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W.T. _____ T.C. _____
D.F. _____ S.W. _____
G.L. _____ D.J. _____

SNOHOMISH COUNTY COUNCIL



CO00029161

ORDINANCE NO. 82-056
RELATING TO ZONING AND AMENDING SNOHOMISH
COUNTY CODE, TITLE 18, TITLE 20A, and TITLE 21

BE IT ORDAINED:

Section 1. That the following new section is added to Chapter 18.08 of the Snohomish County Code:

18.08.103. Binding site plan. "Binding site plan" means a drawing to a scale specified by Snohomish County Code which:

- (A) Identifies and shows the areas and locations of all streets, roads, improvements, utilities, open spaces, and any other such matters specified by local regulations;
- (B) Contains inscriptions or attachments setting forth such appropriate limitations and conditions for the use of the land as are established by the council or hearing examiner; and
- (C) Contains provisions requiring conformity with the site plan by any development.

Section 2. That Snohomish County Code, Title 18, subsection 18.60.120, last amended by resolution September 5, 1978, is amended to read:

18.60.120. Issuing building permits. Prior to the issuing of the building permit for any structure in an FS zone, a binding site plan for the zone, indicating the provisions for acceleration and deceleration lanes, ingress and egress driveways; curbing, internal traffic circulation and parking; the location of structures, and the floor area devoted to accessory uses must be reviewed and approved by the hearing examiner. Where only partial development of the zone is involved, the hearing examiner will evaluate the partial development plans as they contribute to or limit the possible ultimate development of the zone.

Section 3. That the following new section is added to Chapter 18.60 of the Snohomish County Code:

18.60.125. Modifications. Modifications of a binding site plan shall be permitted as set forth below:

- (1) Minor Modifications. Minor modifications or changes in the binding site plan may be permitted by administrative action of the director of the office of community planning and shall be properly recorded as a part of the records for the approved building permits or rezoning.
- (2) Major Modifications. Major modifications of a binding site plan shall be processed in the same manner as an original application,
- (3) Determining Major, Minor Modifications. A "Major" modification means any proposed change in the basic use in a binding site plan, or any proposed change in the plans and specifications for structures or location of features therein, whereby the character of the approved development will be substantially modified or changed in any material respect or to any material degree. A "minor" modification means any proposed change in a binding site plan which does not involve a substantial alteration of the character of the binding site plan. The determination of whether a proposed change is a "major" or "minor" modification shall be made by the director of community planning in accordance with the foregoing principles.

Section 4. Snohomish County Code, Title 20A, subsection 20A.20.170, last amended by Ordinance 80-115 adopted December 29, 1980, is amended to read:

20A.20.170 Review. Any party aggrieved by the decision of the department of community affairs on a preliminary or final large tract segregatin application may request a review of the decision by the hearing examiner. Such request must be made in writing within fifteen (15) calendar days from the date of the department of community affairs' written decision. Appeals shall be filed in writing with the department of community affairs and shall contain a brief statement of the reason why error is assigned to the department's decision, and shall be accompanied by a fee of ~~twenty-five-dollars-(\$25.00)~~ fifty, (\$50.00). Provided, that such appeal fee shall not be charged to a department of the county or to other than the first appellant. Such appeals shall be heard by the hearing examiner upon such notice and under the procedures established for considering short plat appeals. The decision of the examiner shall be final and conclusive unless appealed to the council pursuant to Chapter 2.02 SCC.

Section 5. Snohomish County Code, Title 21, subsection 21.16.060, adopted by Ordinance 80-117 adopted December 29, 1980, is amended to read:

21.16.060 County Action on Permit Applications Which Do Not Require Public Hearing.

(4) The decision of the Office of Community Planning shall be the final county decision on a substantial development, conditional use, or variance permit unless, within fifteen calendar days following the issuance of the decision, an appeal therefrom is filed with the Office of Community Planning by any interested person or agency.

a) Said appeal shall be in writing, shall contain a brief statement of the reason why error is assigned to the Office of Community Planning's decision, and shall be accompanied by a fee of ~~\$25.00~~ fifty, (\$50.00). Provided, that said appeal fee shall not be charged to a department of the county, or to other than the first appellant.

Dated this 21st day of July, 1982.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Shuley Bartholomew
Chairman (Vice)

Ellie Snyder
Clerk of the Council

- () APPROVED
- () EMERGENCY
- () VETOED

DATE 7.26.82

Willis D. Tucker
County Executive

PUBLISHED _____
