

SUBSTITUTE



CO00037484

SNOHOMISH COUNTY COUNCIL  
SNOHOMISH COUNTY, WASHINGTON

ORDINANCE NO. 10-014

RELATING TO THE EXTENSION OF APPLICATIONS AND PERMITS NECESSARY FOR THE  
CONSTRUCTION OF RESIDENTIAL AND COMMERCIAL STRUCTURES AND RELATED  
FEES; AMENDING SCC 13.10.160, 30.52A.160, 30.52A.164, 30.52B.208, 30.52F.174,  
30.52F.178, 30.63B.210, AND 30.86.520

WHEREAS, in order to prevent the expiration of applications and permits required for the  
construction of residential and commercial projects during the national and local economic  
crisis, extensions of those applications and permits are necessary to avoid exacerbating the  
current economic crisis; and

WHEREAS, Snohomish County has acted through Amended Ordinance No. 09-018 to  
allow extensions of preliminary subdivision and short subdivision approvals; and

WHEREAS, amending regulatory provisions relating to the extension and renewal of  
applications and permits necessary for construction of residential and commercial projects  
further the goals of subdivision and short subdivision extensions; and

WHEREAS, in the existing economic climate, the current provisions regarding  
extensions and renewals of building permits frequently do not provide sufficient time for permit  
applicants acting in good faith to complete construction of their projects; and

WHEREAS, allowing applicants to seek application and permit extensions and renewals  
to run concurrently with the life of a residential or commercial development application and  
approval allows for better debt recovery and provides property owners the necessary time for  
financing and construction in good faith; and

WHEREAS, given the current economic climate, the fees charged for permit extensions  
should be adjusted accordingly; and

WHEREAS, the County Council finds that it is in the best economic and public health,  
safety and welfare interests of citizens of Snohomish County and the local economy to make  
available revised extension and renewal provisions for applications and permits necessary for  
residential and commercial development to allow applicants sufficient time to complete  
construction; and

WHEREAS, the County Council finds the proposed amendments to the Snohomish  
County Code to be consistent with and to implement the intent of the Comprehensive Plan; and

WHEREAS, unless the County acts, the housing market will continue to languish and  
adverse consequences of decreased revenues, abandoned projects, and underutilized land will  
occur; and

WHEREAS, the provisions of Ordinance No 10-014 will expire on April 29  
2011, twelve months from the effective date of this ordinance;

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1 WHEREAS, the County Council was briefed on March 23, 2010, and held a public  
2 hearing on April 7, 2010, to consider the entire record on the proposed amendments  
3 and to hear public testimony on this ordinance.

4  
5 NOW, THEREFORE, BE IT ORDAINED:

6  
7 Section 1. The County Council makes the following findings:

- 8  
9 A. The county council adopts and incorporates the foregoing recitals as findings as if  
10 set forth fully herein.
- 11  
12 B. Snohomish County is faced with economic issues that were not present when code  
13 provisions addressing application and permit expirations and renewals and related  
14 fees were originally adopted.
- 15  
16 C. *The proposed amendments address the economic difficulty that development is*  
17 *experiencing in financing and completing construction of residential and commercial*  
18 *structures.*
- 19  
20 D. Adoption of the proposed amendments will assist the development community and  
21 homeowners to obtain financing and defer some construction until there is sufficient  
22 economic and market recovery.
- 23  
24 E. Adoption of the proposed amendments will stimulate the local economy by assisting  
25 with the prevention of foreclosure, unemployment, bankruptcies and burdened  
26 financial institutions.
- 27  
28 F. The proposed amendments maintain consistency with the following goals, objective,  
29 and policies of the Snohomish County Growth Management Act Comprehensive  
30 Plan (GMACP) – General Policy Plan:
- 31 **Goal ED 2.** Provide a planning and regulatory environment that facilitates growth of  
32 the local economy.
- 33 **Objective ED 2.A.** Develop and maintain a regulatory system that is fair,  
34 understandable, coordinated and timely.
- 35 **Policy ED 2.A.2.** Snohomish County should stress predictability but maintain enough  
36 flexibility in the Comprehensive Plan and development codes to allow for timely  
37 response to unanticipated and desirable developments.
- 38  
39 **Goal ED 3.** Encourage the retention and expansion of existing businesses and jobs  
40 to attract new businesses and jobs.
- 41  
42 **Policy ED 3.C.2.** Snohomish County shall work with public and private and non-profit  
43 groups to preserve and nurture the growth of existing local industries and businesses  
44 and maintain a business environment conducive to preserve jobs at large

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1 manufacturers and the estimated 50,000+ large and small business operations in the  
2 county.

3 G. The proposed amendments are procedural and do not alter, create or amend the  
4 rights of permit holders and permit applicants.

5  
6 H. The application extension and permit renewal fees provided for in this ordinance are  
7 reasonable and will enable Snohomish County to recover the costs of processing  
8 such permit extension applications.

9 Section 2. The County Council makes the following conclusions:  
10

11 A. The proposed amendments are consistent with the GMACP.

12  
13 B. The proposed amendments are needed to address local impacts on development  
14 due to the national economic crisis.

15  
16 C. Notice of the proposed amendments was provided pursuant to Snohomish County  
17 Charter, Section 2.110, and chapter 30.73 SCC.

18  
19 D. Pursuant to SCC 30.73.040(2)(b), planning commission review of this procedural  
20 legislation is not required.

21  
22 E. Pursuant to Washington Administrative Code (WAC) 197-11-800(19) and SCC  
23 30.61.020, the adoption of the proposed amendments are categorically exempt from  
24 review under the State Environmental Policy Act (SEPA).

25  
26 F. The proposed amendments are in the best interest of Snohomish County citizens  
27 and promote the health, safety and welfare of the citizens of Snohomish County.

28 Section 3. Sections 5, 7, 9, 11, 13, 15, 17 and 19 of this ordinance shall take effect  
29 consistent with Snohomish County Charter Section 2.110, and shall be repealed on  
30 April 29, 2011 (twelve months later).

31  
32 Section 4. Sections 6, 8, 10, 12, 14, 16, 18 and 20 of this ordinance shall take effect on  
33 April 29, 2011 (immediately upon the repeal of Sections 5, 7, 9, 11, 13, 15, 17 and 19 of this  
34 Ordinance).

35 Section 5. Snohomish County Code Section 13.10.160, last amended by Amended  
36 Ordinance No. 96-028 on June 29, 1996, is amended to read:

37  
38 **13.10.160 Renewals**

39  
40 (1) Permits may be renewed as permitted in this title. Where renewal is permitted,  
41 application shall be on a form as provided by the department made within 30 days of the  
42 expiration of the prior permit, except as provided for in this section. Fees for permit renewals  
43 shall be 50 percent of the original permit fee except that for Type B1, B2, B3 and B4 permits the  
44 fees for permit renewals shall be at the engineer's discretion and in an amount not to exceed

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1 the fees for a new permit as provided in chapter 13.110 SCC, except as provided for in this  
2 section.

3 (2) Any application to renew a permit shall be reviewed by the engineer, who may  
4 approve, deny, or approve with conditions, regardless of whether or not such conditions were  
5 contained in the prior permit.

6 (3) A permit renewal, if granted by the engineer, shall expire after one year unless  
7 otherwise noted on the permit, except as provided for in this section.

8 (4) In addition to any other conditions imposed by the engineer, an application for a  
9 renewal must satisfy the following:

10 (a) Continued use of the right-of-way is essential to complete the work or activity  
11 previously authorized.

12 (b) The permit holder has complied with the conditions of the prior permit and all other  
13 applicable requirements.

14 (c) All required fees, charges and performance deposits have been paid by the  
15 permittee.

16 (d) All required insurance certificates and performance security have been filed with  
17 the county and will continue to be in effect through the requested renewal period.

18 (e) Continuation of the private use of the public right-of-way shall not adversely affect  
19 the public health, safety or welfare.

20 (5) Until April 29, 2011 (twelve months from the effective date of this ordinance), an  
21 applicant may request a renewal of a Type D permit without requirement to demonstrate  
22 justifiable cause or good faith, provided that:

23 (a) The permit is necessary to complete improvements approved under or  
24 necessitated by a preliminary subdivision, short subdivision, site plan or commercial  
25 development permit;

26 (b) A fee that includes a percentage of the original permit fee equal to the percentage  
27 of work to be completed plus a \$400 administration fee is paid;

28 (c) No permit nor any rights under this section may be transferred, assigned or  
29 sublet, except by operation of law;

30 (d) The permit has not expired;

31 (e) Unless provided an extension of time, the permit would expire within 12 months of  
32 (the effective date of this ordinance); and

33 (f) If extended, the permit shall expire simultaneously with the associated approved  
34 preliminary subdivision, short subdivision, site plan or commercial development permit.

35 Section 6. A new section is added to Chapter 13.10 of the Snohomish County Code to  
36 read:

37 **13.10.160 Renewals**

38 (1) Permits may be renewed as permitted in this title. Where renewal is permitted,  
39 application shall be on a form as provided by the department made within 30 days of the  
40 expiration of the prior permit. Fees for permit renewals shall be 50 percent of the original permit  
41 fee except that for Type B1, B2, B3 and B4 permits the fees for permit renewals shall be at the  
42 engineer's discretion and in an amount not to exceed the fees for a new permit as provided in  
43 chapter 13.110 SCC.

44 (2) Any application to renew a permit shall be reviewed by the engineer, who may  
approve, deny, or approve with conditions, regardless of whether or not such conditions were  
contained in the prior permit.

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1 (3) A permit renewal, if granted by the engineer, shall expire after one year unless  
2 otherwise noted on the permit.

3 (4) In addition to any other conditions imposed by the engineer, an application for a  
4 renewal must satisfy the following:

5 (a) Continued use of the right-of-way is essential to complete the work or activity  
6 previously authorized.

7 (b) The permit holder has complied with the conditions of the prior permit and all other  
8 applicable requirements.

9 (c) All required fees, charges and performance deposits have been paid by the  
10 permittee.

11 (d) All required insurance certificates and performance security have been filed with  
12 the county and will continue to be in effect through the requested renewal period.

13 (e) Continuation of the private use of the public right-of-way shall not adversely affect  
14 the public health, safety or welfare.

15 Section 7. Snohomish County Code Section 30.52A.160, adopted by Amended  
16 Ordinance No. 07-085 on September 5, 2007, is amended to read:

17 **30.52A.160 Time limitation of application (IBC 105.3.2)**

18 (1) An application for a permit for any proposed work shall be deemed to have been  
19 abandoned 18 months after the date of filing, unless such application has been pursued in good  
20 faith or a permit has been issued; except that the building official is authorized to grant one  
21 extension of time for an additional period not to exceed 18 months, except as provided for in  
22 SCC 30.52A.160(2). The extension shall be requested in writing and justifiable cause  
23 demonstrated, except as provided for in 30.52A.160(2).

24 (2) Until April 29, 2011 (twelve months from the effective date of this ordinance), the  
25 building official is authorized to grant applicants an extension of time for all chapter 30.52A SCC  
26 permit applications without requiring the applicant to demonstrate justifiable cause or good faith,  
27 provided that:

28 (a) The permit application is necessary to complete improvements approved under or  
29 necessitated by a preliminary subdivision, short subdivision, site plan or commercial  
30 development permit;

31 (b) A fee that includes a percentage of the original permit application fee equal to the  
32 percentage of work to be completed plus a \$400 administration fee is paid;

33 (c) No permit application nor any rights under this section may be transferred, assigned  
34 or sublet, except by operation of law;

35 (d) The permit application has not been deemed abandoned;

36 (e) Unless provided an extension of time, the permit application would be deemed  
37 abandoned within 12 months of (the effective date of this ordinance); and

38 (f) If extended, the permit application shall be deemed to have been abandoned at the  
39 time of expiration of the associated approved preliminary subdivision, short subdivision, site  
40 plan or commercial development permit.

41 Section 8. A new section is added to Chapter 30.52A of the Snohomish County Code to  
42 read:

43 **30.52A.160 Time limitation of application (IBC 105.3.2)**

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1 An application for a permit for any proposed work shall be deemed to have been abandoned 18  
2 months after the date of filing, unless such application has been pursued in good faith or a  
3 permit has been issued; except that the building official is authorized to grant one extension of  
4 time for an additional period not to exceed 18 months. The extension shall be requested in  
5 writing and justifiable cause demonstrated.

6 Section 9. Snohomish County Code Section 30.52A 164, adopted by Amended  
7 Ordinance No. 07-085 on September 5, 2007, is amended to read:

8 **30.52A.164 Expiration (IBC 105.5)**  
9

10 (1) Every permit issued shall become invalid 18 months after its issuance. The building  
11 official is authorized to grant, in writing, one extension of time, for a period of not more than 18  
12 months, except as provided for in SCC 30.52A.164(3). The extension shall be requested in  
13 writing and justifiable cause demonstrated, except as provided for in SCC 30.52A.164(3).

14 (2) The fee for the permit extension is one-half of the amount required for the original  
15 permit, except as provided for in SCC 30.52A.164(3). No permit may be extended later than 30  
16 days after the date of expiration of the original permit, except as provided for in SCC  
17 30.52A.164(3). Prior to extension of a permit, an on-site inspection of the work authorized by  
18 the original permit may be required in order to determine compliance with this chapter and any  
19 other applicable law or regulation.

20 (3) Until April 29, 2011 (twelve months from the effective date of this ordinance), an  
21 applicant may request renewal of a chapter 30.52A SCC permit without requirement to  
22 demonstrate justifiable cause or good faith, provided that:

23 (a) The permit is necessary to complete improvements approved under or necessitated  
24 by a preliminary subdivision, short subdivision, site plan or commercial development permit;

25 (b) A fee that includes a percentage of the original permit fee equal to the percentage of  
26 work to be completed plus a \$400 administration fee is paid;

27 (c) No permit nor any rights under this section may be transferred, assigned or sublet,  
28 except by operation of law;

29 (d) The permit has not expired;

30 (e) Unless provided an extension of time, the permit would expire within 12 months of  
31 (the effective date of this ordinance); and

32 (f) If extended, the permit shall expire simultaneously with the associated approved  
33 preliminary subdivision, short subdivision, site plan or commercial development permit.

34 Section 10. A new section is added to Chapter 30.52A of the Snohomish County Code to  
35 read:

36 **30.52A.164 Expiration (IBC 105.5)**  
37

38 (1) Every permit issued shall become invalid 18 months after its issuance. The building  
39 official is authorized to grant, in writing, one extension of time, for a period of not more than 18  
40 months. The extension shall be requested in writing and justifiable cause demonstrated.

41 (2) The fee for the permit extension is one-half of the amount required for the original  
42 permit. No permit may be extended later than 30 days after the date of expiration of the original  
43 permit. Prior to extension of a permit, an on-site inspection of the work authorized by the  
44 original permit may be required in order to determine compliance with this chapter and any other  
applicable law or regulation.

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1 Section 11. Snohomish County Code Section 30.52B.208, adopted by Ordinance No.  
2 07-086 on September 5, 2007, is amended to read:

3  
4 **30.52B.208 Extensions – amended (IMC 106.4.4)**

5  
6 Section 106.4.4 of the IMC is amended to read:

7  
8 (1) Extension. Every permit issued shall become invalid 18 months after its issuance. The  
9 building official is authorized to grant, in writing, one extension of time, for a period of not more  
10 than 18 months. The extension shall be requested in writing and justifiable cause demonstrated,  
11 except as provided for in SCC 30.52B.208(2).

12 (2) ~~Until April 29, 2011~~ (twelve months from the effective date of this ordinance), an applicant  
13 may request renewal of a chapter 30.52B SCC permit without requirement to demonstrate  
14 justifiable cause or good faith, provided that:

15 (a) The permit is necessary to complete improvements approved under or necessitated  
16 by a preliminary subdivision, short subdivision, site plan or commercial development permit;

17 (b) A fee that includes a percentage of the original permit fee equal to the percentage of  
18 work to be completed plus a \$400 administration fee is paid;

19 (c) No permit nor any rights under this section may be transferred, assigned or sublet,  
20 except by operation of law;

21 (d) The permit has not expired;

22 (e) Unless provided an extension of time, the permit would expire within 12 months of  
23 (the effective date of this ordinance); and

24 (f) If extended, the permit shall expire simultaneously with the associated approved  
25 preliminary subdivision, short subdivision, site plan or commercial development permit.

26 Section 12. A new section is added to Chapter 30.52B of the Snohomish County Code to  
27 read:

28 **30.52B.208 Extensions – amended (IMC 106.4.4)**

29  
30 Section 106.4.4 of the IMC is amended to read:

31 Extension. Every permit issued shall become invalid 18 months after its issuance. The building  
32 official is authorized to grant, in writing, one extension of time, for a period of not more than 18  
33 months. The extension shall be requested in writing and justifiable cause demonstrated.

34  
35 Section 13. Snohomish County Code Section 30.52F.174, adopted by Amended  
36 Ordinance No. 07-084 on September 5, 2007, is amended to read:

37  
38 **30.52F.174 Time limitation of application (IRC 105.3.2)**

39  
40 (1) An application for a permit for any proposed work shall be deemed to have been  
41 abandoned 18 months after the date of filing, unless such application has been pursued in good  
42 faith or a permit has been issued; except that the building official is authorized to grant one  
43 extension of time for an additional period not to exceed 18 months, except as provided for in  
44 SCC 30.52F.174(2). The extension shall be requested in writing and justifiable cause  
demonstrated, except as provided for in SCC 30.52F.174(2).

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1 (2) Until April 29, 2011 (twelve months from the effective date of this ordinance), the building  
2 official is authorized to grant applicants an extension of time for all chapter 30.52F SCC permit  
3 applications without requiring an applicant to demonstrate justifiable cause or good faith,  
4 provided that:

5 (a) The permit application is necessary to complete improvements approved under or  
6 necessitated by a preliminary subdivision, short subdivision, site plan or commercial  
7 development permit;

8 (b) A fee that includes a percentage of the original permit application fee equal to the  
9 percentage of work to be completed plus a \$400 administration fee is paid;

10 (c) No permit application nor any rights under this section may be transferred, assigned  
11 or sublet, except by operation of law;

12 (d) The permit application has not been deemed abandoned;

13 (e) Unless provided an extension of time, the permit would be deemed abandoned  
14 within 12 months of (the effective date of this ordinance); and

15 (f) If extended, the permit application shall be deemed to have been abandoned at the  
16 time of expiration of the associated approved preliminary subdivision, short subdivision, site  
17 plan or commercial development permit.

18 Section 14. A new section is added to Chapter 30.52F of the Snohomish County Code to  
19 read:

20 **30.52F.174 Time limitation of application (IRC 105.3.2)**

21 An application for a permit for any proposed work shall be deemed to have been abandoned 18  
22 months after the date of filing, unless such application has been pursued in good faith or a  
23 permit has been issued; except that the building official is authorized to grant one extension of  
24 time for an additional period not to exceed 18 months. The extension shall be requested in  
25 writing and justifiable cause demonstrated.

26  
27 Section 15. Snohomish County Code Section 30.52F.178, adopted by Amended  
28 Ordinance No. 07-084 on September 5, 2007, is amended to read:

29 **30.52F.178 Expiration (IRC 105.5)**

30  
31 (1) Every permit issued shall become invalid 18 months after its issuance. The building  
32 official is authorized to grant, in writing, one extension of time, for a period of not more than 18  
33 months, except as provided for in SCC 30.52F.178(2). The extension shall be requested in  
34 writing and justifiable cause demonstrated, except as provided for in SCC 30.52F.178(2).

35 (2) Until April 29, 2011 (twelve months from the effective date of this ordinance), an applicant  
36 may request renewal of a chapter 30.52F SCC permit without requirement to demonstrate  
37 justifiable cause or good faith, provided that:

38 (a) The permit is necessary to complete improvements approved under or necessitated  
39 by a preliminary subdivision, short subdivision, site plan or commercial development permit;

40 (b) A fee that includes a percentage of the original permit fee equal to the percentage of  
41 work to be completed plus a \$400 administration fee is paid;

42 (c) No permit nor any rights under this section may be transferred, assigned or sublet,  
43 except by operation of law;

44 (d) The permit has not expired;



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1 (e) Unless provided an extension of time, the permit would expire within 12 months of  
2 (the effective date of this ordinance); and

3 (f) If extended the permit shall expire simultaneously with the associated approved  
4 preliminary subdivision, short subdivision, site plan or commercial development permit.

5 Section 16. A new section is added to Chapter 30.52F of the Snohomish County Code to  
6 read:

7  
8 **30.52F.178 Expiration (IRC 105.5)**

9 Every permit issued shall become invalid 18 months after its issuance. The building official is  
10 authorized to grant, in writing, one extension of time, for a period of not more than 18 months.  
11 The extension shall be requested in writing and justifiable cause demonstrated.

12  
13 Section 17. Snohomish County Code Section 30.63B.210, adopted by Amended  
14 Ordinance No. 02-064 on December 9, 2002, is amended to read:

15  
16 **30.63B.210 Grading permit expiration and renewal**

17  
18 (1) Grading permits shall expire 24 months from the date of issuance, provided that the  
19 director may set an earlier expiration date for a permit, or issue a permit that is non-renewable,  
20 or both, if the director determines that soil, hydrologic, or geologic conditions on the project site  
21 necessitate that grading and drainage improvements and site stabilization be completed in less  
22 time.

23 (2) If a permit has expired, the applicant shall obtain a renewed permit before starting  
24 work authorized under the expired permit.

25 (3) A permit may be renewed only once for up to 24 additional months, and a request for  
26 renewal shall be made no later than 30 days after the date of expiration of the original permit,  
27 except as provided for in this section.

28 (4) Requirements under this chapter that are not expressly temporary during the grading  
29 operations, including but not limited to, requirements for erosion control, drainage, and slope  
30 management, do not terminate with the expiration of the grading permit.

31 (5) Until April 29, 2011 (twelve months from the effective date of this ordinance), an  
32 applicant may request an extension of time for all chapter 30.63B SCC permits without  
33 requirement to demonstrate justifiable cause or good faith, provided that:

34 (a) The permit is necessary to complete improvements approved under or necessitated  
35 by a preliminary subdivision, short subdivision, site plan or commercial development permit;

36 (b) A renewal fee as shown in SCC Table 30.86.520(2) is paid;

37 (c) No permit nor any rights under this section may be transferred, assigned or sublet,  
38 except by operation of law;

39 (d) The permit has not expired;

40 (e) Unless provided an extension of time, the permit would expire within 12 months of  
41 (the effective date of this ordinance); and

42 (f) If extended, the permit shall expire simultaneously with the associated approved  
43 preliminary subdivision, short subdivision, site plan or commercial development permit.

44 Section 18. A new section is added to Chapter 30.63B of the Snohomish County Code to  
read:

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**30.63B.210 Grading permit expiration and renewal**

(1) Grading permits shall expire 24 months from the date of issuance, provided that the director may set an earlier expiration date for a permit, or issue a permit that is non-renewable, or both, if the director determines that soil, hydrologic, or geologic conditions on the project site necessitate that grading and drainage improvements and site stabilization be completed in less time.

(2) If a permit has expired, the applicant shall obtain a renewed permit before starting work authorized under the expired permit.

(3) A permit may be renewed only once for up to 24 additional months, and a request for renewal shall be made no later than 30 days after the date of expiration of the original permit.

(4) Requirements under this chapter that are not expressly temporary during the grading operations, including but not limited to, requirements for erosion control, drainage, and slope management, do not terminate with the expiration of the grading permit.

Section 19. Snohomish County Code Section 30.86.520, last amended by Amended Ordinance No. 08-122 on November 10, 2008, is amended to read:

**30.86.520 Grading fees. See also chapter 30.51 SCC**

(1) Purpose. This section establishes the fees required for all grading reviews, approvals and inspections conducted by the county in order to compensate the department for the costs of administering this chapter. Such fees are in addition to any other fees required by law.

(2) Basic grading fees.

**Table 30.86.520(2) - GRADING FEES**

<b>PRE-APPLICATION SITE REVIEW FEE (1)</b>	\$250
<b>SITE REVIEW FEE</b>	\$100
<b>BASE FEE</b>	\$200
<b>PLAN REVIEW AND INSPECTION FEE</b>	\$0.33/cubic yard of total cut or fill amount, whichever is greater, not to exceed \$23,000.
<b>INVESTIGATION FEE (See SCC 30.52A.210 Work commencing before permit issuance (IBC 108.4))</b>	\$200 plus \$0.33/cubic yard of earth moved
<b>GRADING REVIEW FEES FOR PLAYING FIELDS ON DESIGNATED RECREATIONAL LANDS IN ACCORDANCE WITH SCC 30.28.076 AND CHAPTER 30.33B SCC</b>	\$0
<b>PERMIT RENEWAL FEE</b>	50% of normal permit fee, or a percentage of the original permit fee equal to the percentage of work to be completed plus

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	a \$400 administration fee if renewed under SCC 30.63B.210(5) prior to April 29, 2011 (twelve months from the effective date of this ordinance).
<b>Reference notes:</b>	
(1) \$200 shall be applied towards site review/permit fees at the time of application.	

- (3) Grading permit applications prepared by the Snohomish Conservation District for commercial agricultural activities shall not be subject to the plan review and inspection fee.
- (4) Grading permits for dike or levee construction or reconstruction, when implementing a Snohomish County approved floodplain management plan, shall be subject to a plan review and inspection fee of \$60.00/hour.

Section 20. A new section is added to Chapter 30.86 of the Snohomish County Code to read:

**30.86.520 Grading fees. See also chapter 30.51 SCC**

- (1) Purpose. This section establishes the fees required for all grading reviews, approvals and inspections conducted by the county in order to compensate the department for the costs of administering this chapter. Such fees are in addition to any other fees required by law.
- (2) Basic grading fees.

**Table 30.86.520(2) - GRADING FEES**

<b>PRE-APPLICATION SITE REVIEW FEE (1)</b>	\$250
<b>SITE REVIEW FEE</b>	\$100
<b>BASE FEE</b>	\$200
<b>PLAN REVIEW AND INSPECTION FEE</b>	\$0.33/cubic yard of total cut or fill amount, whichever is greater, not to exceed \$23,000.
<b>INVESTIGATION FEE (See SCC 30.52A.210 Work commencing before permit issuance (IBC 108.4))</b>	\$200 plus \$0.33/cubic yard of earth moved
<b>GRADING REVIEW FEES FOR PLAYING FIELDS ON DESIGNATED RECREATIONAL LANDS IN ACCORDANCE WITH SCC 30.28.076 AND CHAPTER 30.33B SCC</b>	\$0
<b>PERMIT RENEWAL FEE</b>	50% of normal permit fee
<b>Reference notes:</b>	
(1) \$200 shall be applied towards site review/permit fees at the time of application.	

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1 (3) Grading permit applications prepared by the Snohomish Conservation District for  
2 commercial agricultural activities shall not be subject to the plan review and inspection fee.

3 (4) Grading permits for dike or levee construction or reconstruction, when implementing  
4 a Snohomish County approved floodplain management plan, shall be subject to a plan review  
5 and inspection fee of \$60.00/hour.

6  
7 Section 21. Severability and savings. If any section, sentence, clause, or phrase of this  
8 ordinance shall be ruled to be invalid or unconstitutional by the Growth Management Hearings  
9 Board or a court of competent jurisdiction, such ruling shall not affect the validity or  
10 constitutionality of any other section, sentence, clause, or phrase of this ordinance, and the  
11 section, sentence, clause, or phrase in effect prior to the effective date of this ordinance shall be  
12 in full force and effect for that individual section, sentence, clause, or phrase as if this ordinance  
13 had never been adopted.

14 PASSED this 7<sup>th</sup> day of April, 2010.

15 SNOHOMISH COUNTY COUNCIL  
16 Snohomish County, Washington

17 *Dave Luetth*  
18  
19 Chairperson

20 ATTEST:  
21 *Sheila McCallister*  
22 Sheila McCallister  
23 Asst. Clerk of the Council

24  APPROVED  
25  EMERGENCY  
26  VETOED

27  
28 DATE: 4/19/10  
29 *Jim B. ...*  
30 County Executive

31 ATTEST:  
32 *M... 3124110*  
33 Approved as to form only:  
34 Deputy Prosecuting Attorney  
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