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SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

AMENDED ORDINANCE NO. 02-077

AMENDING SNOHOMISH COUNTY CODE
CHAPTER 13.110.030
RELATING TO DEVELOPMENT APPLICATION REVIEW FEES

WHEREAS, Snohomish County Code requires that applications for land use permits and approvals be accompanied by review fees paid to the county to help offset the costs of reviewing the proposed developments; and

WHEREAS, Chapter 13.110.030 of Snohomish County Code requires that applications be accompanied by review fees paid to help offset the costs of reviewing the transportation-related aspects of proposed developments; and

WHEREAS, on September 19, 2001, the Snohomish County Council adopted Amended Ordinance 01-011 amending SCC Title 26B, the county transportation mitigation and concurrency ordinance relating to the County's GMA Comprehensive Plan; and

WHEREAS, Amended Ordinance 01-011 included provisions for a new, optional preapplication concurrency evaluation process whereby developers will be able to have proposed developments evaluated for concurrency prior to submittal of their initial applications; and

WHEREAS, Amended Ordinance 01-011 included provisions to establish the review fees for preapplication concurrency applications in Snohomish County Code section 13.110.030; and

WHEREAS, the Snohomish County Executive signed Amended Ordinance 01-011 on October 4, 2001 including provisions under which the preapplication concurrency evaluation process took effect on January 1, 2002.

THEREFORE, BE IT ORDAINED:

Section 1. The County Council hereby adopts the foregoing recitals as findings of fact and conclusions.

Section 2. Snohomish County Code Section 13.110.030, adopted by Ordinance No. 90-197 on December 26, 1990, and last amended by Ordinance No. 95-063 on August 9, 1995, is amended to read:

13.110.030 Development application review fees.

(1) Upon submittal of any development application or other land use approval requiring approval of Snohomish County, except for an application for a preapplication concurrency evaluation under SCC 26B.55.034, the developer shall pay a \$200.00 base review fee plus \$5.00 per each new vehicle trip generated by the development. For purposes of setting the review fee only, vehicle trips generated will be determined by the following table:

(a) Single-family residential	10 trips/unit
(b) Multi-family residential	6 trips/unit
(c) Office/office park/business park	12 trips/1,000 s.f.
(d) Industrial/industrial park/warehouse manufacturing/other industrial type uses	6 trips/1,000 s.f.
(e) School trips/1,000 s.f.	((2 trips/employee)) <u>12</u>
(f) Church/day care	7 trips/1,000 s.f.
(g) *Commercial-5,000 s.f. or less	20 trips/1,000 s.f.
(h) *Commercial-5,001 s.f. to 25,000 s.f.	15 trips/1,000 s.f.
(i) *Commercial-25,001 s.f. or more	10 trips/1,000 s.f.

*Commercial use is any use not otherwise defined in this table.

(2) In any case, the maximum fee for any individual application shall not exceed \$5,000.

(3) The following development types are exempt from the development application review fee of SCC 13.110.030(1):

- (a) Rezones not requiring official site plans.
- (b) Lot width variances
- (c) Commercial building permits for portable classrooms.
- (d) Commercial building permits for rockeries
- (e) Building permits for single-family residences on existing tax lots.

(4) Commercial building permit applications that have undergone prior development review within twelve months of building permit application will pay only the \$200.00 base fee.

(5) Upon submittal of an application for a preapplication concurrency evaluation for a proposed development under SCC 26B.55.034, the developer shall pay a base fee of \$850.00 plus an additional \$400.00 for each arterial unit analyzed for future level-of-service conditions. If, pursuant to SCC 26B.55.034(6), a developer submits revisions or alternative analyses or proposals in response to a decision that a proposed development cannot be deemed concurrent, then the developer shall pay only the base fee of \$850 upon submittal of the response. For other resubmittals of the same development, as in

instances in which a preapplication concurrency approval has elapsed and a developer resubmits an updated traffic study for a new concurrency evaluation, the department of public works may waive all or part of the review fee if it determines that the amount paid in the initial review fee will adequately cover the costs of application review.

(6) Whenever a development is deemed concurrent under SCC 26B.55.030(4)(b) on the basis of a valid preapplication concurrency approval, then thirty-three percent (33%) of the development's review fee under sub-section (1) above shall be refunded.

Section 3. Severability and savings. If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

PASSED this 4th day of December, 2002.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

ATTEST:

Barbara Silvestri
Asst. Clerk of the Council

Gary D. Nelson
Council Chair

- APPROVED
 EMERGENCY
 VETOED

Date: 12/9/02

Robert J. Drewel
County Executive

ATTEST:

Cynthia A. Ranzel
Exec. Admin. Assistant

Approved as to form only:

Deputy Prosecuting Attorney

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