in SCC 23.16.240(7))~~):

(a) Application for building permits for single family dwelling or duplex except as provided in SCC 23.16.240(7): \$350.00;

~~(b) All other actions requiring a threshold determination except as provided in SCC 23.16.240(7): \$550.00;~~

~~(c) Review of special studies submitted to supplement the environmental checklist by principal reviewing staff, per hour: \$60.00~~

~~((Single family dwellings or duplex.....\$ 350.00~~

~~(b) Short subdivisions:~~

~~0 to 4 lots.....\$ 550.00~~

~~5 to 9 lots.....\$ 650.00~~

~~(c) Subdivisions:~~

~~0 to 10 lots.....\$ 650.00~~

~~11 to 20 lots.....\$ 750.00~~

~~21 to 50 lots.....\$ 900.00~~

~~51 to 100 lots.....\$ 1,100.00~~

~~101 to 200 lots.....\$ 1,350.00~~

~~Greater than 200 lots.....\$ 1,600.00~~

~~(d) Commercial (project actions requiring commercial zoning or commercial building permits, and multiple family construction in any zone):~~

~~0 to 2 acres.....\$ 500.00~~

~~3 to 5 acres.....\$ 700.00~~

~~6 to 10 acres.....\$ 850.00~~

~~11 to 20 acres.....\$ 1,000.00~~

~~21 to 100 acres.....\$ 1,200.00~~

~~Greater than 100 acres.....\$ 1,400.00~~

~~(e) Industrial (project actions requiring industrial zoning):~~

~~0 to 2 acres.....\$ 600.00~~

~~3 to 5 acres.....\$ 800.00~~

~~6 to 10 acres.....\$ 1,000.00~~

~~11 to 20 acres.....\$ 1,200.00~~

~~21 to 100 acres.....\$ 1,500.00~~

~~Greater than 100 acres.....\$ 2,000.00))~~

~~(f) Threshold determinations for all other project actions not specifically listed SCC 23.16.240(a) through (e):.....\$ 500.00~~

~~((g) Review of special studies submitted to supplement the environmental checklist by principal reviewing staff, per hour: \$60.00.))~~

(2) Mitigated Threshold Determination. For every mitigated threshold determination considered as provided by SCC 23.12.200 and WAC 197-11-350, one or a combination of the following fees shall be paid by the applicant. If after 30 days of the date an applicant receives "Notice of Payment Due" by certified mail, the required fees remain unpaid, the county shall discontinue action on the proposal, including postponement of scheduled hearings, until the fees are paid. Such fees are in addition to the initial threshold determination fees in subsection (1) above.

(a) Mitigation considerations for school, park, or road impacts: \$150.00;

(b) Mitigation consideration limited to wetland and related sensitive areas: \$600.00;

(c) Mitigation consideration limited to wetland and related sensitive areas for an individual single-family residence: \$150.00;

(d) A fee for time spent by county professional employees required in making the determination beyond the scope or initial review of above shall be paid at an hourly rate: \$60.00.

(3) Withdrawal of Determination of Significance and New Threshold Determination. A fee in an amount equal to the original fee paid for the environmental checklist review pursuant to SCC 23.16.240(1) shall be charged for the additional environmental review conducted when a determination of significance is withdrawn and a new threshold determination is made for the same proposal. The fee shall be paid prior to issuance of the new threshold determination.

(4) EIS.

(a) The following EIS preparation and distribution costs shall be borne by the applicant or proponent.

(i) Actual cost of the time spent by regular county professional, technical and clerical employees required for the preparation and distribution of the applicant's impact statement; PROVIDED, That such costs shall be accounted for properly; and PROVIDED FURTHER, That no costs shall be charged for processing of the application which would be incurred with or without the requirement for an EIS or which are covered by the regular application fee; and

(ii) Additional costs, if any, for experts not employed by the county, texts, printing, advertising, and for any other actual costs required for the preparation and distribution of the EIS; and

(iii) When an EIS is to be prepared by a consultant, actual consultant fees which shall be solely the responsibility of and billed directly to the applicant or proponent; PROVIDED, That the applicant or proponent shall also bear such additional county costs as provided for in (i) and (ii) above as are incurred in the review, revision, approval and distribution of the EIS.

(b) When an EIS is to be prepared by the county, following consultation with the applicant, the lead department shall inform the applicant of estimated costs and completion date for the draft EIS prior to accepting the deposit required by subsection 2(c). Such estimate shall not constitute an offer or covenant by the lead department nor shall it be binding upon the county.

(c) In order to assure payment of the above county costs, the applicant or proponent shall post with the county cash, surety bond or other sufficient and acceptable security in the minimum amount of \$1,500; PROVIDED, That for consultant-prepared EISs, the security may be in such lesser amount as deemed sufficient by the responsible official to cover estimated county costs. If accrued county costs will exceed the posted security, EIS preparation shall cease following reasonable notice to the applicant until posting by the applicant or proponent of such additional security as deemed sufficient by the responsible official to secure the payment of estimated additional county costs. If after 30 days of the date an applicant receives "Notice of Payment Due" by certified mail, the required fees remain unpaid, the county shall discontinue action on the proposal, including postponement of scheduled hearings, until the fees are paid. Any unexpended balance from security deposits made by the applicant shall be returned upon completion of the final EIS.

(d) If a proposal is modified so that an EIS is no longer required, the responsible official shall refund any fees collected under subsection 2(a) through (c) of this section which remain after incurred costs are paid.

(5) The county shall collect a reasonable fee from an applicant to cover the cost of meeting the public notice requirements of this title relating to the applicant's proposal.

(6) The county may charge any person for copies of any document prepared under this title, and for mailing the document in a manner provided by chapter 42.17 RCW.

(7) The threshold determination fees required in accordance with SCC 23.16.24.240(1) for the following actions shall be reduced by the amount of the critical area review fee for such actions, when critical area review is required pursuant to chapter 32.10 SCC:

(a) SFR dwellings, duplexes and accessory structures under the provisions of SCC 17.02.090;

(b) commercial structures 8,000 square feet or less under the provisions of SCC 17.02.090

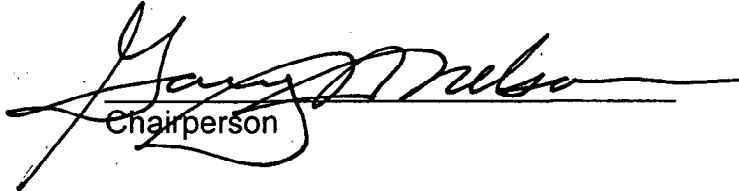
(c) grading of 500 cubic yards or less under the provisions of SCC 17.02.110(1)(g); or

(d) short subdivisions under the provisions of SCC 20.20.020(9).

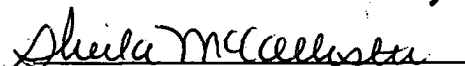
Section 15. Effective date. Sections 9 through 14 of this ordinance shall take effect on January 1, 2004.

PASSED this 20th day of November, 2002.

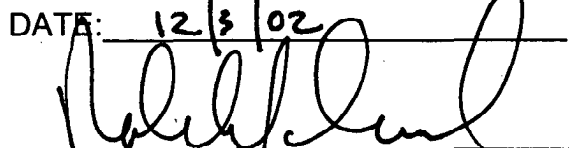
SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington


Chairperson

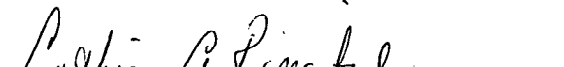
ATTEST:


Clerk of the Council, *asst*

- APPROVED
 VETOED
 EMERGENCY

DATE: 12/3/02

County Executive

ATTEST:


Executive Admin Assistant