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SNOHOMISH COUNTY COUNCIL  
SNOHOMISH COUNTY, WASHINGTON

ORDINANCE NO. 91-173



CO00025472

AN ORDINANCE AMENDING SNOHOMISH COUNTY CODE CHAPTERS 13.110,  
17.02, 17.28, 18.72, 18.73, 19.14, 19.40, 20.20, 21.16, 23.16,  
24.12, 27.16 AND 29.12, ADJUSTING FEES

BE IT ORDAINED:

Section 1. Snohomish County Code Section 13.110.010, last amended by Ord 91-090, June 24, 1991, is hereby amended to add a new subsection (7) as follows:

13.110.010 Fees to be charged. The following fees shall be charged by the county:

(1) Base fee. Where applicable, this fee shall be charged to compensate the department for preliminary application screening, and the establishment/administration of the permit application file. Base fees shall be collected at the time of permit application, and will not be eligible for refund.

(2) Permit fee. This fee shall be charged to compensate the department for the field investigation, plan review and inspection for conformance to the conditions of the permit. Permit fees shall be collected at the time of permit application.

(3) Overweight/oversize load fee. Where application is for a building or other overweight or oversized move pursuant to SCC 13.40.040, the department may charge the applicant an additional fee to compensate for costs incidental to the move involved, including road maintenance crews, signal crews, and sheriff's personnel.

(4) Franchise fee/cable TV. Cable television companies doing business within the county shall be charged five percent of their gross revenue, derived from Snohomish County subscribers, as a franchise fee. This fee can be modified by the county council at any time to reflect changes in applicable federal, state or local law or regulation.

(5) Repair and replacement charge. If the department incurs any costs of repairing and replacing any right-of-way or county facility thereon, which has not been paid for under any other fee, the permittee shall be charged and shall pay the actual costs of repair and/or replacement incurred by the department, regardless of whether work is performed by the department or by a contract hired by it.

(6) Utility Franchise Fee. Except for cable television franchisees subject to subsection (4) above, a fee shall be due and payable in full at the time of consideration of the franchise by the county council. The utility franchise fee shall be in such amount as to fully compensate the county and all its agencies and departments for all direct and indirect costs and expenses related to the processing, review, and procedural requirements concerning the individual franchise. All costs and expenses which are to be included in the franchise fee will be itemized by the department of public works and presented as a part of the formal record together with the associated ordinance for county council approval.

(7) Road cut fee. Fees for road shoulder cuts and road asphalt/concrete cuts shall be charged as provided in SCC 13.110.020. Where applicable, this fee shall supplement the permit fee by the length and type of road cuts.

Section 2. Snohomish County Code Section 13.110.020, last amended by Ordinance No. 91-090 on June 24, 1991 is hereby amended as follows:

13.110.020 Fee schedule.

Transaction

Transaction Type	Description	Base Fee	Permit Fee	Total
B	---	\$ 35.00	\$ ---	\$ 35.00
C	---	(35.00)	---	(35.00)
D1,2	Driveway Access/Culvert	50.00	---	50.00
D3	Temp. Trail Access	70.00	---	70.00
D4	Trail Access	70.00	(50.00)	320.00
D5	Major Construction-Other	70.00	(200.00)	420.00
D5P	Major Construction-Plat	70.00	260.00	330.00
D5C	Major Construction	70.00	(260.00)	420.00
D5S	-Commercial	70.00	(260.00)	420.00
D6	Major Construction	70.00	(260.00)	420.00
D6P	Minor Construction-Other	70.00	---	70.00
D6C	Minor Construction-Plat	70.00	(60.00)	100.00
D6S	Minor Construction	70.00	(60.00)	100.00
D7	Blanket Utility Construction per each construction activity	70.00	(60.00)	100.00
D8	Major Utility Construction:	(50.00)	(50.00)	80.00
	Base Fee Permit	100.00	(300.00)	(250.00)
	Open Trench Road	100.00	300.00	400.00
	Road Shoulder Cut,			
	add per foot: \$0.25			
	Road Asphalt/Concrete Cut,			
	add per foot: \$0.75			
	Plowed Cable Road	100.00	150.00	250.00
	add per foot: \$0.25			
D8U	Other Utility Construction	(50.00)	(200.00)	(250.00)
E	Private Leases/Right of Way	100.00	---	100.00
E	Establishment of County Road	100.00	---	100.00
E	Vacation of County Road	100.00	---	100.00

Note: All costs, including in excess of the above, associated with establishment or vacation will be itemized and presented in the associated ordinance for county council approval.

Add. Overweight/ Wide load charge	Actual hourly costs of county crews. labor, and equipment if required to assist the operation.	
	a. 3-hour minimum at \$50.00 per hour	varies
Repair and Replacement Charge	Actual cost of work performed by the county or contractors employed by the county to repair or replace damages	varies

NEW SECTION. Section 3. A new section, 17.02.015, Commercial and Residential Occupancies Defined, is hereby added to Snohomish County Code chapter 17.02 as follows:

17.02.015 Commercial and Residential Occupancies Defined.  
As used in this title, "commercial" shall refer to A, I, R-1, E H and B occupancies and "residential" shall refer to R-3 and M occupancies.

Section 4. Snohomish County Code Section 17.02.020, last amended by Ordinance No. 90-191 on November 19, 1990, is hereby amended as follows:

17.02.020 Base permit fee. (~~There is a base permit fee of ten dollars for each permit issued.~~) Whenever a master permit is issued, a base permit fee of twenty-five dollars shall be charged; provided that a base permit fee of ((fifty)) sixty dollars shall be charged for commercial projects. All other applicable permit fees shall be paid as provided in this chapter.

Section 5. Snohomish County Code Section 17.02.040, last amended by Ordinance No. 85-019, May 1, 1985, is amended as follows:

17.02.040 Plan review fee. Whenever a plan, drawing or such other document is required to be reviewed under provisions of the Snohomish county code, a fee equaling ~~((sixty-five per cent-ef))~~ the permit fees paid for permits to be issued for which said plan((s)), drawing or such other document is required, shall be paid((-)); provided:

(a) The plan review fee shall be reduced to sixty-five per cent of permit fees for R-3 and M Occupancies;

(b) The plan review fee shall be supplemented by three hundred thirteen dollars for A, I, R-1, E, H and B Occupancies.

Said plan review fee shall be in addition to permit fees.

~~((Section 6. Snohomish County Code section 17.02.050, last amended by Amended Ordinance No. 91-091 on November 19, 1990, is Ord 91-173~~

hereby amended as follows:

~~17.02.050 Plan review fee--Basic plans. A plan review fee for basic plans, as that term is used in SCC 17.04.150, shall be ((ten)) eighty percent of the building permit fee as specified in 17.02.100.)~~

Section 7. Snohomish County Code Section 17.02.060, last amended by Amended Ordinance 86-130 on November 26, 1986, is hereby amended as follows:

17.02.060 Plan review fee--Additional review. Whenever, as a result of changes, additions or revisions to previously approved plans, drawings or such other documents, a subsequent plan review is required, a fee shall be charged therefor at the rate of ((thirty)) sixty dollars per hour. There shall be a one-half hour minimum charge hereunder.

Section 8. Snohomish County Code Section 17.02.070, adopted by Ordinance No. 85-019, May 1, 1985, is hereby amended as follows:

17.02.070 Administrative appeal filing fee. A fee of ((fifty)) one hundred dollars shall be paid to the division of community development as a filing fee for any administrative appeal provided for under applicable provisions of the Snohomish county code.

Section 9. Snohomish County Code Section 17.02.080, last amended by Ordinance 87-029 on November 26, 1986, is hereby amended as follows:

17.02.080 Special inspection and investigation fees.

(1) A minimum investigation fee equal to the required permit fee shall be charged pursuant to the uniform building code, section 304(e) and Title 28 SCC.

(2) All FHA/VA and all building/structural/mobile home pre-move inspections require payment of a fee as follows:

(a) All FHA/VA inspections ((thirty)) sixty dollars.

(b) Inspection within Snohomish county ((thirty)) sixty dollars.

(c) Inspections outside Snohomish county for move to Snohomish county for ((fifty)) one hundred dollars plus twenty cents per mile.

(3) A reinspection fee of ((thirty)) sixty dollars shall be charged under provisions of the uniform building code, section 305 (g).

(4) Pursuant to the uniform building code, Table 3-A, fees shall be charged as follows:

(a) Inspections outside normal county business hours - ((thirty)) sixty dollars per hour with two hour minimum.

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hereby amended as follows:

~~17.02.050 Plan review fee--Basic plans. A plan review fee for basic plans, as that term is used in SCC 17.04.150, shall be ((ten)) eighty percent of the building permit fee as specified in 17.02.100.)~~

Section 7. Snohomish County Code Section 17.02.060, last amended by Amended Ordinance 86-130 on November 26, 1986, is hereby amended as follows:

17.02.060 Plan review fee--Additional review. Whenever, as a result of changes, additions or revisions to previously approved plans, drawings or such other documents, a subsequent plan review is required, a fee shall be charged therefor at the rate of ((thirty)) sixty dollars per hour. There shall be a one-half hour minimum charge hereunder.

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(a) All FHA/VA inspections ((thirty)) sixty dollars.

(b) Inspection within Snohomish county ((thirty)) sixty dollars.

(c) Inspections outside Snohomish county for move to Snohomish county for ((fifty)) one hundred dollars plus twenty cents per mile.

(3) A reinspection fee of ((thirty)) sixty dollars shall be charged under provisions of the uniform building code, section 305 (g).

(4) Pursuant to the uniform building code, Table 3-A, fees shall be charged as follows:

(a) Inspections outside normal county business hours - ((thirty)) sixty dollars per hour with two hour minimum.

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(b) Inspections for which no fee otherwise indicated under this chapter - (~~thirty~~) sixty dollars per hour with two hour minimum.

Section 10. Section 17.02.090 of the Snohomish County Code, last amended by Amended Ordinance 90-154 on August 22, 1990, is hereby amended as follows:

17.02.090 Miscellaneous building/structural permit fees. The following table shall specify those fees charged for permits to be issued pursuant to the Snohomish county building code and which are not included in the provisions of SCC 17.02.100.

Site Review Fee	( <del>(\$55.00)</del> ) ( <del>(\$100.00)</del> )	\$104.00
Completion Permit	( <del>(\$55.00)</del> )	\$ 50.00
Temporary Buildings	( <del>(\$30.00)</del> )	\$ 50.00
Demolition Permits	( <del>(\$10.00)</del> )	\$ 50.00
Condo Conversion (Per Unit)	( <del>(\$30.00)</del> )	\$ 50.00
Decks	( <del>(\$20.00)</del> )	\$ 50.00
Docks	( <del>(\$20.00)</del> )	\$ 50.00
Foundation Only -		
New Construction	( <del>(\$30.00)</del> )	\$ 60.00
Fireplace	( <del>(\$20.00)</del> )	\$ 25.00
Swimming Pools	( <del>(\$20.00)</del> )	\$ 25.00
Roofing:		
	10 Squares or Less	\$0
	11 to 25 Squares	\$37.00
	Over 25 Squares	\$55.00
Signs:		
	Wall ( <del>(\$10.00)</del> )	\$ 50.00
	Pole or Roof ( <del>(\$20.00)</del> )	\$100.00
	Billboard ( <del>(\$30.00)</del> )	\$150.00
<u>Commercial Change of use or Occupancy</u>		<u>\$100.00</u>

Section 11. Snohomish County Code Section 17.02.100, last amended by Ordinance 90-191, November 19, 1990, is hereby amended as follows:

17.02.100 Building/structural plan and permit fees. The following table shall be applied separately to each building within a project and used for the calculation of all building structural plan review and permit fees, except, those for which a permit fee is required to be paid in accordance with SCC 17.02.090. Building/structure validation shall be based on the building valuation data sheet contained within each year's May/June building standards magazine as published by the international conference of building officials as now or hereafter amended, as follows:

(1) Building/structural fees

Building/Structure  
Total Valuation

Building/Structural Permit Fee

\$1.00 to \$500.00	\$15.00
\$501.00 to \$2,000.00	\$15.00 for the first \$500.00 plus ( <del>\$2.25</del> ) <u>\$2.00</u> for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	( <del>\$48.75</del> ) <u>\$45.00</u> for the first \$2,000.00 plus ( <del>\$9.50</del> ) <u>\$8.00</u> for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	( <del>\$267.25</del> ) <u>\$229.00</u> for the first \$25,000.00 plus ( <del>\$6.50</del> ) <u>\$6.00</u> for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	( <del>\$429.75</del> ) <u>\$379.00</u> for the first \$50,000.00 plus ( <del>\$4.75</del> ) <u>\$5.00</u> for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	( <del>\$667.25</del> ) <u>\$629.00</u> for the first \$100,000.00 plus ( <del>\$3.75</del> ) <u>\$4.75</u> for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	( <del>\$2,167.25</del> ) <u>\$2,529.00</u> for the first \$500,000.00 plus ( <del>\$3.25</del> ) <u>\$4.50</u> for each additional \$1,000 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	( <del>\$3,792.25</del> ) <u>\$4,779.00</u> for the first \$1,000,000.00 plus ( <del>\$2.00</del> ) <u>\$4.00</u> for each additional \$1,000.00 or fraction thereof.

(2) All plan review and permit fees shall be based on 100% of the building valuation except for the following:

Second story - (~~50%~~) 80% of main floor valuation

Additions with plumbing - (~~107%~~) 110% of main floor



valuation

Dwellings without plumbing - 90% of main floor valuation

Accessory farm buildings & storage utility sheds

Concrete floor - 80% of garage valuation

Dirt floor - 60% of garage valuation

Pole & roof only/no sides - 40% of garage valuation

Greenhouse (dirt floor, light frame/plastic cover) - 40% of garage valuation

Foundation (existing structure) - 10% of main floor valuation

(3) For fire sprinkler system plan reviews only and building/structural permits which include required fire sprinkler system plans, add to the total valuation of the building structure a sum equal to \$1.30 per square foot for purposes of SCC 16.04.120.

Section 12. Snohomish County Code Section 17.02.110, last amended by Amended Ord 90-202, December 26, 1990, is hereby amended as follows:

17.02.110 Grading permit fees. A grading permit fee of ~~(( $\$0.23$ ))~~  $\$0.30$ /cubic yard of earth movement either cut or fill, whichever is greater, shall be collected by the community development division for the investigation, permit administration, plan review, and on-site inspection for conformance to grading permit conditions. The fee shall be composed of two parts; a base fee of ~~((fifty))~~ two hundred ((fifty)) seventy six dollars/permit to compensate the division for preliminary application screening, and the establishment/administration of the permit application file, and a plan review and inspection fee in accordance with the above described flat fee of ~~(( $\$0.23$ ))~~  $\$0.30$ /cubic yard; provided the maximum plan review and inspection fee shall not exceed twenty-three thousand dollars. The plan review and inspection fee shall be based on the total number of cubic yards of cut or fill, whichever is greater.

For grading discovered which is not under a valid grading permit, a special investigation fee of two hundred dollars, plus the flat fee of ~~(( $\$0.23$ ))~~  $\$0.30$ /cubic yard above shall be levied to compensate for additional site investigations and other staff work performed.

The renewal fee for a grading permit, which is valid for eighteen months, shall be one half the normal grading permit fee. Said renewal must be made within one month of the expiration of the existing permit.

In addition to the grading fees set forth in this section, fees such as Shoreline Management and SEPA may be required. Grading permits are for projects which shall be completed within eighteen months from the date of permit issuance.

Section 13. Snohomish County Code Section 17.02.120, last amended by Ordinance 90-191 on November 19, 1990, is hereby amended as follows:

17.02.120 Plumbing permit fees.

The following table applies to all plumbing permits:

For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage, piping and backflow protection therefor) .....	3.00
For each building sewer and each trailer park sewer .....	6.00
Rainwater systems - per drain (inside building)	3.00
For each water heater and/or vent .....	3.00
For each gas piping system of one (1) to four (4) outlets .....	<del>((5.00))</del> <u>8.00</u>
For each gas piping system of five (5) or more, per outlet .....	<del>((1.00))</del> <u>1.50</u>
For each industrial waste pre-treatment interceptor, including its trap and vent, excepting kitchen type grease interceptors functioning as fixture traps ....	<del>((3.00))</del> <u>5.00</u>
For installation, alteration or repair of water piping and/or water treating equipment ..	3.00
For repair or alteration of drainage or vent piping .....	3.00
For each lawn sprinkler system on any one meter, including backflow protection devices therefor .....	3.00
For vacuum breakers or backflow protective devices on tanks, vats, etc. or for installation on unprotected plumbing fixtures including necessary water piping one to four .....	3.00
five or more, each .....	<del>((.75))</del> <u>\$1.00</u>

Section 14. Snohomish County Code Section 17.02.130, last amended by Ordinance No. 90-191, November 19, 1990, is hereby amended as follows:

17.02.130 Mechanical permit fees. The following table applies to all mechanical permits:

For each solid fuel burning appliance installed, relocated, or replaced.....	\$20.00
For each forced-air, or gravity-type furnace or burner installed, or relocated, including ducts and vents attached.....	<del>((10.00))</del> <u>\$15.00</u>
For each floor furnace, including exhaust vent, suspended heater, recessed wall heater, or floor-mounted unit heater installed, or relocated.....	<del>((10.00))</del> <u>\$15.00</u>

For each appliance vent to the outside installed or relocated, and not included in an appliance

permit.....(~~\$5.00~~)(~~\$8.00~~)\$15.00

For each boiler, compressor, or absorption system installed, or relocated.....(~~\$10.00~~)\$15.00

NOTE: This fee shall not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in this code.

For each air-handling unit installed, and including ducts attached thereto .....(~~\$10.00~~)\$15.00

For each ventilation fan, or system installed which is not a portion of any heating, or air conditioning system authorized by permit .....(~~\$10.00~~)\$15.00

For each hood installed which is served by mechanical exhaust, including the ducts for such hood .....(~~\$10.00~~)\$15.00

For each domestic, or industrial-type incinerator installed, or relocated .....(~~\$10.00~~)\$15.00

For each installed appliance, or piece of equipment regulated by this code, but not classed in other appliance categories, or for which no other fee is listed in this code .....(~~\$10.00~~)\$15.00

When chapter 22 of the uniform mechanical code is applicable (see section 103 thereof) permit fees for fuel-gas piping shall be as follows:

For each gas-piping system of one to four outlets.....(~~5.00~~)\$8.00

For each gas-piping system of five or more outlets, per outlet.....(~~1.00~~)\$1.50

Section 15. Snohomish County Code Section 17.02.140, last amended by Ordinance 90-191, November 19, 1990, is hereby amended to read:

17.02.140 Fire code fees.

Annual fire inspection fee

In accordance with SCC 16.04.070, the following schedule of fees shall be charged for all required inspections under SCC 16.04.060, based upon square footage area of inspected premises:

Under	1,000 sq. ft.	(( <del>\$55</del> ))	<u>\$ 90.00</u>
1,001 -	2,500 sq. ft.	(( <del>80</del> ))	<u>120.00</u>
2,501 -	5,000 sq. ft.	(( <del>110</del> ))	<u>170.00</u>
5,001 -	100,000 sq. ft.	(( <del>135</del> ))	<u>200.00</u>
over	100,000 sq. ft.	(( <del>135</del> ))	<u>200.00</u> +
		(( <del>\$30.00</del> ))	<u>\$60.00</u> per
			hour actual time spent

Other Permits

The fee for permits required under SCC 16.04.120 shall be ((~~thirty~~)) fifty dollars per riser system, and/or fuel storage tank.

Section 16. Snohomish County Code Section 17.02.160, last amended by Ordinance No. 90-191, November 19, 1990, is hereby amended as follows:

17.02.160 Mobile home/accessory permit fees. Fees for each mobile home and accessory structure permit are as follows:

- (1) Two hundred forty dollars for each mobile home within Snohomish county that is not placed within an approved mobile home park.
- (2) One hundred sixty dollars for placement of each mobile home within an approved mobile home park.
- (3) ((~~Eighty~~)) One hundred dollars for each mobile unit used on site during construction of another on site structure and for which structure a valid active permit is maintained.
- (4) ((~~Two hundred forty~~)) Three hundred sixty dollars in addition to a plan review fee of a structure for commercial coaches.
- (5) ((~~One hundred sixty~~)) Two hundred dollars with an annual renewal fee of ((~~twenty~~)) forty dollars for a mobile unit placed on site as allowed under chapter 18.32 SCC.
- (6) Fees for all mobile home accessory structures shall be paid in accordance with SCC 17.02.100.

Section 17. Snohomish County Code Section 17.28.050, last amended by 81-076, August 3, 1981, is hereby repealed.

Section 18. Snohomish County Code Section 18.72.140, last amended by Ordinance 88-088, November 2, 1988, is hereby amended as follows:

18.72.140 Filing fees. The filing fees for requests/actions covered by this chapter shall be as follows:

- (1) Variance ((~~\$175.00~~)) \$1,000.00
  - (a) Request for time extension \$100.00
  - (b) Request for Minor Revision \$200.00
  - (c) Request for Major Revision \$800.00
- (2) Special use permit ((~~\$175.00~~)) \$1,000.00

plus a per acre fee of \$50.00 limited to a maximum fee of \$3,000.00

  - (a) Request for time extension \$100.00

	<u>(b) Request for Minor Revision</u>	<u>\$200.00</u>
	<u>(c) Request for Major Revision</u>	<u>\$800.00</u>
(3)	Conditional use permit	<del>((350.00))</del> <u>\$2,100.00</u>
	(a) Landfill	<del>((600.00))</del> <u>\$1,800.00</u>
	<u>plus a per acre fee of \$50.00 limited to a maximum fee of \$4,000.00</u>	
	(b) Mineral extraction/processing	<del>((600.00))</del> <u>\$1,800</u>
	<u>plus a per acre fee of \$100.00 limited to a maximum fee of \$6,000</u>	
	(c) Sanitary landfill	<del>((600.00))</del> <u>\$1,800</u>
	<u>plus a per acre fee of \$100.00 limited to a maximum fee of \$6,000.00</u>	
	(d) Modification to site plan	
	<del>((requiring public hearing</del>	<del>((200.00))</del>
	<u>Minor Revision</u>	<u>\$200.00</u>
	<u>Major Revision</u>	<u>\$800.00</u>
(4)	Temporary use permit	\$150.00
(5)	Administrative Appeals	<del>((50.00))</del> <u>\$100.00</u>

Section 19. Snohomish County Code Section 18.73.120, adopted by Ordinance 86-037, May 7, 1986, is hereby repealed.

NEW SECTION. Section 20. A new section 18.73.120, Rezoning Fees, is hereby added to Snohomish County Code chapter 18.73 as follows:

18.73.120 Rezoning Fees.

(1) All applications to change the zoning of property shall be accompanied by a fee to cover the costs of processing, 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+
<b>INDUSTRIAL (All industrial zones)</b>						
Base Fee	\$8,000	\$8,600	\$10,600	\$19,600	\$39,600	\$64,600
Plus per acre	\$ 900	700	\$ 500	\$ 200	\$ 100	\$ 50
<b>BUSINESS AND COMMERCIAL (All business and commercial zones)</b>						
Base Fee	\$6,000	\$6,600	\$8,600	\$17,600	\$27,600	\$37,600
Plus per acre	\$ 800	\$ 600	\$ 400	\$ 100	\$ 50	\$ 30
<b>RESIDENTIAL (Multiple residential and low density multiple residential zones)</b>						
Base Fee	\$6,000	\$6,300	\$7,300	\$13,300	\$43,300	\$53,300
Plus per acre	\$ 600	\$ 500	\$ 400	\$ 200	\$ 50	\$ 30
<b>ALL OTHER RESIDENTIAL, AGRICULTURAL, RECREATION and MINERAL CONSERVATION ZONES</b>						
Base Fee	\$1,000	\$1,300	\$2,300	\$ 3,800	\$ 5,800	\$10,800
Plus per acre	\$ 300	\$ 200	\$ 100	\$ 50	\$ 40	\$ 30
<b>PLANNED RESIDENTIAL DEVELOPMENT</b>						
Base Fee	\$4,000	\$4,780	\$5,980	\$ 7,780	\$11,780	\$16,780
Plus per acre	\$ 500	\$ 240	\$ 120	\$ 60	\$ 40	\$ 30
Plus per unit	\$ 20	\$ 20	\$ 15	\$ 15	\$ 10	\$ 10
<b>SITE DEVELOPMENT PLAN</b>						
Base Fee	\$1,200	\$1,200	\$1,200	\$ 1,200	\$ 1,200	\$ 1,200

(2) The application fee for cities, public agencies and regional public governmental bodies shall be the same as nongovernmental applicants.

(3) Subsequent to initial approval, requests for site plan revisions shall be subject to an application fee as follows:

- (a) Minor revision (administrative) \$500.00
- (b) Major revision (public hearing) \$800.00

(4) The total application fee for a Planned Residential development shall be reduced by 10% when considered in conjunction with a rezoned application for the same property.

(5) The application fee for a site plan shall not apply when considered in conjunction with a Planned Residential Development.

(6) The base fee shall be reduced by twenty five per cent when a site plan is not required.

Section 21. Snohomish County Code Section 19.14.010, last amended by Ordinance 90-203, December 26, 1990, is hereby repealed.

NEW SECTION. Section 22. A new section 19.14.010, Preliminary plat check fee, is hereby added to Snohomish County Code chapter 19.14 as follows:

19.14.010 Preliminary plat check fee. Each preliminary plat shall be accompanied by a filing fee consisting of a base fee, a per lot fee, a per acre fee, and a supplemental fee if applicable, subject to the limitation of subsection (5), as follows:

- |     |   |            |
|-----|---|------------|
| (1) | Base fee  | \$3,000.00 |
| (2) | Per lot fee   | \$ 85.00   |
| (3) | Per acre fee  | \$ 50.00   |
| (4) | Supplemental fee consisting of ten percent of the sum of the base, lot and acreage fees when the proposed preliminary plat contains environmentally sensitive areas as listed in SCC 23.12.120; |            |
| (5) | The sum of the above fees shall be limited to \$14,000.   |            |

NEW SECTION. Section 23. A new section 19.14.012, Request for modification, is hereby added to Snohomish County Code chapter 19.14 as follows:

19.14.012 Request for modification. Any request for a modification as defined by SCC 19.12.180 shall be accompanied by a fee of \$1,000.00

NEW SECTION. Section 24. A new section 19.14.015, Revisions after preliminary approval, is hereby added to Snohomish County Code chapter 19.14 as follows:

19.14.015 Revisions after preliminary approval. Each application for a revision to an approved preliminary plat shall be accompanied by a filing fee as follows:

- |     |  |           |
|-----|--|-----------|
| (1) | Minor revision not requiring public hearing: | \$100.00; |
| (2) | Major revision requiring public hearing:     | \$800.00. |

Section 25. Snohomish County Code Section 19.14.020, last amended by Ordinance No. 90-189, November 19, 1990, is hereby amended as follows:

19.14.020 Construction plan check fee. When the preliminary plat applicant submits the construction plan as called for in SCC 19.32.050(2), the community development division will charge a plan check fee of ~~((seventy-five))~~ one hundred fifty two dollars per lot.

Section 26. Snohomish County Code Section 19.14.030, last amended by Ordinance No. 90-189, November 19, 1990, is hereby amended as follows:

19.14.030 Plat road inspection fee. Before the construction plan called for in 19.32.050(2), SCC is approved, the community development division will charge a plat road inspection fee of ~~((seventy-five))~~ one hundred fifty dollars per lot.

NEW SECTION. Section 27. A new section 19.14.035, Plat road bonding fee, is hereby added to Snohomish County Code chapter 19.14 as follows:

19.14.035 Plat road bonding fee. A fee shall be paid by the applicant to cover the costs of administering bonds or other securities as provided by section 19.32.010, as follows:

(1) If the developer, before requesting final approval, elects to carry out minimum improvements using the provisions of subsection 19.32.010(1), the community development division shall charge a fee of \$15.00 per lot. This fee is in addition to subsequent plat road inspection fees.

(2) The community development division shall charge a fee of \$20.00 per lot for the administration of maintenance bonds or other securities provided under subsection 19.32.010(2).

Section 28. Snohomish County Code Section 19.14.040, last amended by Ord 90-189, November 19, 1990, is hereby amended as follows:

19.14.040 Final plat document check and signing installation fee. Before plat documents are given final approval, the division of community development will charge a fee of ~~((fifty))~~ one hundred fifty dollars per lot, and the unit cost for each sign required.

NEW SECTION. Section 29. A new section 19.14.045, Final binding site plan document check fee, is hereby added to Snohomish County Code chapter 19.14 as follows:

19.14.045 Final Binding Site Plan document check fee. Before binding site plan documents are given final approval, the division of community development will charge a fee of \$1,000.

Section 30. Snohomish County Code Section 19.40.010, last amended by Ordinance No. 90-209 on January 9, 1991, is hereby amended as follows:

19.40.010 Procedure for filing.

(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 final plat filing fee in the amount of ((seven hundred fifty)) one thousand five hundred dollars which shall be paid to the community development division.

(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 acknowledgements, 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 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 an updated certificate of title showing the names of all persons, firms or corporations whose consent is necessary to dedicate land for public usage, as well as any easements or other encumbrances to the land proposed for subdivision. For the purposes of this section, an updated title report is a title report or supplemental title report which has been prepared no more than thirty days prior to submittal of the final plat.

(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 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 division within fifteen 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 official county 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, will 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;

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- (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 then 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 four months, to bring the final plat into compliance with the conditions of preliminary plat approval and set a specific time and date for the council to reconsider 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 SCC 19.40.010(8), and to all parties who have requested notification of the council's decision.

Section 31. Snohomish County Code Section 20.20.020, last amended by Ordinance No. 90-201, January 2, 1991, is hereby amended as follows:

20.20.020 Fees. A filing fee of ((six-hundred-fifty))one thousand four dollars plus fifty dollars per acre and fifty dollars per lot shall be paid at the time of application for preliminary short subdivision approval; PROVIDED, That the maximum fee shall be one thousand five hundred dollars. A fee of ((one-hundred))four hundred dollars shall be paid upon ((filing)) application for final short subdivision approval. A fee of ((three-hundred-sixty-five)) six hundred dollars shall be paid for the final short subdivision document check before the short subdivision documents are given final approval. A fee of twenty-five dollars shall be paid to the county auditor upon filing of the final short subdivision for record. A fee of ((fifty))one hundred dollars shall be paid upon filing of an appeal pursuant to SCC 20.20.090. A fee of ((one-hundred-fifty))six hundred dollars shall be paid upon filing an application for modification pursuant to chapter 20.32 SCC.

Section 32. Section 21.16.030, last amended by Ord 88-088, November 2, 1988, is hereby repealed.

NEW SECTION. Section 33. A new section 21.16.030, Fees, is hereby added to Snohomish County Code chapter 21.16 as follows:

21.16.030 Fees. Filing fees for requests/actions covered by this title shall be paid to the planning division to cover cost of administration at the time an application is presented as follows:

- |  |       |
|--|-------|
| (1) Shoreline variance                         | \$900 |
| (2) Shoreline single family residence variance | \$600 |

- (3) Shoreline Substantial Development permit or Shoreline Conditional Use Permit in accordance with the following table:

<u>Total cost of Proposed Development</u>	<u>Fee</u>
Up to \$10,000	\$ 500
\$10,001 to \$100,000	\$1,000
\$100,001 to \$500,000	\$3,000
\$500,001 to \$1,000,000	\$4,000
More than \$1,000,000	\$5,000

(4) An additional fee, in the amount of eight hundred dollars shall be paid to the planning division, to cover the cost of administration, for proposed substantial development, conditional use, and variance permits which require a public hearing. The additional fee shall be paid prior to scheduling the proposed permit for public hearing.

Section 34. Snohomish County Code Section 23.16.240, last amended by Ordinance No. 90-195, November 19, 1990, is hereby amended as follows:

23.16.240 Fees. The following fees which are in addition to any other fees provided for by law shall be charged when Snohomish county is the lead agency for a noncounty proposal.

(1) Threshold determination. For every threshold determination, a fee of ~~((~~\$300~~))~~ ~~((~~\$500~~))~~ \$510 shall be required of the proponent of the proposal; except that a fee of ~~((~~\$400~~))~~ ~~((~~\$600~~))~~ \$610 shall be required on applications for subdivisions, commercial/industrial rezones and conditional use applications for excavations and landfills: PROVIDED, That the threshold determination fee for single family dwellings and duplexes which would be categorically exempt but for the provisions of SCC 23.12.120 shall be ~~((~~\$150~~))~~ \$350. This fee shall be collected prior to undertaking the threshold determination, and the time periods provided in SCC 23.16.160 for making a threshold determination shall not begin to run until payment of the fee.

(2) Mitigated threshold determination. For every mitigated threshold determination considered as provided by SCC 23.12.200 and WAC 197-11-350, one or a combination of the following fees shall be paid by the applicant at the time the mitigated threshold determination is made. Such fees are to be collected in addition to the initial threshold determination fee; PROVIDED, That no costs shall be charged which are covered by the regular application fee;

(a) Mitigation consideration limited to school, park or road impacts: \$150;

(b) Mitigation consideration limited to wetland and related sensitive areas: \$600; PROVIDED, That a permit for an individual single family residence shall be \$150;

(c) A fee for time spent by county professional

employees required in making the determination beyond the scope or initial review of (a) or (b) above shall be paid at the rate of sixty dollars per hour.

~~((2))~~(3) EIS.

(a) The following EIS preparation and distribution costs shall be borne by the applicant or proponent.

(i) Actual cost of the time spent by regular county professional, technical and clerical employees required for the preparation and distribution of the applicant's impact statement: PROVIDED, That such costs shall be accounted for properly: and PROVIDED FURTHER, That no costs shall be charged for processing of the application which would be incurred with or without the requirement for an EIS or which are covered by the regular application fee; and

(ii) Additional costs, if any, for experts not employed by the county, texts, printing, advertising, and for any other actual costs required for the preparation and distribution of the EIS; and

(iii) When an EIS is to be prepared by a consultant actual consultant fees which shall be solely the responsibility of and billed directly to the applicant or proponent: PROVIDED, That the applicant or proponent shall also bear such additional county costs as provided for in (i) and (ii) above as are incurred in the review, revision, approval and distribution of the EIS.

(b) When an EIS is to be prepared by the county, following consultation with the applicant, the lead department shall inform the applicant of estimated costs and completion date for the draft EIS prior to accepting the deposit required by subsection 2(c). Such estimate shall not constitute an offer or covenant by the lead department nor shall it be binding upon the county.

(c) In order to assure payment of the above county costs, the applicant or proponent shall post with the county cash, surety bond or other sufficient and acceptable security in the minimum amount of \$1,500: PROVIDED, That for consultant-prepared EISs, the security may be in such lesser amount as deemed sufficient by the responsible official to cover estimated county costs. If accrued county costs will exceed the posted security, EIS preparation shall cease following reasonable notice to the applicant until posting by the applicant or proponent of such additional security as deemed sufficient by the responsible official to secure the payment of estimated additional county costs.

Any unexpended balance from security deposits made by the applicant shall be returned upon completion of the final EIS.

(d) If a proposal is modified so that an EIS is no longer required, the responsible official shall refund any fees collected under subsection 2 (a) thru (c) of this section which remain after incurred costs are paid.

~~((3))~~(4) The county shall collect a reasonable fee from an applicant to cover the cost of meeting the public notice requirements of this ordinance relating to the applicant's proposal.

((4)) (5) The county may charge any person for copies of any document prepared under this ordinance, and for mailing the document in a manner provided by chapter 42.17 RCW.

Section 35. Snohomish County Code Section 24.12.080, last amended by Ordinance No. 90-202, December 26, 1990, is hereby amended as follows:

24.12.080 Fees. The following split fee schedule shall apply where a detailed drainage plan is required. No fee is required for a preliminary drainage review. This schedule is in addition to other applicable fees. Where a detailed drainage plan involves several of the permits or approval listed, the highest single fee shall apply.

(1) Plan check fee. (To be paid upon submittal of a detailed drainage plan.)

(a) Building permits: Base fee of ((~~\$100~~)\$112 plus either \$0.020 per square foot of impermeable area as determined by the community development division manager or sixty dollars per single family residential lot;

(b) Road construction permits issued pursuant to chapter 13.32 SCC (Unopened right-of-way access permits): Twenty-five cents per center lane running foot to a maximum of two hundred fifty dollars);

(c) Subdivision preliminary plats: Base fee of ((~~\$100~~)\$112 plus ((~~seventy~~)sixty dollars per lot;

(d) Grading permit: None, except as provided for in chapter 70 of the uniform building code;

(e) Conditional use and special use permits: Where new structures are involved, the fee will be the same as for building permits as in (1) above; where no new structures are involved but site alteration will result, the fee will be as follows: up to 2.5 acres = \$500; greater than 2.5 acres + \$500, plus \$50 for each acre or fraction over 2.5 acres to a maximum fee of \$4,500;

(f) Short plats: ((~~Seventy~~)Sixty dollars per lot;

(g) Zones and integrated site plans: Up to 2.5 acres, \$500; greater than 2.5 acres, \$500 plus \$50 for each acre or fraction over 2.5 acres to a maximum fee of \$2,500.

(h) Conceptual plan review for any of the above, ((~~\$100~~)\$112.

(2) Inspection fee. (To be paid prior to approval of a detailed drainage plan.)

(a) Building permits: Base fee of \$100 plus either \$0.020 per square foot of impermeable area as determined by the community development division manager or sixty dollars per single family residential lot;

(b) Road construction permits issued pursuant to chapter 13.32 SCC (Unopened Right-of-Way Access Permits): twenty-five cents per center lane running foot to a maximum of two hundred fifty dollars);

(c) Subdivision preliminary plats: Base fee of \$100 plus ((~~Seventy~~)Sixty dollars per lot;

(d) Grading permit: None, except as provided for in chapter 70 of the uniform building code;

(e) Conditional use and special use permits: Where new structures are involved, the fee will be the same as for building permits as in (1) above; where no new structures are involved but site alteration will result, the fee will be as follows: up to 2.5 acres = \$500; greater than 2.5 acres + \$500, plus \$50 for each acre or fraction over 2.5 acres to a maximum fee of \$4,500;

(f) Short plats: (~~Seventy~~) Sixty dollars per lot;

(g) Zones with integrated site plans: Up to 2.5 acres, \$500; greater than 2.5 acres, \$500 plus \$50 for each acre or fraction over 2.5 acres to a maximum fee of \$4,500(~~(τ)~~);

(h) Conceptual plan review for any of the above,  
~~((\$100))~~ \$112;

(3) Resubmittal Fee. If the plan, as submitted, is determined by the director to be substantially inadequate for the proposed site, a revised plan shall be required. The following fees shall be charged for plans required to be substantially revised.

1st = \$50

2nd = \$75

3rd and each thereafter = \$100

Provided that in no event shall any resubmittal fee exceed fifty percent of the initial plan check fee.

(4) Application for a waiver per SCC 24.12.200:

\$200;

(5) Application for a variance per SCC 24.12.240:

\$200.

Section 36. Snohomish County Code Section 27.16.070, last amended by Ordinance No. 84-014, February 27, 1984, is hereby amended as follows:

27.16.070 Permit fees. A fee in the amount of (~~fifty~~) one hundred dollars (~~(\$50)~~) for each flood hazard permit request shall be paid to the department at the time an application is presented.

Section 37. Snohomish County Code Section 29.12.010, last amended by Ordinance No. 90-194, November 19, 1990, is hereby amended as follows:

29.12.010 Application. A boundary line adjustment application shall be on forms supplied by the department, shall be signed by the owners of all interests in the property, and shall be accompanied by:

(1) An 8 1/2 x 11 inch or 8 1/2 by 14 inch plot plan depicting both existing boundary lines and proposed boundary line changes drawn at a scale not to exceed 1 inch = 50 feet, or at a scale agreed upon by the applicant and director;

(2) Legal descriptions of the revised lots, tracts,

parcels, sites or divisions certified by a licensed surveyor or title company.

(3) A filing fee of one hundred seventy five dollars shall be paid to the department for approval of a boundary line adjustment application.

(4) A signed form, supplied by the department, identifying what lot or lots, if any, may be developed with a duplex structure.

Failure to disclose the intent to develop a lot or lots with duplexes is subject to the provisions of SCC 29.20.030.

Section 38. This ordinance shall become effective January 1, 1992.

Dated this 26<sup>th</sup> day of November, 1991.

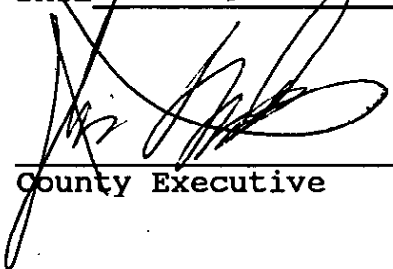
SNOHOMISH COUNTY COUNCIL

  
Chairman

  
Clerk of the Council, *asst.*

( ) APROVED  
( ) EMERGENCY  
( ) VETOED

DATE DEC 3 1991

  
JOHN MARTINIS  
Deputy Executive  
County Executive

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