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W.T. _____ K.B. _____
D.E. _____ S.W. _____
G.L. _____ D.J. _____

SNOHOMISH COUNTY COUNCIL

ORDINANCE NO. 83-057
RELATING TO ZONING AND AMENDING SNOHOMISH
COUNTY CODE, TITLE 18, CHAPTER 18.55,
PERTAINING TO BUSINESS PARKS

BE IT ORDAINED:

Section 1. Snohomish County Code, Title 18, section 18.55.020, last amended by Ord. 81-023 adopted March 23, 1981, is amended to read:

18.55.020 Permitted uses. All uses permitted within the light industrial (LI) zone, ~~Chapter 18.52, Section 18.52.020, together with public buildings and structures,~~ provided that said uses shall strictly comply with all provisions of the BP zone, and provided further, that the following shall be additional prohibited uses;

Section 2. Snohomish County Code, Title 18, section 18.55.030, adopted by resolution on July 13, 1977, is amended to read:

18.55.030 Minimum zoning criteria. A BP zone may be established upon a tract of land in single ownership or under unified control, provided that concurrent with rezone to BP a preliminary and-a-final development plan for a BP zone have has been prepared, submitted and approved in compliance with the regulations and requirements of this chapter, and provided further that:

Section 3. Snohomish County Code, Title 18, subsection 18.55.040(2)(c), adopted by resolution on July 13, 1977, is amended to read:

(C) Topography sufficient to show direction of drainage and site development suitability with contour intervals of from five to twenty feet depending upon slope characteristics, extending not less than one hundred fifty feet beyond the boundaries of the development area. This requirement may be waived by the planning director if the site does not warrant such information.

Section 4. Snohomish County Code, Title 18, subsection 18.55.070(2), last amended March 31, 1980, is amended to read:

(2) Prints of drawings, the number and scale determined by the planning director, showing all the following information; provided the planning director may permit postponement of detailed building design information until application for building permits on each lot or site:

(A) Site contours at five (5) foot intervals, both existing and final where different, street layout and identification, size and shape of all building sites and lots, location of buildings, open space areas with any specific open space activity areas indicated,

(B) Final landscape plan including plant locations, species size at planting, together with location and typical side or cross-section view of perimeter fencing or berms, if any,

(C) Plans for signing and lighting, including typical ~~side-view-of~~ entrance treatment and entrance signs,

(D) Plans for buildings and related improvements to a scale of not less than one (1) inch to fifty (50) feet, showing:

(i) Typical plot plan for each type of building, including location of building entrance, driveway, parking, fencing and sight screening

(ii) Typical elevations (side views) of each type of building, including identification of exterior building materials,

(E) Typical street and walkway cross-sections,

(F) Plans for open space area improvements, if any;

Section 5. Snohomish County Code, Title 18, section 18.55.080, adopted by Resolution July 13, 1977, is amended to read:

18.55.080 Final plan filing fee. To cover the administrative review costs for the final plan or phased division thereof, a filing fee of ~~twenty-(20)~~ forty (40) dollars per acre, rounded to the next highest acre, shall be paid to the planning department.

Section 6. Snohomish County Code, Title 18, section 18.55.090, adopted by resolution on July 13, 1977, is amended to read:

18.55.090 Approval of the final plan. The final plan or phased divisions thereof shall be submitted to the planning director for his final approval or disapproval ~~within-thirty-(30)-days.~~ The director shall submit copies of the final plan to appropriate departments for their review and comment. Any reviewing department may ~~within-fifteen-(15)-days-of-receipt~~ request changes, provided they are consistent with the approved preliminary plan. Upon review and comment, the planning director shall approve the final plan in writing when found to be in conformance with the approved preliminary plan and this chapter. The planning director may permit modification from the general design elements of the preliminary plan so long as it is found that impacts on adjoining properties are not significantly changed and major environmental protection features of the preliminary plan are maintained. Upon approval, the final plan shall become a binding site development plan upon the land and applicable to the applicant, property owner and all successors and assignees.

Section 7. Snohomish County Code, Title 18, subsections 18.55.120(1) and (5), last amended by Ord. 82-137 adopted December 13, 1982, are amended to read:

18.55.120 Performance requirements.

(1) Subdivision. Prior to sale of any portion of a BP zoned development, compliance shall be demonstrated with either Title 19 SCC or RCW 58.17.040 the-entirety of-said-BP-development-shall-be-formally-platted-with each-principal-use-to-occur-within-the-property-located on-a-separate-plot.

(5) Development Phases. Where the proposal contains more than one phase, all development shall occur in a sequence consistent with the phasing plan which shall be presented as an element of the preliminary plan unless modification is approved by the planning director.

New Section. Section 8. Snohomish County Code Title 18, subsection 18.55.120(11), last amended by Ord. 82-137 adopted December 13, 1982, is amended to add the following subsection:

(I) Minor signing modifications may be approved by the planning director where it is demonstrated that the overall business park identification and internal directional needs will be served without reduction to the aesthetic quality of the business park or adjoining properties.

Section 9. Snohomish County Code, Title 18, section 18.55.170 is repealed.

Dated this

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Cliff Bailey
Chairman

Ullie Snyder
Clerk of the Council

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

DATE 5-25-83

Willis D. Tucker
County Executive

PUBLISHED _____

_____, DPA

Approved as to form