



CO00032532

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

AMENDED ORDINANCE NO. 07-108

RELATING TO A FEE INCREASE FOR LAND USE PERMITS; ADDING NEW FEES FOR CERTAIN OPTIONAL DEVELOPMENT REVIEWS; ADDING NEW FEES FOR A COMPREHENSIVE PLAN AMENDMENT; AND AMENDING CHAPTER 30.86 SCC

WHEREAS, under RCW 82.02.020, the county may collect reasonable fees from an applicant to cover the cost to the county for processing applications, inspecting and reviewing plans, or preparing detailed statements required by chapter 43.21C RCW; and

WHEREAS, chapter 30.86 SCC establishes a number of fees required to be paid by the applicant to cover the cost to the county for processing applications, inspecting and reviewing plans, or preparing detailed statements required by chapter 43.21C RCW, related to the administration of the Unified Development Code (title 30 SCC); and

WHEREAS, permit and review fees have not been adjusted since 2001; and

WHEREAS, the Department of Planning and Development Services (PDS) has developed business strategies that aim to identify costs relative to providing services and to address the implications of changes in the regulatory environment; and

WHEREAS, PDS is working towards self-sufficiency in providing land-use development services for discretionary permits that align the fees charged to applicants with the level of services provided; and

WHEREAS, PDS hired the Financial Consulting Solutions (FCS) Group in 2005 to conduct and document forward-looking revenue requirements to assess the adequacy of future funding sources; and

WHEREAS, the FCS Group used data from PDS's supplemental timekeeping system project, financial accounting and payroll systems, and permit volumes to develop a cost-of-service model for PDS operations; and

WHEREAS, the cost-of-service model incorporated the 2008 forecast of PDS revenues and budgeted expenses; and

WHEREAS, the cost of service model analyzed the land use product line of services; and

1 WHEREAS, the FCS Group analysis concluded that PDS would overall recover
2 74 percent of its cost to provide land use product line services in 2008 when including
3 permitting and non-permit revenues, such as interest earned; and
4

5 WHEREAS, the FCS Group analysis determined that PDS does not recover its
6 costs for permitting services and would require a permit fee adjustment of 42 percent to
7 recover the costs for reviewing permits associated with land use product line services;
8 and
9

10 WHEREAS, PDS will continue to review and adjust its cost-of-service model over
11 a three-year period to refine product line fee adjustments to achieve a higher level of
12 cost recovery accuracy; and
13

14 WHEREAS, the county council finds it is necessary to increase certain land use
15 permit fees to recover more of the cost of providing land use permit review services;
16 and
17

18 WHEREAS, based on the FCS Group analysis, land use permit fees in this
19 ordinance are proposed to be increased by 20 percent to support the 2008 budget for
20 providing land use permit review services; and
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22 WHEREAS, PDS proposes new fees for permitting services for which the county
23 currently does not charge; and
24

25 WHEREAS, the county council adopted Amended Ordinance No. 03-142 on
26 November 19, 2003, reducing certain development and building fees, eliminating certain
27 future fee reductions, and providing for future fee reductions of certain development and
28 building fees; and
29

30 WHEREAS, the county council adopted Ordinance No. 06-088 on November 20,
31 2006, amending Amended Ordinance No. 03-142, sections 4, 5, 6 and 7, and reducing
32 the fees to one dollar on January 1, 2008, for binding site plans, title eliminations, lot
33 status determinations, flood hazard permits, State Environmental Policy Act (SEPA)
34 environmental review, and building permit plan reviews; and
35

36 WHEREAS, the fiscal impact of the pending fee reduction set forth in Amended
37 Ordinance No. 03-142 and No. 06-088 would be a loss of revenue of more than
38 \$200,000 per month; and
39

40 WHEREAS, pursuant to Ordinance No. 06-088, the county council provided time
41 for PDS to incorporate the findings of a fee study into the proposed fee schedule, prior
42 to reducing certain permit fees; and
43

1 WHEREAS, fee adjustments for these services are addressed in this ordinance
2 and sections 4, 5, 6 and 7 of Amended Ordinance No. 03-142 are repealed; and
3

4 WHEREAS, the processing of docketed comprehensive plan map amendments
5 of the Snohomish County GMA Comprehensive Plan Future Land Use Map (FLUM) do
6 not currently require an application fee; and
7

8 WHEREAS, PDS plans to work towards reasonable cost recovery for services
9 provided to process docketed comprehensive plan map amendments to the FLUM; and
10

11 WHEREAS, PDS proposes new fees for services to process docketed
12 comprehensive plan map amendments to the FLUM for which no fees are presently
13 charged to the applicant; and
14

15 WHEREAS, PDS charges a fee for pre-application conferences which are
16 presently credited towards the application fees paid by applicants when they submit
17 their land use permit application; and
18

19 WHEREAS, the purpose of the pre-application conference fee credit was to avoid
20 double charging of fees for similar review services performed during the pre-application
21 conference and the processing of the permit application; and
22

23 WHEREAS, PDS's timekeeping data demonstrated that services provided during
24 the pre-application conference were not being duplicated during the processing of the
25 permit application; and
26

27 WHEREAS, the crediting of pre-application conference fees resulted in the
28 county not recovering the cost of providing pre-application conference services; and
29

30 WHEREAS, the county council considered the fee increases along with the 2008
31 projected costs of administering land use development applications; and
32

33 WHEREAS, the adjustment of fees and the addition of new fees are projected to
34 increase 2008 budget revenues by approximately \$2,200,000 for PDS fund 193 and
35 \$232,505 for fund 002; and
36

37 WHEREAS, the county council held a public hearing on November 5, 2007,
38 continued to November 19, 2007 to consider the entire record and to hear public
39 testimony on this Ordinance No. 07-108; and
40

41 WHEREAS, the county council considered the entire hearing record, including
42 written and oral testimony submitted during the hearing before the county council.
43

1 NOW, THEREFORE, BE IT ORDAINED:

2
3 Section 1. The forgoing recitals are incorporated herein as findings of fact and
4 conclusions as if set forth in full.

5
6 Section 2. The county council makes the following additional findings of fact:

- 7
8 A. PDS will provide a new optional service to perform a comprehensive pre-
9 application design review prior to applicant's submittal of a permit application.
10 PDS utilized collected timekeeping data and determined an average of 60
11 employee hours would be spent per application. Based on the employee hourly
12 rates, which do not include overhead costs, the average cost to the county is
13 \$2,500 per application. SCC 30.86.400(10) is amended in Section 18 of this
14 ordinance to add a new \$2,500 fee to recover the costs of a pre-application
15 design review service.
16
- 17 B. PDS provides an optional service to categorize and verify the boundary of
18 wetlands and streams prior to an applicant submitting an application, which has
19 grown more complex as a result of new critical areas regulations. PDS utilized
20 collected timekeeping data and determined an average of 45 employee hours
21 would be spent per certification. Based on the employee hourly rates, which do
22 not include overhead costs, the average cost to the county is \$2,000 per
23 application. SCC 30.86.525 is amended in Section 20 of this ordinance to add a
24 new \$2,000 fee to recover the cost of a wetland verification service.
25
- 26 C. PDS and the Department of Public Works provide a review service to applicants
27 for deviations from Engineering, Development and Design Standards (EDDS) in
28 chapter 13.05 SCC. The service requires significant employee hours for which a
29 fee is not currently charged. PDS utilized collected timekeeping data and
30 determined an average of 35 employee hours would be spent per application.
31 Based on the employee hourly rates, which do not include overhead costs, the
32 average cost to the county is \$1,500 per application. A new section, SCC
33 30.86.710, is added in Section 22 of this ordinance to add a new \$1,500 fee to
34 recover the cost of reviewing an application for an EDDS deviation.
35
- 36 D. PDS provides an optional service to determine flood hazard area for which the
37 county does not presently charge a fee. PDS utilized collected timekeeping data
38 and determined an average of 6 employee hours would be spent per
39 determination. Based on employee hourly rates, which do not include overhead
40 costs, the average cost to the county is \$200 per determination. SCC 30.86.300
41 is amended under Section 16 of this ordinance to add a new \$200 fee for this
42 service.
43

- 1 E. PDS currently does not charge a fee for its services to review and process
2 docketed comprehensive plan amendments to the FLUM. PDS utilized the data
3 from the supplemental timekeeping system to determine an average of 32.82
4 employee hours was spent per application on the preliminary processing of
5 comprehensive plan docket applications, not including county sponsored
6 amendments, and 120 more hours to process each application chosen for final
7 docket review. Based on this analysis and employee hourly rates, which do not
8 include overhead costs, the labor cost of this service for initial review is \$1,555,
9 and the final review is an additional \$2,275. A new section, SCC 30.86.700, is
10 added in Section 21 of this ordinance to add two new fees to recover the cost of
11 the initial and final review of a docketed comprehensive plan map amendment.
12
- 13 F. The county has conducted continuous public participation in the process of
14 adding new fees and increasing certain fees by including this ordinance with its
15 2008 budget adoption process. Public participation included the county council
16 holding a public hearing on November 5, 2006 continued to November 19, 2007.
17

18 Section 3. The county council makes the following conclusions:
19

- 20 A. PDS provides land use review services for which the costs are not fully
21 recovered from applicants as demonstrated by the 42 percent deficit in the
22 processing of permits for the land use product line. Increasing certain land use
23 permit fees set forth in this ordinance will recover more, but not all, of the costs
24 associated with providing these services.
25
- 26 B. Removing the credit of the pre-application conference fee towards an applicant's
27 permit application fee is necessary to recover more of the cost associated with
28 providing this service.
29
- 30 C. The addition of new fees for pre-application design review, wetland certification,
31 deviations from EDDS and flood hazard area determinations will recover more of
32 the county's costs to provide these services.
33
- 34 D. The addition of new fees for initial review and final review of comprehensive plan
35 map amendments will recover more of the county's reasonable costs to provide
36 this service.
37
- 38 E. The increase in certain land use fees and the addition of new fees set forth in this
39 ordinance are calculated as necessary to cover more of the costs to process
40 applications, inspect and review plans, and prepare environmental documents
41 prescribed by chapter 43.21C RCW, and therefore meets the requirements of
42 RCW 82.02.020.
43

1 F. The proposed amendments are in the best interest of the county and promote the
 2 general public health, safety, and welfare by requiring applicants to pay more
 3 fully the reasonable costs of services provided to them.
 4

5 G. Pursuant to SCC 30.61.020 and WAC 197-11-800(19), an amendment to chapter
 6 30.86 SCC is categorically exempt from review under the State Environmental
 7 Policy Act (SEPA) as being related solely to government procedures containing
 8 no substantive standards respecting use or modification of the environment.
 9

10 H. The council concludes that this ordinance is related solely to government
 11 procedures, not the Growth Management Act, and therefore, this ordinance does
 12 not adopt development regulations under SCC 30.10.080. Pursuant to SCC
 13 30.73.040(2)(b), planning commission review is not required.
 14

15 Section 4. Sections 4, 5, 6, and 7 of Amended Ordinance No. 03-142, adopted
 16 by Amended Ordinance No. 03-142 on November 19, 2003, are repealed effective
 17 December 31, 2007.
 18

19 Section 5. Snohomish County Code Section 30.86.100, adopted by Amended
 20 Ordinance No. 02-064 on December 9, 2002, is amended to read:
 21

22 **30.86.100 Subdivision fees.**
 23

24 **Table 30.86.100 - SUBDIVISION FEES**

25 *OTHER FEES: All necessary fees for subdivision approval/recording are not listed here. Examples of*
 26 *fees not collected by the department include: (1) Applicable private well and septic system approvals*
 27 *(Snohomish Health District); (2) right-of-way permit (department/department of public works). See SCC*
 28 *13.110.020; and (3) subdivision recording fees (auditor).*

PRE-APPLICATION CONFERENCE FEE ⁽⁽¹⁾⁾	(\$400)	<u>\$480</u>
PRELIMINARY SUBDIVISION FILING FEE ^{((2)), ((3)) (1), (2)}		
Base fee	(\$3,900)	<u>\$4,680</u>
Plus \$ per lot	(\$140)	<u>\$132</u>
Plus \$ per acre	(\$65)	<u>\$78</u>
Total maximum fee	(\$18,000)	<u>\$21,600</u>
SUBDIVISION MODIFICATIONS	(\$1,000)	<u>\$1,200</u>
REVISIONS TO APPROVED PRELIMINARY SUBDIVISIONS		

Minor revision-administrative	(((\$260))	<u>\$312</u>
Major revision-public hearing	(((\$1,040))	<u>\$1,248</u>
CONSTRUCTION PLAN CHECK FEE^{((4)) (3)}		
Per lot ^{((6)) (4)}	(((\$160))	<u>\$192</u>
Per tract or non-building lot	(((\$160))	<u>\$192</u>
ROAD INSPECTION FEE		
Per lot ^{((5)) (4)}	(((\$160))	<u>\$192</u>
Per tract or non-building lot	(((\$160))	<u>\$192</u>
FINAL SUBDIVISION FEES		
Filing fee	(((\$2,000))	<u>\$2,400</u>
Document check and sign installation fee	(((\$220))	<u>\$264/lot and unit cost/sign required</u>
ROAD BOND FEE^{((*) (5)}		
Construction bond option ^{((7)) (5)}	(((\$19.50))	<u>\$24.00/Lot</u>
Maintenance bond ^{((*) (7)}	(((\$26))	<u>\$31.00/Lot</u>
"MARKUP" CORRECTIONS FEE ^{((*) (8)}	(((\$200))	<u>\$240</u>
SUBDIVISION ALTERATION	PLACEHOLDER POSITION	
MODEL HOME FEES^{((4)) (9)}		
Base fee	(((\$300))	<u>\$360</u>
Plus \$ per subdivision	(((\$100))	<u>\$120</u>
NOTE: For reference notes, see table following SCC 30.86.110.		
Reference notes for subdivision and short subdivision fee tables:		
(1)(The pre-application conference fee shall be credited toward the preliminary subdivision or preliminary short subdivision application fee upon submittal of said application if received within 12		

months from the date of the pre-application conference.

~~((2))~~ A preliminary filing fee consists of the sum of a base fee, a per lot fee, a per acre fee, and a supplemental fee if applicable.

~~((3))~~ (2) When a preliminary subdivision application is considered in conjunction with a rezone for the same property, the total preliminary subdivision fee shall be reduced by 25 percent. If a preliminary subdivision application is considered in conjunction with a planned residential development, with or without a rezone, the total preliminary subdivision fee shall be reduced by 50 percent. The sum of the above fees shall be limited to ~~((14,000))~~ \$16,800.

~~((4))~~ (3) Collected when the preliminary subdivision applicant submits the construction plan.

~~((5))~~ (4) When three or more contiguous lots are to be developed with a single townhouse building (zero lot line construction), then a plan check fee of ~~((160.00))~~ \$192 per building will be charged and the plan check or inspection fee will not be based on the number of lots.

~~((6))~~ (5) Paid by the applicant to cover the costs of administering bonds or other securities as provided by chapter 30.84 SCC.

~~((7))~~ (6) This fee applies if the developer elects to carry out minimum improvements using the provisions of SCC 30.41A.410(1)(b) before requesting final approval, and is in addition to subsequent subdivision road inspection fees.

~~((8))~~ (7) Collected in accordance with SCC 30.41A.410(1)(b).

~~((9))~~ (8) This fee applies whenever an applicant fails to submit required corrections noted on "markup" final subdivision drawings or other documents during the final subdivision review.

~~((10))~~ (9) This fee is in addition to the residential building permit fees for plan check, site review and access permit.

1
2 Section 6. Snohomish County Code Section 30.86.110, last amended by
3 Ordinance No. 06-061 on August 1, 2007, is amended to read:

4
5 **30.86.110 Short subdivision fees.**
6

Table 30.86.110 - SHORT SUBDIVISION FEES

OTHER FEES: All necessary fees for subdivision approval/recording are not listed here. Examples of fees not collected by the department include: (1) Applicable private well and septic system approvals (Snohomish Health District); (2) right-of-way permit (the department/ department of public works), see SCC 13.110.020; and (3) short subdivision recording fees (auditor).

PRE-APPLICATION CONFERENCE FEE ⁽⁽⁴⁾⁾	(((\$400)) <u>\$480</u>)
PRELIMINARY SHORT SUBDIVISION FILING FEES ⁽⁽²⁾⁾ (1)	
Base fee	(((\$1,300)) <u>\$1,560</u>)
Plus \$ per acre	(((\$65)) <u>\$78</u>)
Plus \$ per lot	(((\$65)) <u>\$78</u>)
SHORT SUBDIVISION MODIFICATION APPLICATION	(((\$800)) <u>\$960</u>)
PLAN/DOCUMENT RESUBMITTAL FEE ⁽⁽³⁾⁾ (2)	(((\$200)) <u>\$240</u>)
SHORT SUBDIVISION REVISIONS AFTER PRELIMINARY APPROVAL	(((\$260)) <u>\$312</u>)
SHORT SUBDIVISION FINAL APPROVAL	(((\$500)) <u>\$600</u>)
SHORT SUBDIVISION FINAL DOCUMENT CHECK	(((\$1,500)) <u>\$1,800</u>)
RECORDING OF FINAL SHORT SUBDIVISION	(((\$25)) <u>\$30</u>)
ALTERATIONS TO RECORDED SHORT SUBDIVISIONS	(((\$350)) <u>\$420</u>)

Reference notes:

~~(1) ((The pre application conference fee shall be credited toward the preliminary subdivision or preliminary short subdivision application fee upon submittal of said application if received within 12 months from the date of the pre application conference.~~

~~(2)) A preliminary filing fee consists of the sum of a base fee, a per lot fee, a per acre fee, and a supplemental fee if applicable.~~

~~((3)) (2) This fee applies to the re-submittal of short subdivision plans and documents after a second review for which the applicant did not include corrections noted by the department, or the applicant made revisions, which necessitate additional review and comments.~~

1 Section 7. Snohomish County Code Section 30.86.115, adopted by Amended
2 Ordinance No. 07-022 on April 23, 2007, is amended to read:

3
4 **30.86.115 Administrative site plan fees for single family detached units.**

5
6 **TABLE 30.86.115**

7 **ADMINISTRATIVE SITE PLAN FEES FOR SINGLE FAMILY DETACHED UNITS**

8 *OTHER FEES: All necessary fees for single family detached units approval/recording are not listed here.*
9 *Examples of fees by the department include: (1) critical areas review; (2) drainage review, etc. Examples*
10 *of fees not collected by the department include: (1) Applicable private well and septic system approvals*
11 *(Snohomish Health District) and (2) recording fees (auditor).*

Activity	Fees
PRE-APPLICATION CONFERENCE ⁽⁽⁺⁾⁾	(((\$400)) <u>\$480</u>
ADMINISTRATIVE SITE PLAN	
APPLICATION FEE	(((\$1,200)) <u>\$1,440</u>
MINOR REVISION REQUEST ⁽⁽²⁾⁾ ⁽¹⁾	(((\$650)) <u>\$780</u>
<p>Reference Notes:</p> <p>⁽¹⁾ ((The pre-application conference fee shall be credited toward the single family detached units administrative site plan application fee upon submittal of said application if received within 12 months from the date of the pre-application conference.</p> <p>²⁾⁾ Subsequent to initial approval of the administrative site plan.</p>	

1 Section 8. Snohomish County Code Section 30.86.130, adopted by Amended
 2 Ordinance No. 02-064 on December 9, 2002, is amended to read:

3
 4 **30.86.130 Binding site plan fees.**

5 **Table 30.86.130 - BINDING SITE PLAN FEES**

6
 7 *OTHER FEES: All necessary fees for subdivision approval/recording are not listed here. Examples of*
 8 *fees not collected by the department include: (1) Applicable private well and septic system approvals*
 9 *(Snohomish Health District); (2) right-of-way permit (department/department of public works), see SCC*
 10 *13.110.020; and (3) subdivision recording fees (auditor).*

PRE-APPLICATION CONFERENCE FEE ⁽⁽⁴⁾⁾	(((\$400))	<u>\$480</u>
APPLICATION FEE	(((\$1,600))	<u>\$1,800</u>
EXCEPTIONS		
Based on a previously approved site plan	(((\$350))	<u>\$420</u>
SURVEY INFORMATION REVIEW FEE ^{((3)) (2)}	(((\$1,000))	<u>\$1,200</u>
Binding site plan application with concurrent land development application ^{(2) (1)}		\$0
Resubmittal fee ^{((4)) (3)}	(((\$200))	<u>\$240</u>
REVISION FEES		
Prior to BSP approval ^{((4)) (4)}	(((\$350))	<u>\$420</u>
Approved BSP (before or after recording)	(((\$350))	<u>\$420</u>
Recorded BSP and record of survey ^{((4)) (5)}	(((\$350))	<u>\$420</u>
Reference notes:		
(1)((The pre-application conference fee shall be credited toward the application fee upon submittal of said application if received within 12 months from the date of the pre-application conference.		
(2)) A "concurrent land development application" is another land development application using a master permit application, commercial building permit application, or other land development application which includes a site plan approval, submitted simultaneously with a BSP application.		
((3)) (2) This fee is paid upon submittal of a proposed record of survey, or upon submission of a major revision to a proposed or existing record of survey and will include the review of any right-of-way establishment or dedication offered or required. Copies of a recorded subdivision or a record of survey which show the proposed binding site plan area and are in conformance with RCW 58.09.090(1)(d)(iv) shall not be subject to the survey information review fee, unless a right-of-way establishment or		

dedication is offered or required.

~~((4))~~ (3) This fee applies when an applicant resubmits a record of survey after the department has performed two reviews of the record of survey and (a) the record of survey fails to include corrections required by the department on "markup" plans, drawings, or other documents generated during a prior review; or (b) the applicant makes a minor revision or addition to the record of survey.

~~((5))~~ (4) Revisions to binding site plans being reviewed concurrently with another land development application shall be exempt from this fee.

~~((6))~~ (5) Survey information resubmittal review fees of SCC 30.86.130 shall also apply.

1
2 Section 9. Snohomish County Code Section 30.86.140, adopted by Amended
3 Ordinance No. 02-064 on December 9, 2002, is amended to read:

4
5 **30.86.140 Boundary line adjustment fees.**

FILING FEE	((500)) \$600 plus \$78 per lot for each lot over 2 lots
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7
8 Section 10. Snohomish County Code Section 30.86.200, adopted by Amended
9 Ordinance No. 02-064 on December 9, 2002, is amended to read:

10
11 **30.86.200 Rezone fees.**

12 **Table 30.86.200 - REZONE FEES**

	FEES ^{(1), (2)}
PRE-APPLICATION CONFERENCE ((6))	
Application fee	((400)) <u>\$480</u>
FINAL PLAN FILING FEE (fractions rounded to the next highest acre) Chapter 30.31A.SCC BP, IP, PCB Zones \$50/acre	
OFFICIAL SITE PLAN ⁽³⁾	
Application fee	((1,200)) <u>\$1,440</u>
Minor revision request (administrative) ⁽⁴⁾	((650)) <u>\$780</u>

Major revision request (public hearing) ⁽⁴⁾		(((\$1,040))				<u>\$1,248</u>	
REZONE TYPE	Rezone Area Acreage						
	0-<2.9	3-<9.9	10-<29.9	30-<199	200-<499	500+	
COMMERCIAL (All Commercial Zones)							
Base fee	(((\$4,500))	(((\$4,950))	(((\$6,450))	(((\$13,200))	(((\$20,700))	(((\$28,200))	
	<u>\$5,400</u>	<u>\$5,940</u>	<u>\$7,740</u>	<u>\$15,840</u>	<u>\$24,840</u>	<u>\$33,840</u>	
Plus \$ per acre	(((\$800))	(((\$600))	(((\$400))	(((\$100))	(((\$50))	(((\$30))	
	<u>\$960</u>	<u>\$720</u>	<u>\$480</u>	<u>\$120</u>	<u>\$60</u>	<u>\$36</u>	
INDUSTRIAL (All Industrial Zones)							
Base fee	(((\$6,000))	(((\$6,450))	(((\$7,950))	(((\$14,700))	(((\$29,700))	(((\$48,450))	
	<u>\$7,200</u>	<u>\$7,740</u>	<u>\$9,540</u>	<u>\$17,640</u>	<u>\$35,640</u>	<u>\$58,140</u>	
Plus \$ per acre	(((\$900))	(((\$700))	(((\$500))	(((\$200))	(((\$100))	(((\$50))	
	<u>\$1,080</u>	<u>\$840</u>	<u>\$600</u>	<u>\$240</u>	<u>\$120</u>	<u>\$60</u>	
MULTIPLE FAMILY RESIDENTIAL (LDMR & MR Zones)							
Base fee	(((\$4,500))	(((\$4,725))	(((\$5,475))	(((\$9,975))	(((\$32,475))	(((\$39,975))	
	<u>\$5,400</u>	<u>\$5,670</u>	<u>\$6,570</u>	<u>\$11,970</u>	<u>\$38,970</u>	<u>\$47,970</u>	
Plus \$ per acre	(((\$600))	(((\$500))	(((\$400))	(((\$200))	(((\$50))	(((\$30))	
	<u>\$720</u>	<u>\$600</u>	<u>\$480</u>	<u>\$240</u>	<u>\$60</u>	<u>\$36</u>	
ALL OTHER RESIDENTIAL, AGRICULTURE, RECREATION & MC Zones							
Base fee	(((\$950))	(((\$975))	(((\$1,725))	(((\$2,850))	(((\$4,350))	(((\$8,100))	
	<u>\$1,140</u>	<u>\$1,170</u>	<u>\$2,070</u>	<u>\$3,420</u>	<u>\$5,220</u>	<u>\$9,720</u>	
Plus \$ per acre	(((\$300))	(((\$200))	(((\$100))	(((\$50))	(((\$40))	(((\$30))	

	<u>\$360</u>	<u>\$240</u>	<u>\$120</u>	<u>\$60</u>	<u>\$48</u>	<u>\$36</u>
Reference notes:						
(1) The rezone fee amount is based on the highest intensity use requested being applied to the gross acreage noted on the application, and is equal to the sum of all applicable parts. Application fees for public agencies shall be the same as for nongovernmental applicants.						
(2) A base fee shall be increased by 25 percent when an official site plan is required or offered for rezone approval.						
(3) This fee is only applicable for official site plan approvals when no zoning change is requested.						
(4) Subsequent to initial approval of the official site plan.						
((5) Pre-application conference fees shall be credited toward the rezone application fee upon submittal of said application if received within 12 months from the date of the pre-application conference.)						

1
2 Section 11. Snohomish County Code Section 30.86.205, adopted by Amended
3 Ordinance No. 02-064 on December 9, 2002, is amended to read:

4
5 **30.86.205 PRD Fees.**

6
7 **Table 30.86.205 PRD FEES**

PLANNED RESIDENTIAL DEVELOPMENT (PRD) ⁽¹⁾						
	<u>PRD Area Acreage</u>					
	<u>0-< 2.9</u>	<u>3-< 9.9</u>	<u>10-<29.9</u>	<u>30-<199</u>	<u>200-<499</u>	<u>500+</u>
Base fee	(\$4,740) <u>\$5,688</u>	(\$5,680) <u>\$6,816</u>	(\$7,110) <u>\$8,532</u>	(\$9,250) <u>\$11,100</u>	(\$13,950) <u>\$16,740</u>	(\$19,820) <u>\$23,784</u>
Plus \$ per acre	(\$650) <u>\$780</u>	(\$310) <u>\$372</u>	(\$150) <u>\$180</u>	(\$75) <u>\$90</u>	(\$50) <u>\$60</u>	(\$40) <u>\$48</u>
Plus \$ per unit	(\$50) <u>\$60</u>	(\$50) <u>\$60</u>	(\$40) <u>\$48</u>	(\$40) <u>\$48</u>	(\$25) <u>\$30</u>	(\$25) <u>\$30</u>
(1) For PRDs, when an underlying rezone is requested on the same property. (i.e.: R-9,600 to PRD-MR), the total rezone/PRD application fee shall be the rezone fee (MR) reduced by 25 percent, plus the applicable PRD fee. PRD applications without underlying zone changes (i.e.: R-9,600 to PRD-9,600) are subject to the PRD fees only.						

1 Section 12. Snohomish County Code Section 30.86.210, adopted by Amended
 2 Ordinance No. 02-064 on December 9, 2002, is amended to read:

3
 4 **30.86.210 Conditional use permit fees.**

5 **Table 30.86.210 - CONDITIONAL USE PERMIT (CU) FEES**

PRE-APPLICATION CONFERENCE FEE ^{(1), ((2))}	(((\$400))	\$480
STANDARD CU PERMIT ^{((2)) (1)}	(((\$2,750))	\$3,300
LANDFILL CU PERMIT		
Base fee	(((\$1,800))	\$2,160
Plus \$ per acre	(((\$50))	\$60
Total maximum fee	(((\$4,000))	\$4,800
MINERAL EXTRACTION/PROCESSING CU PERMIT		
Base fee	(((\$1,800))	\$2,160
Plus \$ per acre	(((\$400))	\$120
Total maximum fee	(((\$6,000))	\$7,200
SANITARY LANDFILL CU PERMIT		
Base fee	(((\$1,800))	\$2,160
Plus \$ per acre	(((\$400))	\$120
Total maximum fee	(((\$6,000))	\$7,200
OFFICIAL SITE PLAN REVISIONS		
Minor revision request ^{((2)) (1)}	(((\$260))	\$312
Major revision request ^{((2)) (1)}	(((\$1,040))	\$1,248

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Reference notes:

(1) ~~((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 12 months from the date of the pre-application conference.~~

(2)) Mobile home parks are required to have a conditional use permit pursuant to SCC 30.42E.020 and are subject to the fees set forth in this table.

Section 13. Snohomish County Code Section 30.86.220, last amended by Amended Ordinance No. 06-004 on March 15, 2006, is amended to read:

30.86.220 Administrative conditional use permit fees.

Table 30.86.220 - ADMINISTRATIVE CONDITIONAL USE PERMIT (ACU) FEES(((2)))(1)

PRE-APPLICATION CONFERENCE FEE ⁽⁽⁺⁾⁾	((((\$400)))	<u>\$480</u>
ADMINISTRATIVE CONDITIONAL USE (ACU) PERMIT	((((\$150)))	<u>\$180</u>
Except: ACU for Expansion of a nonconforming use		
Base fee	((((\$1,000)))	<u>\$1,200</u>
Plus \$ per acre	((((\$50)))	<u>\$60</u>
Total maximum fee	((((\$3,000)))	<u>\$3,600</u>
TIME EXTENSION REQUEST	((((\$100)))	<u>\$120</u>
MINOR REVISION REQUEST	((((\$200)))	<u>\$240</u>
MAJOR REVISION REQUEST	((((\$800)))	<u>\$960</u>
*TEMPORARY WOODWASTE RECYCLING PERMIT	((((\$500)))	<u>\$600</u>
*TEMPORARY WOODWASTE STORAGE PERMIT	((((\$500)))	<u>\$600</u>
ANNUAL RENEWAL FEE FOR ANY TEMPORARY USE	((((\$40)))	<u>\$48</u>

Reference note:

~~(1) (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 12 months from the date of the pre-application conference.~~

~~(2)) Administrative conditional use permit fees for playing fields on designated recreational land in accordance with SCC 30.28.076 and chapter 30.33B shall be set at \$0.~~

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2 Section 14. Snohomish County Code Section 30.86.225, adopted by Amended
3 Ordinance No. 05-040 on July 6, 2002, is amended to read:

4
5 **30.86.225 Special use permit fees.**
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PRE-APPLICATION CONFERENCE FEE ((4))	(((\$400))	<u>\$480</u>
STANDARD SU-PERMIT	(((\$2,750))	<u>\$3,300</u>
((Reference notes: (1) When the 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 12 months from the date of the pre-application conference.))		

7
8 Section 15. Snohomish County Code Section 30.86.230, adopted by Amended
9 Ordinance No. 02-064 on December 9, 2002, is amended to read:

10
11 **30.86.230 Variance fees.**
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Table 30.86.230 -VARIANCE FEES

PRE APPLICATION CONFERENCE FEE ((4))	(((\$400))	<u>\$480</u>
STANDARD VARIANCE	(((\$1,000))	<u>\$1,200</u>
SINGLE FAMILY RESIDENCE REQUEST FOR A SINGLE REVISION TO A DIMENSIONAL REQUIREMENT	(((\$500))	<u>\$600</u>

TIME EXTENSION REQUEST	(((\$100)) <u>\$120</u>)
MINOR REVISION REQUEST	(((\$260)) <u>\$312</u>)
MAJOR REVISION REQUEST	(((\$1,040)) <u>\$1,248</u>)
<p>((Reference note:</p> <p>(1) 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 12 months from the date of the pre-application conference.))</p>	

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2 Section 16. Snohomish County Code Section 30.86.300, last amended by
3 Amended Ordinance No. 06-004 on March 15, 2006, is amended to read:

4
5 **30.86.300 Special flood hazard areas permit fees.**

6
7 **Table 30.86.300 - SPECIAL FLOOD HAZARD AREA PERMIT FEES**

FLOOD HAZARD AREA PERMIT	\$300
FLOOD HAZARD AREA VARIANCE	See Table 30.86.230
PRE-APPLICATION CONFERENCE FEE ((+))	\$400
FLOOD HAZARD AREA PERMIT FOR PLAYING FIELDS ON DESIGNATED RECREATIONAL LAND IN ACCORDANCE WITH SCC 30.28.076 AND CHAPTER 30.33B SCC	\$0
FLOOD HAZARD AREA DETERMINATION	\$200

8 **Reference note:**

~~((+)) 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 12 months from the date of the pre-application conference.))~~

1 Section 17. Snohomish County Code Section 30.86.310, last amended by
 2 Amended Ordinance No. 06-004 on March 15, 2006, is amended to read:

3
 4 **30.86.310 Shoreline Management Permit Fees.**
 5

Shoreline Variance	(((\$1,200))	<u>\$1,440</u>
Shoreline single family residence variance	<u>\$800</u>	
Shoreline substantial development permit or shoreline conditional use permit:	(((\$650))	<u>\$780</u>
Up to \$10,000		
\$10,001 to \$100,000	(((\$1300))	<u>\$1,560</u>
\$101,001 to \$500,000	(((\$3,900))	<u>\$4,680</u>
\$500,001 to \$1,000,000	(((\$5,200))	<u>\$6,240</u>
More than \$1,000,000	(((\$6,500))	<u>\$7,800</u>
Shoreline Management Hearing Fee: (if required)	(((\$1,040))	<u>\$1,248⁽¹⁾</u>
Shoreline Exemptions	(((\$450))	<u>\$540</u>
Shoreline Fees for playing fields on designated recreational land in accordance with SCC 30.28.076 and chapter 30.33B SCC		<u>\$0</u>
Reference Notes:		
(1) The additional fee shall be paid prior to scheduling the proposed permit for public hearing.		

6
 7 Section 18. Snohomish County Code Section 30.86.400, last amended by
 8 Amended Ordinance No. 07-084 on September 5, 2007, is amended to read:

9
 10 **30.86.400 Construction Code fees.**

11 (1) **Occupancies defined.** Fees established in SCC 30.86.400(((2))) shall be assessed based
 12 on whether an occupancy type is commercial or residential. SCC Table 30.86.400(3) defines
 13 the occupancy groups in these two occupancy types.

1 (2) **Outstanding fees.** Any outstanding fees or portions of fees shall be added to the required
 2 fee(s) of any future plan review or permit prior to application acceptance or permit issuance.
 3 Any fee shall not relieve the applicant from a duty to obtain permits for moving buildings upon
 4 roads and/or highways from the appropriate authorities. The permit fee for construction of a
 5 new foundation, enlargement, or remodeling of the move-in building shall be in addition to the
 6 pre-move fee. The fee for any factory built structure as approved by the Washington State
 7 Department of Labor and Industries is specified in SCC 30.86.440 under mobile homes.

8 (3) **Commercial and residential occupancies defined.**

9 **Table 30.86.400(3) – COMMERCIAL AND RESIDENTIAL OCCUPANCIES DEFINED**

OCCUPANCY TYPES	OCCUPANCY GROUPS
COMMERCIAL	A , I , R , E , H , F , M , S , B , and U
RESIDENTIAL	R-3, U
Reference note: (1) Except adult-family homes as defined in chapter 70.128 RCW.	

10
 11 (4) **Commercial pre-application review.**⁽¹⁾

12 **Table 30.86.400(4) - COMMERCIAL PRE-APPLICATION REVIEW**

REVIEW FEE ⁽²⁾	\$400
SITE REVIEW (at applicant's request)	\$100
ADDED SERVICES REQUEST	\$60/hour
REVIEW FEE FOR PLAYING FIELDS ON DESIGNATED RECREATIONAL LAND IN ACCORDANCE WITH SCC 30.28.076 AND CHAPTER 30.33B SCC	\$0/hour
Reference notes: (1) Prior to making application for a commercial building permit, an applicant may request pre-application review to learn about submittal requirements. The department will provide a written outline of requirements, and may include identification of site-specific issues when known, depending on the detail and scope of the submitted materials.	

(2) Includes a conference with only a senior planner in attendance, and does not include review of detailed construction plans and specifications.

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(5) Base permit fees.⁽¹⁾

Table 30.86.400(5) – BASE PERMIT FEES

COMMERCIAL	\$250
COMMERCIAL PLUMBING	\$125
COMMERCIAL MECHANICAL	\$125
COMMERCIAL MECHANICAL AND PLUMBING (not in conjunction with a commercial building permit)	\$125
MECHANICAL, PLUMBING, OR MECHANICAL AND PLUMBING	\$80
RESIDENTIAL	\$80
COMMERCIAL REVIEW FEE FOR PLAYING FIELDS ON DESIGNATED RECREATIONAL LAND IN ACCORDANCE WITH SCC 30.28.076 AND CHAPTER 30.33B SCC	\$0

Reference notes:

(1) Base fees shall compensate the department for preliminary application screening and the establishment and administration of the permit application file.

4

1 (6) Plan review fees.⁽¹⁾
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Table 30.86.400(6) PLAN REVIEW FEES

PLAN, DRAWING, OR DOCUMENT BEING REVIEWED	
• R-3, and U Occupancies for residential purposes	65% of building permit fee
• A, I, R-1, R-2, R-4, E, H, F, M, S, U and B Occupancies	85% of building permit fee
EXCEPTIONS	
Successive construction ^{(2) (3)}	
• R-3, and U Occupancies for residential purposes	20% of building permit fee
• R-1, R-2 and R-4 Occupancies	45% of building permit fee
The plan review fee shall be supplemented for A, I, R-1, R-2, R-4, E, H, F, M, S, U and B Occupancies as follows:	
• Commercial permit application for 1 or more buildings or additions requiring site review	\$640
• Commercial permit application for 1 or more buildings or additions with a previously approved official site plan	\$500
• Tenant improvements not requiring site plan review	\$100
ADDITIONAL REVIEW⁽⁴⁾	\$200 or 25% of the plan review fee, whichever is less.
PLAN REVIEW FEE FOR PLAYING FIELDS ON DESIGNATED RECREATIONAL LAND IN ACCORDANCE WITH SCC 30.28.076 AND CHAPTER 30.33B SCC	\$0
Reference notes:	
(1) Plan review fees shall compensate the department for the plan review necessary to determine compliance with the adopted construction codes and other county regulations.	
(2) A plan review fee for successive construction will be assessed 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:

(a) Group R occupancies.

(b) Garages, carports, storage buildings, agricultural buildings, and similar structures for private use.

(3) Procedures for approval of basic plans for successive construction shall be established by the director.

(4) This fee is charged whenever an applicant re-submits documents failing to make county-required corrections noted on "markup" plans, drawings, or such other documents during plan review; or whenever as a result of changes, additions, or revisions to previously approved plans, drawings or such other documents, a subsequent plan review is required.

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2 (7) Building permit fees.⁽¹⁾

3 Table 30.86.400(7) BUILDING PERMIT FEES

TOTAL BUILDING/STRUCTURAL VALUATION ⁽²⁾	PERMIT FEE ⁽³⁾⁽⁴⁾
\$1-\$500	\$23.50
\$501-\$2,000	\$23.50 for the first \$500 plus \$3.05 for each additional \$100 or fraction thereof, including \$2,000
\$2001-\$25,000	\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1,000 or fraction thereof, including \$25,000
\$25,001-\$50,000	\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1000 or fraction thereof, including \$50,000
\$50,001-\$100,000	\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000 or fraction thereof, including \$100,000
\$100,001-\$500,000	\$993.75 for the first \$100,000 plus

	\$5.60 for each additional \$1,000 or fraction thereof, including \$500,000
\$500,001-\$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000 or fraction thereof, including \$1,000,000
Over \$1,000,000	\$5,608.75 for the first \$1,000,000 plus \$3.15 for each additional \$1,000 or fraction thereof.
FIRE SPRINKLER SYSTEM PLAN REVIEW	100% of valuation plus \$1.50/square foot
BUILDING/STRUCTURAL PERMITS INCLUDING REQUIRED FIRE SPRINKLER SYSTEM PLANS	100% of valuation plus \$1.50/square foot

Reference notes:

(1) Permit fees shall compensate the department for inspections necessary to determine compliance with the adopted construction codes, other county regulations, and the approved plan. The fee table shall be applied separately to each building within a project and used for the calculation of all plan review and permit fees, except those for which a separate permit fee is required to be paid in accordance with title 30 SCC.

(2) Building valuation shall be based on the building valuation data sheet contained within each year's May/June "Building Standards" magazine published by the International Conference of Building Officials to be applied effective January 1, of each subsequent year.

(3) Plan review and permit fees are based on 100% of the building valuation with these exceptions:

- Accessory farm buildings & storage utility sheds 80% of valuation
- Additions w/plumbing valuation 110% of the main floor
- Dwellings without plumbing valuation 90% of the main floor
- Foundation (existing structure) valuation 10% of main floor

- Greenhouse (dirt floor, light frame/ plastic cover) 40% of valuation
- Pole and roof only/no sides 40% of valuation

(4) Permit fees for playing fields on designated recreational land in accordance with SCC 30.28.076 and chapter 30.33B SCC shall be set at \$0, regardless of valuation. All buildings on the site shall be permitted on one permit.

1 (8) **Certificates of occupancy/changes of use fees.**

2 **Table 30.86.400(8) CERTIFICATES OF OCCUPANCY/CHANGE OF USE FEES**

CERTIFICATE OF OCCUPANCY	
Home occupation in detached accessory structures	\$100
Temporary or final, when applicant requests phased issuance for each structure or structures	\$100
COMMERCIAL BUILDING CHANGE OF USE OR OCCUPANCY ⁽¹⁾	
Under 10,000 square feet	\$250
Over 10,000 square feet	\$500
Reference note:	
(1) This fee shall be deducted from the permit fee if a permit is required.	

3
4 (9) **Special inspections and investigation fees.**

5 **Table 30.86.400(9) SPECIAL INSPECTIONS AND INVESTIGATION FEES**

BUILDING AND MOBILE HOME PRE-MOVE INSPECTIONS	
Snohomish County inspection	\$60/hour-2 hour min
Outside Snohomish County inspection for move to Sno. Co.	\$120 plus \$0.28/mile

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INSPECTIONS OUTSIDE NORMAL COUNTY BUSINESS HOURS	\$60/hour-2 hour min
INSPECTIONS FOR WHICH NO FEE IS OTHERWISE INDICATED	
REINSPECTION FEE ⁽¹⁾	\$60
INVESTIGATION FEE ⁽²⁾	100% of permit fee
Reference notes:	
<p>(1) A fee assessed for work requiring an inspection or re-inspection when said work is not complete at the last inspection or re-inspection. No further inspection or re-inspection of the work will be performed until the required fees have been paid.</p> <p>(2) A fee charged for work requiring a permit, which is commenced without first obtaining said permit. This fee shall be collected regardless of whether a permit is subsequently issued or not.</p>	

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(10) Miscellaneous review and permit fees. ⁽¹⁾

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TABLE 30.86.400(10) MISCELLANEOUS REVIEW AND PERMIT FEES

PRE-APPLICATION SITE REVIEW (\$200 to be applied towards site review/permit fees at time of application)	\$250
ACCESSORY BUILDINGS LESS THAN 1000 SQUARE FEET	50% of site review fee
BUILDING ADDITIONS	
CONVERSION OPTION HARVEST PLAN REVIEW	\$300
Sites larger than 10 acres	\$5/acre
COMPLETION PERMIT	\$50
CONDOMINIUM CONVERSION PERMIT (per unit)	\$50
DECK PERMIT	\$50

DEMOLITION PERMIT	\$50
DOCK PERMIT	\$50
FIREPLACE PERMIT	\$50
SWIMMING POOL PERMIT	\$50
TEMPORARY BUILDING PERMIT	\$50
TITLE ELIMINATION	\$30
LOT STATUS DETERMINATION	<u>(((\$100)) \$120 per tax parcel researched. No fee if submitted with a subdivision or building permit application.</u>
<u>PRE-APPLICATION DESIGN REVIEW</u>	<u>\$2,500</u>
ROOFING PERMIT ⁽³⁾	
11 to 25 squares	\$37
More than 25 squares	\$55
SITE REVIEW FOR NEW BUILDINGS OR ADDITIONS ⁽⁴⁾	\$100
SUCCESSIVE CONSTRUCTION SET-UP FEE	\$200
Reference notes: (1) These fees are charged in addition to building/structural plan and permit fees. (2) No permit is required for use of 10 squares or less of roofing material. (3) 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.	

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1 (11) Fee refunds.

2 The director shall refund all fees collected in error. In all other cases, upon request by an
 3 applicant within 180 days of fee payment, the director is authorized to refund 80 percent of any
 4 fee paid only if no work has commenced under the issued permit or plan review and the issued
 5 permit is surrendered with the request.

6
 7 Section 19. Snohomish County Code Section 30.86.500, last amended by
 8 Amended Ordinance No. 06-061 on August 1, 2007, is amended to read:

9
 10 **30.86.500 SEPA (environmental review) fees. See also chapter 30.61 SCC.**

11 **Table 30.86.500 SEPA FEES**

CHECKLIST REVIEW/THRESHOLD DETERMINATION (TD) ^{(2), (3), (7)}	
Single family dwellings or duplex	\$350
Short Subdivisions	
0 to 4 lots	(((\$550)) \$660
5 to 9 lots	(((\$650)) \$780
Subdivisions	
0 to 10 lots	(((\$650)) \$780
11 to 20 lots	(((\$750)) \$900
21 to 50 lots	(((\$900)) \$1,080
51 to 100 lots	(((\$1,400)) \$1,320
101 to 200 lots	(((\$1,350)) \$1,620
Greater than 200 lots	(((\$1,600)) \$1,920
Commercial (project actions requiring commercial zoning or commercial building permits, and multiple family construction in any zone:	
0 to 2 acres	(((\$500)) \$600

3 to 5 acres	(((\$700))	\$840
6 to 10 acres	(((\$850))	\$1,020
11 to 20 acres	(((\$1,000))	\$1,200
21 to 100 acres	(((\$1,200))	\$1,440
Greater than 100 acres	(((\$1,400))	\$1,680
Environmental review fees for playing fields on designated recreational land in accordance with SCC 30.28.076 and chapter 30.33B SCC.		\$0
Industrial (project actions requiring industrial zoning):		
0 to 2 acres	(((\$600))	\$720
3 to 5 acres	(((\$800))	\$960
6 to 10 acres	(((\$1,000))	\$1,200
11 to 20 acres	(((\$1,200))	\$1,440
21 to 100 acres	(((\$1,500))	\$1,800
Greater than 100 acres	(((\$2,000))	\$2,400
Threshold determinations (TD) for all other project actions not specifically listed:	(((\$500))	\$600
Staff review of special studies submitted to supplement the environmental checklist	(((\$60))	\$72/Hour
MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS) ^{(4), (7)}		
Review fee for school, park, and road mitigation	(((\$150))	\$180
County professional staff time spent in making the determination beyond the scope of initial review of mitigation	(((\$60))	\$72/Hour
ENVIRONMENTAL IMPACT STATEMENT - See Footnote 6		

WITHDRAWAL OF DETERMINATION OF SIGNIFICANCE (DS) AND NEW TD ^{(5), (7), (8)}	Fee equal to original fee for environmental checklist review
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Reference notes:

(1) These 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.

(2) The fee shall be collected prior to undertaking the threshold determination. Time periods provided in SCC 30.61.060 for making a threshold determination shall not begin to run until fee payment occurs.

(3) Threshold determination fees required for these actions shall be reduced by the amount of the critical area review fee for such actions when critical area review is required: SFR dwellings, duplexes, accessory structures, and commercial structures 8,000 square feet or less per SCC 30.86.400(9); grading of 500 cubic yards or less per SCC 30.86.520; and short subdivisions per SCC 30.86.110.

(4) For every mitigated threshold determination considered as provided by SCC 30.61.120 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 above.

(5) This fee 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.

(6)(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. The costs shall be accounted for properly. 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;
- (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. 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 (4) above. Such estimate shall not constitute an offer or covenant by the lead department nor shall it be binding upon the county. 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 bond in the minimum amount (~~(\$1,500)~~) \$1,800 in accordance with chapter 30.84 SCC regarding bonding security administration.

(c) If a proposal is modified so that an EIS is no longer required, the responsible official shall refund any fees collected pursuant to reference note (4) above which remain after incurred costs are paid.

(7) 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.

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

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2 Section 20. Snohomish County Code Section 30.86.525, last amended by
3 Amended Ordinance No. 06-061 on August 1, 2007, is amended to read:

4
5 **30.86.525 Critical area review fees.**

6 (1) This section establishes the fees required for all critical areas reviews, evaluations,
7 delineations, categorization, inspections, and monitoring conducted by the county in order to
8 compensate the department for the costs of review and services provided by the department.

9 (2) Fees include first and second reviews. Third and subsequent reviews shall require
10 additional fees as listed below.

11 (3) Fees for work not covered in other fees shall be charged hourly.

12 (4) Such fees are in addition to any other fees required by law.
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Table 30.86.525(5) CRITICAL AREAS REVIEW FEES

Activity	Fees
Third and subsequent reviews	50% of original fee
Additional work not covered by the fees listed below	(\$80) <u>\$96/hour</u>
SHORT SUBDIVISIONS	
Critical Area Site Evaluation	(\$150) <u>\$180</u>

Critical Area Review	((250))	<u>\$300</u>
SINGLE FAMILY RESIDENTIAL (SFR) DWELLINGS, DUPLEXES, AND ACCESSORY STRUCTURES, AND COMMERCIAL STRUCTURES 8,000 SQUARE FEET OR LESS		
Review of complete professional critical area study and/or habitat management plan submitted at the time of application	\$250	
Delineation and categorizing services provided for erosion and landslide hazard areas only	\$450	
Delineation and categorizing services provided for streams and wetlands with or without erosion and landslide hazards	\$1,200	
Delineation, categorizing and habitat management plan services provided for endangered or threatened critical species	\$1,600	
ALL OTHER PERMITS ⁽¹⁾		
Critical area study (CAS) review pursuant to SCC 30.62.340, 30.62A.120, 30.62B.120 and 30.62C.120	((600))	<u>\$720</u>
Habitat management plan (HMP) review pursuant to SCC 30.62.110 or 30.62A.460	((600))	<u>\$720</u>
<u>Wetland Certification</u>	<u>\$2,000</u>	
MITIGATION PERFORMANCE - Monitoring, inspection, and administration of the performance security required for mitigation planting pursuant to SCC 30.62.070 or 30.62A.150	((80))	<u>\$96/hour</u>
SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS) ^{(2) (3)}		
Review fee for wetland and related critical areas mitigation	((600))	<u>\$720</u>
Review fee for wetland and related critical areas mitigation for an individual single family residence	\$150	
GRADING – review of earthwork proposed within critical areas	\$250 for 500 cubic yards of grading or less	
PETITION FOR SPECIES AND HABITAT OF LOCAL IMPORTANCE - Submittal and review of nomination petition pursuant to 30.62A.470(2).	\$1,000	

Critical area review fees for playing fields on designated recreational land in accordance with SCC 30.28.076 and chapter 30.33B SCC	\$0
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Reference notes:

(1) Fees for review of permits not listed separately in this table, including, but not limited to the following permits: shoreline, conditional use, subdivision, official site plan with rezone, PRD with rezone, and commercial.

(2) For every mitigated threshold determination considered as provided by SCC 30.61.120 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 above.

(3) 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.

Section 21. A new section is added to chapter 30.86 of the Snohomish County Code to read:

30.86.700 Docketed comprehensive plan amendments to the Snohomish County GMA Comprehensive Plan Future Land Use Map.

Table 30.86.700 DOCKETED COMPREHENSIVE PLAN MAP AMENDMENT FEES

Pre-application	\$0
Initial Review	\$1,555
Final Review	\$2,275
SEPA Review	See SCC 30.74.070

Section 22. A new section is added to chapter 30.86 of the Snohomish County Code to read:

30.86.710 Engineering, Design and Development Standards (EDDS) deviation.

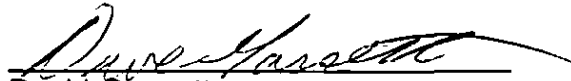
Activity	Fee
Application for deviation from Engineering, Design and Development Standards (EDDS)	\$1,500

1 Section 23. Severability. If any section, sentence, clause or phrase of this
2 ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction,
3 such invalidity or unconstitutionality shall not affect the validity or constitutionality of any
4 other section, sentence, clause or phrase of this ordinance. Provided, however, that if
5 any section, sentence, clause or phrase of this ordinance is held to be invalid by the
6 court of competent jurisdiction, then the section, sentence, clause or phrase in effect
7 prior to the effective date of this ordinance shall be in full force and effect for that
8 individual section, sentence, clause or phrase as if this ordinance had never been
9 adopted.

10
11 Section 24. Effective date. Other than Section 4, this ordinance shall be effective on
12 July 1, 2008.

13
14 PASSED this 19th day of November, 2007.

15
16 SNOHOMISH COUNTY COUNCIL
17 Snohomish County, Washington

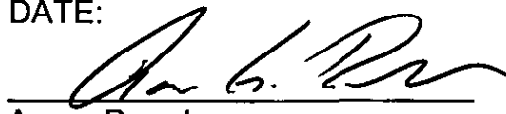
18
19 
20 David Gossett
21 Chairperson
22

23 ATTEST:


24 
25
26 Clerk of the Council
27

28
29 APPROVED
30 EMERGENCY
31 VETOED

32 DATE:

33
34 
35 Aaron Reardon
36 County Executive

37 ATTEST:

38 
39
40 Approved as to form only:

41
42 _____
43 Deputy Prosecuting Attorney

D.31