

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON



CO00022893

ORDINANCE NO. 95-008

**AMENDING SNOHOMISH COUNTY CODE
TITLES 18 AND 19, CHAPTERS 18.32, 18.90 and 19.42
RELATING TO MODEL HOMES IN SUBDIVISIONS
PRIOR TO RECORDING**

BE IT ORDAINED:

Section 1. Snohomish County Code, section 18.32.030, adopted by Ord. 86-037 on May 7, 1986, is amended to read:

18.32.030 Lots.

Uses shall be established upon legally created or legal non-conforming lots. A lot may have more than one permitted, conditional, or temporary use placed within its bounds, EXCEPT that only one single-family dwelling may be placed on a lot. This provision shall not apply to model homes as defined herein. Multiple-family structures may be placed on lots at densities controlled by chapter 18.42 SCC.

Section 2. A new section 18.90.599 is added to Snohomish County Code, Chapter 18.90 to read:

18.90.599 Model home.

"Model home" means a dwelling permitted in an approved preliminary plat prior to final plat recording in accordance with the provisions for model homes as set forth in chapter 19.42 SCC.

Section 3. A new chapter 19.42 is added to Snohomish County Code Title 19 to read:

Chapter 19.42
Model Homes

Sections:

- 19.42.005 Purpose.
- 19.42.010 Eligibility for Model Home Building Permit.
- 19.42.020 Application requirements.
- 19.42.030 Eligibility certification.
- 19.42.040 Number of permits authorized.
- 19.42.050 Procedural checklist authorized.
- 19.42.060 Occupancy.
- 19.42.070 As-built submittal.

19.42.005 Purpose.

The purpose of this chapter is to permit a limited number of model homes to be constructed in an approved preliminary plat prior to final plat approval and recordation. It is the intent of the Snohomish County Council in enacting this chapter to provide for more flexibility in the final phase of the subdivision process by allowing model homes to be constructed prior to final plat recordation and actual creation of the lots. This ordinance shall not be construed to supersede or amend the purpose and intent of the Snohomish County Subdivision Code as set forth in SCC 19.04.020.

19.42.010 Eligibility for a Model Home Permit.

Any applicant who has received preliminary plat approval may apply for a building permit or building permits for model homes, up to the number authorized under SCC 19.42.040, if the following criteria are met:

(1) the applicant for the model home building permit, if different than the owner and applicant for the approved preliminary plat, shall provide a signed and notarized document by the owner demonstrating that the applicant has real or possessory interest in the property described in the legal description of the approved preliminary plat;

(2) the applicant has submitted and received approval of construction plans required pursuant to SCC 19.32.050;

(3) retention/detention facilities shall be in place or approved for recording;

(4) any road improvement required as a condition of preliminary plat approval which is designed to provide access to the model home from an existing County road or public highway shall be approved for final alignment and grade, and the driveway(s) for the model home(s) shall be approved in accordance with the adopted standards and specifications established by Chapter 13.05 SCC;

(5) the applicant shall have received all approvals required under SCC 19.40.060(1) through (5);

(6) all mitigation fees required as a condition of preliminary plat approval, which are required to be fulfilled prior to building permit issuance, shall have been paid prior to the issuance of a building permit for the model home; and

(7) the approved preliminary plat shall not expire within sixty (60) days from the date of building permit application for the model home(s).

19.42.020 Application requirements.

Each residential building permit application for a model home shall include the following additional submittals:

(1) title certificate demonstrating ownership interest in the legal description of the approved preliminary plat;

(2) building plot plan(s) showing the location(s) of the proposed model home(s) with distances indicated from the proposed final plat lot lines;

(3) one dark line print of the proposed final plat;

(4) a statement signed by the applicant in which the applicant agrees to indemnify and hold harmless Snohomish County, its employees, agents, representatives, and elected and appointed officials from any and all claims made against them arising from the construction or occupancy of the model home(s) prior to recording of the final plat; and

(5) in addition to the residential building permit fees for plan check, site review and access permit, a model home fee of three hundred dollars (\$300) per model home and one hundred dollars (\$100) per plat shall be required.

19.42.030 Eligibility certification.

Prior to model home building permit issuance, the director, or his designee, shall certify in writing that the requirements for model home eligibility set forth in SCC 18.42.010 have been satisfied.

19.42.040 Number of permits authorized.

Building permit applications for model homes may be accepted for a maximum four (4) lots, or when the approved preliminary plat is for twenty or fewer lots, an amount not to exceed twenty percent (20%) of the total number of approved lots. In the event that calculation of the number of lots equal to twenty percent (20%) of the total number of platted lots creates a fractional lot, a building permit may be issued for one additional lot.

19.42.050 Procedural checklist authorized.

The director is hereby authorized to establish such additional administrative procedures or checklists as are deemed necessary for the efficient implementation of this chapter.

19.42.060 Occupancy.

The applicant may request final inspection and a certificate of occupancy for only one model home prior to final plat approval and recordation. Additional model homes constructed in the same preliminary plat in compliance with this chapter shall be utilized for display and marketing purposes only and shall not be occupied prior to final plat approval and recordation.

19.42.070 As-built submittal.

Prior to final plat approval, the applicant shall submit two copies of a plot plan delineating the location of the model home on the lot. The corners of said lot shall be set by a licensed, professional land surveyor prior to construction commencing. Said plot plan shall be included in both the building permit record and the plat file record.

PASSED this 12th day of April, 1995.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Karen Miller
Chair

ATTEST:

Barbara Sitorsti
Clerk of the Council, Asst.

- APPROVED
 VETOED
 EMERGENCY

DATE April 12, 1995
[Signature]
County Executive

ATTEST:

Barbara Sitorsti

_____, DPA
Approved as to form only on:

(Date)