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SNOHOMISH COUNTY COUNCIL

ORDINANCE NO. 90- 203

AMENDING SNOHOMISH COUNTY CODE
TITLE 19, CHAPTERS 19.14 AND 19.40
RELATING TO PRELIMINARY AND FINAL PLAT FEES



CO00026188

BE IT ORDAINED:

Section 1. That SCC, Title 19, section 19.14.010, last amended by Ord. No. 88-088, adopted November 2, 1988, is amended to read:

19.14.010 Preliminary plat check fee. Each preliminary plat shall be accompanied by a filing fee in the amount of ((six)) one thousand five hundred dollars plus ((twenty-five)) fifty dollars per proposed lot; provided that, the maximum fee shall be ((two)) six thousand five hundred dollars. Said fee shall not be refundable unless otherwise determined by the director.

Section 2. That SCC, Title 19, section 19.40.010, last amended by Ord. No. 90-156, adopted October 1, 1990, is amended to read:

19.40.010 Procedure for filing and review.

(1) For purposes of filing a final plat, the subdivider shall submit to the planning division one dark line print thereof; and one dark line print and stable base polyester film or other approved material (hereinafter referred to as mylar) to the community development division. Both agencies shall examine the plat for compliance with the provisions of this title.

(2) Each filing of a final plat shall be accompanied by a final plat filing fee in the amount of ((four)) seven hundred fifty dollars which shall be paid to the department of planning and community development.

(3) After receiving a copy of the final plat, the community development division shall examine, or have examined, the map as to sufficiency of affidavits and acknowledgments, correctness of surveying data, mathematical data and computations, and such other matters as require checking to insure compliance with the provisions of state laws pertaining to subdivisions with this title, and with the conditions of approval. Traverse sheets (computation

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of coordinates), and work sheets showing the closure of the exterior boundaries and of each irregular lot and block, and the calculation of each lot size shall be furnished. If the final plat is found to be in correct form, and the matters shown thereof are sufficient, the community development division shall obtain the signature of the department of public works on the mylar of the plat map, and submit such map to the planning division who, upon confirmation of compliance with the conditions of approval, will schedule final consideration of the plat map before the council. Each formal plat map shall be accompanied by a certificate of title showing the names of all persons, firms or corporations whose consent is necessary to dedicate land for public usage.

(4) Each preliminary plat submitted for final approval of the county council shall be accompanied by the following agencies' recommendations for approval or disapproval:

(a) Local health district or other agency furnishing sewage disposal and supplying water, as to the adequacy of the proposed access of sewage disposal and water supply;

(b) Department of planning and community development, as to compliance with all terms of the preliminary approval of the proposed plat, subdivision or dedication;

(c) Department of public works;

(d) Other relevant federal, state or local agencies.

None of the agencies listed in subsections (a) and (c) of this section shall modify the terms of its recommendation without the consent of the applicant.

(5) The planning division shall coordinate the final plat review process among the appropriate county departments and other agencies and, after compliance with the public notice provisions of subsection (6) below, shall transmit a recommendation for final plat action to the council.

(6) Public notice of the planning division recommendation for final plat action shall be provided by:

(a) Mailing to all taxpayers of record and known site addresses within five hundred (500) feet of the subject property, and to those official parties of record listed in the hearing examiner and county council decisions, as appropriate, on the subject preliminary plat application;

(b) Publication in a newspaper of general circulation in the county, or general area where the proposal is located;

(c) Posting by the applicant on the subject property of at least two signs, one on each frontage abutting a public right-of-way or at the point of access to the property. Posting shall be evidenced by submittal of a verified statement confirming date and location of posting; and

(d) Mailing to all parties that have provided written comment on the preliminary plat.

The public notice shall solicit comments on the final plat recommendation. All comments shall be submitted to the planning

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division within 15 days of the mailing or publication of public notice, whichever occurs later.

(7) The county council shall consider the final plat for final action at a public meeting. Public testimony shall be allowed at the public meeting, but shall be limited to whether the final plat is consistent with the conditions of preliminary plat approval.

(8) Public notice of the time, date and location of the council's public meeting for final plat action shall be given by:

(a) Mailing to the applicant;
(b) Mailing to all parties of record listed in the hearing examiner and county council decisions, as appropriate, on the subject preliminary plat application;

(c) Mailing to all parties who individually wrote and submitted letters concerning the subject plat application; and

(d) Publication in the county official newspaper. Said notice shall specify that the plat is scheduled for final action and shall be given at least seven days prior to the date of the public meeting.

(9) After finding that the final plat has been completed in accordance with the provisions of this title, that all required improvements have been completed or the arrangements or contracts have been entered into to guarantee that such required improvements will be completed, that all conditions of preliminary plat approval have been met, and that the interests of the county are fully protected, the council, upon consideration of the final plat at a public meeting, shall sign the final plat accepting such dedications as may be included thereon. Written notice of the council decision to approve shall be given by:

(a) Mailing to the applicant;
(b) Mailing to all parties of record listed in the hearing examiner and county council decisions, as appropriate, on the subject preliminary plat application;

(c) Mailing to all parties who individually wrote and submitted letters concerning the subject plat application;

(d) Mailing to all parties who testified at the public meeting on final action;

(e) Mailing to the Department of Ecology; and

(f) Publication in the county official newspaper.

The final plat may be denied upon findings and conclusions that the conditions of preliminary plat approval have not been met. If approved, the final plat shall be returned to the subdivider for filing for record with the county auditor and must be filed within thirty days from the date of approval by the council. If the council does not approve the final plat, it may grant the project proponent a period of time, not to exceed 4 months, to bring the final plat into compliance with the conditions of preliminary plat

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approval and set a specific time and date for the council to re-consider the final plat. Notice of a council decision extending the time period for compliance with the conditions of preliminary plat approval shall be given as prescribed in section 19.40.010(8), and to all parties who have requested notification of the council's decision.

Dated this 26th day of December, 1990.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Rain Coons
Chairman

Julie Van Cleve
Asst. Clerk of the Council

- APPROVED
- EMERGENCY
- VETOED

DATE DEC 27 1990

John Martinis
County Executive

JOHN MARTINIS
Deputy Executive

PUBLISHED _____

Julia Tanner, DPA
Approved as to form only on
October 24, 1990
(Date)