



SNOHOMISH COUNTY COUNCIL  
SNOHOMISH COUNTY, WASHINGTON

AMENDED ORDINANCE NO. 97-107

RELATING TO ESTABLISHMENT OF FEE FOR RESUBMITTAL OF FINAL  
PLAT DOCUMENTS, RELOCATION OF FILING FEE PROVISIONS FOR  
FINAL PLATS, AND AMENDING CHAPTERS 19.14 AND 19.40 SCC

BE IT ORDAINED:

Section 1. Snohomish County Code Section 19.14.040, last amended by Ordinance No. 95-004 on February 15, 1995, is amended to read:

**19.14.040 Final plat document check, filing, and signing installation fee .**

(1) Before plat documents are given final approval, the department of planning and development services will charge a fee of \$160.00 per lot, and the unit cost for each sign required.

(2) Each filing of a final plat shall be accompanied by final plat filing fee in the amount of \$1,500 which shall be paid to the department.

(3) Whenever an applicant fails to submit required corrections noted on "markup" final plat drawings or other documents during the final plat review, an additional fee of \$200 shall be charged.

Section 2. Snohomish County Code Section 19.40.010, last amended by Ordinance No. 96-003 on February 21, 1996, is amended to read:

**19.40.010 Procedure for filing.**

(1) For purposes of filing a final plat, the subdivider shall submit two dark line prints, and a stable base polyester film or other approved material (hereinafter referred to as mylar) to the department. The department 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 \$1,500 which shall be paid to the department.))~~

~~(3)~~ (2) After receiving a copy of the final plat, the department 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 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 thereon are sufficient, the department shall obtain the signature of the department of public works on the mylar of the plat map. Upon confirmation of compliance with the conditions of approval, a public meeting will be scheduled for 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 30 days prior to submittal of the final plat.

~~(4)~~ (3) 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 development services, 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)~~ (4) The department 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)~~ (5) Public notice of final plat submittal shall be provided within 21 days of submittal by:

(a) Mailing to all taxpayers of record and known site addresses within 300 feet of any portion of the boundary of the final plat, 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) Posting in accordance with the provisions of SCC 32.50.060(4)(a);  
and

(c) Mailing to all parties that have provided written comment on the preliminary plat;

(d) Notices required in the above subsections shall solicit comments on the final plat recommendation. All comments shall be submitted to the department within 15 days of the mailing of the public notice.

~~(7)~~ (6) The county council shall consider the final plat for final action at a public meeting. Public testimony shall be allowed at the public meeting, and shall be limited to whether the final plat is consistent with the conditions of preliminary plat approval.

~~(8)~~ (7) Public notice of the time, date and location of the council's public meeting for final plat action shall be given five days prior to the public meeting by:

- (a) Mailing to the applicant;
- (b) Mailing to all parties who provided comment on the notice of recommendation for final plat action;
- (c) Posting notice of time, date and location of the public meeting on the signs required pursuant to SCC 19.40.010(6)(b).

~~(9)~~ (8) 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;
- (d) Mailing to all parties who testified at the public meeting on final action;
- (e) Mailing to all parties that were mailed public notice pursuant to SCC 19.40.010(6)(a), and 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 30 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.

~~(9)~~ (9) The notices provided for in the above subsections shall be deemed adequate where a good-faith effort has been made by the county to identify and mail notice to each taxpayer of record and known site address.

~~(10)~~ (10) Notices mailed to taxpayers of record and known site addresses pursuant to the above subsections shall be deemed received by those persons named in an affidavit of mailing executed by the person designated by the division to mail the notices. The failure of any person to actually receive the notice shall not invalidate any proposed action.

Section 3. This ordinance shall become effective on January 15, 1998.

PASSED this 24<sup>th</sup> day of November, 1997.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

John Garner  
Chair

ATTEST:

Sheila McCannister  
Clerk of the Council, *asst.*

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

DATE 12/1/97  
Robert J. Drewel  
County Executive

ATTEST:

Marilyn B. Abel

ROBERT J. DREWEL  
County Executive

Approved as to form only:

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Deputy Prosecuting Attorney