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SNOHOMISH COUNTY COUNCIL



CO00029184

ORDINANCE NO. 82-065
RELATING TO ZONING AND AMENDING SNOHOMISH
COUNTY CODE, TITLE 18, and TITLE 20A,
W.T. _____ T.C. _____
D.F. _____ S.W. _____
G.L. _____ D.J. _____

BE IT ORDAINED:

Section 1. That Snohomish County Code, Title 18, subsection 18.33.030, last amended by Ord. 82-010 dopted March 3, 1982, is amended to read:

(12) Noncommercial boat launch facilities, as defined, subject to the provisions of Section ~~18.18.030(2)~~ 18.18.030(20);

Section 2. That Snohomish County Code, Title 18, subsection 18.68.020, last amended by resolution October 15, 1972, is amended to read:

18.68.020 Definitions:

J. "Flood Hazard Zone Permit" means written approval applied for and obtained in accordance with such general rules and regulations as established under provisions of this chapter.

Section 3. That Snohomish County Code, Title 18, subsection 18.68.030, last amended by resolution October 15, 1974, is amended to read:

18.68.030 General provisions. The following provisions shall apply to all permitted and conditional uses including, but not limited to, structures and works in the flood hazard zone:

A. Building or use permits shall be approved by the Snohomish County ~~planning department and, where required, the Washington State Department of Ecology, pursuant to RCW 86.16.020.~~ Approvals shall only be granted when in accordance with applicable local, state and federal regulations and shall further be based upon the following considerations:

Section 4. That the following new section is added to Chapter 18.68 of the Snohomish County Code:

18.68.035 Flood hazard zone permits required:

(A) Prior to the placement of any structure or work in a flood hazard zone, a flood hazard zone permit shall be obtained.

(B) Upon application therefor, the office of community planning shall have the authority to grant a flood hazard zone permit when the applicable conditions as set forth in sections 18.68.030, 18.68.040, 18.68.050 and in other applicable local, state and federal regulations have been demonstrated to exist and the proposal is found to be consistent with the purpose of the flood hazard zone as stated in section 18.68.010.

(C) The decision of the office of community planning (OCP) to grant, grant with conditions or deny a flood hazard zone permit shall be final and conclusive unless, within fifteen (15) calendar days from the date of OCP's decision, any interested person or agency appeals the decision to the Snohomish County hearing examiner pursuant to 18.88.090, 18.88.100, 18.88.110, and 18.88.120.

Section 5. That the following new section is added to Chapter 18.88 of the Snohomish County Code:

18.88.210 Land Use Permit Binder Required: The recipient of any conditional or special use permit or variance shall file a land

use permit binder on a form provided by the examiner with the county auditor within the time period stipulated by such permit or variance. The permit or variance shall not be effective until such binder has been filed. The binder shall serve both as an acknowledgement of and agreement to abide by the terms and conditions of the permit or variance and as a notice to prospective purchasers of the existence of the permit or variance.

Section 6. That the following new section is added to Chapter 18.88 of the Snohomish County Code:

18.88.220 Vacation of Permits/Variations: Any conditional or special use permit or variance issued pursuant to this chapter may be vacated upon county approval by the current landowner provided that:

- (1) The use authorized by the permit/variance does not exist and is not actively being pursued; or
- (2) The use has been terminated and no violation of the terms and conditions of the permit exists.

Requests to vacate a permit shall be made in writing to the office of community planning which shall determine if the above conditions are present prior to authorizing the vacation. Vacation of any permit/variance shall be documented by the filing of a notice of land use permit vacation on a form provided by the office of community planning with the county auditor.

Section 7. That Snohomish County Code, Title 18, subsection 18.92.140, last amended by Ord. 81-037 adopted April 19, 1981, is amended to read:

18.92.140 Rezoning fees: All applications to change the zoning of property shall be accompanied by a fee to cover the costs of processing which shall be deposited in the treasury of Snohomish County, the amount of the fee to be determined by the following table. The fee shall be computed on the basis that the highest intensity use requested is deemed to apply to the gross acreage contained within the entire application.

TABLE OF REZONING FEES

Zoning Classification Request	Acreage Involved					
	0-2.9	3-9.9	10-29.9	30-199	200-499	500+
INDUSTRIAL						
All Industrial Zones	\$600	\$800	\$1200	\$1500	\$1800	\$2000
BUSINESS AND COMMERCIAL						
All Business and Commercial Zones	600	800	1200	1500	1800	2000
RESIDENTIAL						
Multiple Residential and Low Density Multiple Residential Zones	500	700	900	1100	1500	1800
All Other Residential Agricultural, Recreational and Mineral Conservation Zones	300	500	700	900	1100	1300

The application fee for cities, public agencies and regional public governmental bodies shall be the same as nongovernmental applicants. Subsequent to initial approval, any site plan approvals or site plan or contract modifications requiring public

hearing shall be subject to an application fee of three hundred twenty-five dollars (\$325.00). Any request for modification of rezoning conditions requiring a public hearing shall be subject to an application fee of one hundred and seventy-five (\$175.00).

Section 8. That Snohomish County Code, Title 20A, subsection 20A.20.030, last amended by Ord. 81-037 adopted April 19, 1981, is amended to read:

20A.20.030 Fees: A filing fee of two hundred dollars (\$200.00) plus ten dollars (\$10.00) per tract shall be paid to the planning department office of community development at the time of application. Said fee shall not be refundable. A fee of fifty dollars (\$50) shall be paid to the office of community development upon filing of an appeal pursuant to Section 20A.20.170 or application for modification pursuant to Chapter 20A.28.

Dated this 21st day of July, 1982.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Shirley Bartholomew
Chairman (Vice)

Ellie Snyder
Clerk of the Council

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

DATE 7.26.82

William D. Tucker
County Executive

PUBLISHED _____
