



SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

AMENDED ORDINANCE NO. 97-108

RELATING TO ESTABLISHMENT OF CRITICAL AREA REVIEW FEES
FOR CERTAIN MINOR NEW DEVELOPMENT AND AMENDING
CHAPTERS 17.02, 20.20 AND 23.16 SCC

WHEREAS, the SEPA review and required SEPA fees will be eliminated for certain minor development activities, and the cost of conducting the SEPA and environmentally sensitive areas review will be shifted to the review conducted under the county critical area regulations; and

WHEREAS, critical area review is applied only to those properties where critical areas are present and the cost of such review is borne only by those that benefit from the review; and

WHEREAS, it is appropriate to recover the cost of county critical area review when such costs are not recovered through county SEPA review; and

WHEREAS, when SEPA review fees are required for the same review as that performed for critical areas, the SEPA fees should be reduced by the amount paid for the critical area review;

BE IT ORDAINED:

Section 1. Snohomish County Code Section 17.02.090, last amended by Ordinance 95-093 on November 21, 1995, is amended to read:

17.02.090 Miscellaneous permit and review fees.

The following table specifies fees to be charged in addition to permit fees charged under the provisions of SCC 17.02.100.

Site review for new buildings or additions \$100.00

If permits are sought for more than one lot within the same subdivision and the subdivision has been recorded within the previous year, and all the permit applications are submitted at the same time, the first lot's site review fee shall be for the full amount and the site review fee for each of the other lots shall be one-half the full fee amount.

Building additions shall be charged one-half the full site review fee amount.

Accessory buildings of less than 1,000 square feet shall be charged one-half the full site review fee amount.

Preapplication site reviews	\$250.00
\$200.00 will be applied towards site review and permit fees at time of application.	
Successive construction set-up fee	\$200.00
Completion permit	\$50.00
Temporary building permit	\$50.00
Demolition permit	\$50.00
Condominium conversion permit (Per Unit)	\$50.00
Deck permit	\$50.00
Dock permit	\$50.00
Fireplace permit	\$50.00
Swimming pool permit	\$50.00
Roofing permit:	
10 squares or less	no fee
11 to 25 squares	\$37.00
more than 25 squares	\$55.00
Conversion option harvest plan review	\$300.00
For sites larger than 10 acres a fee of 5.00 per acre shall be collected.	
Sign permit:	
Wall sign	\$50.00
Pole or roof sign	\$100.00
Billboard	\$150.00
Commercial building change of use or occupancy under 10,000 square feet	\$250.00
over 10,000 square feet	\$500.00
(This fee shall be deducted from the permit fee if a permit is required)	
Temporary or final certificate of occupancy, when applicant requests phased issuance for each structure or structures	\$100.00
Home occupation certificate of occupancy	\$100.00
<u>Critical area review pursuant to Chapter 32.10 SCC for single family residential dwellings, duplexes and accessory structures, and commercial structures 8,000 square feet or less:</u>	<u>\$250.00</u>

Section 2. Snohomish County Code Section 17.02.110, last amended by Ordinance 95-004 on February 15, 1995, is amended to read:

17.02.110 Grading permit fees.

(1) A grading permit fee, which is in addition to any other fees provided by law, shall be collected by the department of planning and development services upon submission of a complete application. The fee shall be composed of three parts: a site review fee for preliminary application screening and site review, a base fee for permit administration, and a plan review and inspection fee for review of grading plans and on-site inspection for conformance to grading permit conditions, and shall be collected as follows:

(a) Site review fee: \$100.00

(b) Base fee: \$200.00

(c) Plan review and inspection fee, based on the total number of cubic yards of earth movement, either cut or fill, whichever is greater \$0.33/cu.yd.

(d) The plan review and inspection fee shall not exceed \$23,000.

(e) Grading associated with projects administered by Snohomish soil conservation district shall not be subject to the plan review and inspection fee.

(f) Grading associated with dike or levee construction or reconstruction, when implementing a Snohomish county approved floodplain management plan, shall be subject to a plan review and inspection fee of \$60.00/hour.

(g) Critical area review pursuant to Chapter 32.10 SCC for grading of 500 cubic yards or less: \$250.00.

(2) Whenever any grading for which a grading permit is required under SCC 17.04.280 is commenced without first obtaining a permit, a special investigation fee of \$200.00, plus an earth movement fee based on \$0.33/cubic yard shall be levied to compensate for additional site investigations and other staff work performed. This is in addition to any other fees required by law.

(3) The renewal fee for a grading permit shall be one-half the normal grading permit fee. The renewal must be made within one month of the expiration of the existing permit. Only one renewal shall be allowed. Projects for which grading permits are obtained shall be completed within 18 months from the date of permit issuance.

Section 3. Snohomish County Code Section 20.20.020, last amended by Ordinance 95-103 on December 6, 1995, is amended to read:

20.20.020 Fees.

The filing fee for requests or actions covered by this chapter shall be as follows:

- (1) Application for approval of preliminary short subdivision
\$1,000.00;

Plus, a per-acre fee: \$50.00

Plus, a per-lot fee: \$50.00

Therefore, the maximum fee shall be: \$1,500.00

- (2) Pre-application conference fee: \$400.00; the pre-application conference fee shall be credited toward the preliminary short plat application fee upon submittal of said application if received within twelve months from the date of the pre-application conference;

- (3) Application for modification of short plat pursuant to chapter 20.32 SCC: \$600.00.

- (4) Application for revisions after preliminary approval: \$200.00

- (5) Final approval of short subdivision: \$500.00

- (6) Final check of short subdivision documents: \$600.00

- (7) Recording of the final short subdivision: \$25.00

- (8) Application for alterations to recorded short plats: \$350.00

- (9) Critical area site evaluation pursuant to Chapter 32.10 SCC: \$150.00.

- (10) Critical area review pursuant to Chapter 32.10 SCC: \$250.00

- (11) Resubmittal of short plat plans and documents after second review for which the applicant did not include corrections noted by the department, or the applicant made revisions to the drawings or documents which necessitate additional review and comments: \$200.00

Section 4. Snohomish County Code Section 23.16.240, last amended by Ordinance 94-037 on May 4, 1994, is amended to read:

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 shall be collected prior to undertaking the threshold determination and the time periods provided in SCC 23.16.161 for making a threshold determination shall not begin to run until the payment of the fee. The following fees shall apply:

- (a) Application for building permits for single family dwelling or duplex (~~which would be categorically exempt but for the provisions of SCC 23.12.120~~) except as provided in SCC 23.16.240(7): \$350.00;

(b) All other actions requiring a threshold determination, except as provided in SCC 23.16.240(7) \$550.00;

(c) Review of special studies submitted to supplement the environmental checklist by principal reviewing staff, per hour: \$60.00.

(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. If after 30 days of the date an applicant receives "Notice of Payment Due" by certified mail, the required fees remain unpaid, the county shall discontinue action on the proposal, including postponement of scheduled hearings, until the fees are paid. Such fees are in addition to the initial threshold determination fees in subsection (1) above.

(a) Mitigation considerations for school, park, or road impacts: \$150.00

(b) Mitigation consideration limited to wetland and related sensitive areas: \$600.00

(c) Mitigation consideration limited to wetland and related sensitive areas for an individual single-family residence: \$150.00

(d) A fee for time spent by county professional employees required in making the determination beyond the scope or initial review of above shall be paid at an hourly rate: \$60.00.

(3) Withdrawal of Determination of Significance and New Threshold Determination. A fee in an amount equal to the original fee paid for the environmental checklist review pursuant to SCC 23.16.240(1) shall be charged for the additional environmental review conducted when a determination of significance is withdrawn and a new threshold determination is made for the same proposal. The fee shall be paid prior to issuance of the new threshold determination.

(4) 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. If after 30 days of the date an applicant receives "Notice of Payment Due" by certified mail, the required fees remain unpaid, the county shall discontinue action on the proposal, including postponement of scheduled hearings, until the fees are paid.

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) through (c) of this section which remain after incurred costs are paid.

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

(6) The county may charge any person for copies of any document prepared under this title, and for mailing the document in a manner provided by Chapter 42.17 RCW.

(7) The threshold determination fees required in accordance with SCC 23.16.240(1) for the following actions shall be reduced by the amount of the critical area review fee for such actions, when critical area review is required pursuant to Chapter 32.10 SCC:

(a) SFR dwellings, duplexes and accessory structures under the provisions of SCC 17.02.090;

(b) commercial structures 8,000 square feet or less under the provisions of SCC 17.02.090;

(c) grading of 500 cubic yards or less under the provisions of SCC 17.02.110(1)(g); or

(d) short subdivisions under the provisions of SCC 20.20.020(9).

Section 5. This ordinance shall become effective on January 15, 1998.

PASSED this 24th day of November, 1997.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

John Lamer
Chair

ATTEST:

Sheila McCallister
Clerk of the Council, *asst.*

- APPROVED
 VETOED
 EMERGENCY

DATE 12/1/97
[Signature]
County Executive

ATTEST:

Sheila McCallister

Approved as to form only:

Deputy Prosecuting Attorney