

**AMENDMENT SHEET 1A**

**ORDINANCE NO. 26-002**

**RELATING TO GROWTH MANAGEMENT; CONCERNING THE REGULATION OF USES IN COMMERCIAL AND INDUSTRIAL ZONES; AMENDING CHAPTERS 30.31A AND 30.31B AND SECTIONS 30.21.025, 30.22.100, 30.23.010, 30.70.025, 30.70.050, 30.70.140, 30.70.300, AND 30.86.200 OF THE SNOHOMISH COUNTY CODE**

**Amendment Name:** Housekeeping

**Brief Description:** Amends ordinance to reflect passage of Amended Ord. No. 25-056

**Proposed By:** Executive

**Affected Ordinance Section:** 22

**Affected Code Section:** SCC 30.70.140

**Proposed Amendments:**

Starting on page 38, line 2, delete Section 22 in its entirety and insert

Section 22. Snohomish County Code Section 30.70.140, last amended by Ordinance No. 25-056 on December 3, 2025, is amended to read:

**30.70.140 Expiration of applications, approvals, and permits.**

(1) This section shall apply to:

(a) New applications, approvals, and permits set forth in SCC Table 30.70.140(1); and

(b) Existing applications set forth in SCC Table 30.70.140(1) that were deemed complete but that were not approved or denied prior to April 1, 2016, provided that the department shall provide notice to the applicant one year prior to the expiration date of the application.

(2) SCC Table 30.70.140(1) establishes the expiration period for applications, approvals, and permits, except that:

(a) When an EIS is required, the expiration period of an application will be suspended until the FEIS is issued. The suspension of the expiration period for an application shall not exceed 18 months unless approved by the director; and

(b) Expiration of permits and approvals (but not of applications) may be modified by the hearing examiner at the time the hearing examiner issues a decision on the application for the permit or approval.

(3) The applicant is responsible for monitoring the expiration periods for an application, approval, or permit. The county is not required to inform an applicant when an application, approval, or permit will expire or has expired.

(4) For minor revisions under SCC 30.70.210 and major revisions under SCC 30.70.220, the term of expiration for an application shall be 12 months and shall not extend the term of the corresponding development application approval or concurrency determination.

**Table 30.70.140(1)**

<b>Approval Type</b>	<b>Application Expiration</b>	<b>Approval or Permit Expiration</b>
Administrative Conditional Use Permit	36 months	5 years to commence construction or use
Administrative Conditional Use Permit – Temporary Dwelling During Construction	12 months	As determined in decision
Administrative Conditional Use Permit - Temporary Dwelling For Relative	12 months	Shall be subject to annual renewal
Administrative Conditional Use Permit - Other Temporary Uses	12 months	As determined in decision
Administrative Site Plan (pursuant to chapter 30.23A SCC)	36 months	5 years to commence construction or use
Binding Site Plan	36 months	6 months to record
Boundary Line Adjustment	12 months	12 months to record. The department may grant up to one 12-month extension.
Building Permit	Per subtitle 30.5 SCC	Per subtitle 30.5 SCC
Conditional Use Permit	36 months	5 years to commence construction or use
Cottage Housing (pursuant to chapter 30.41G SCC)	36 months	5 years to commence construction or use

Approval Type	Application Expiration	Approval or Permit Expiration
Flood Hazard Permit & Flood Hazard Variance	18 months, but may be extended for an additional 18 months. <sup>(1)</sup>	18 months from the date of issuance. Start of construction, as defined in SCC 30.91S.570, must commence within 180 days.
Forest Practices (Class IV-General)	18 months, but may be extended for an additional 18 months. <sup>(2)</sup>	36 months
Land Disturbing Activity	18 months, but may be extended for an additional 18 months. <sup>(3)</sup>	36 months
	36 months, for Snohomish County Department of Public Works projects only	60 months, for Snohomish County Department of Public Works projects only
Official Site Plan and Site Plans (pursuant to chapters 30.31A (( <del>30.31B</del> ),) and 30.31G SCC)	36 months	5 years to commence construction or use
Planned Residential Development	36 months	5 years to commence construction or use

Approval Type	Application Expiration	Approval or Permit Expiration
Pre-application Concurrency Determination	6 months	Per SCC 30.66B.155
Rezoning	36 months	Not applicable
Shoreline Conditional Use Permit	36 months	Per chapter 30.44 SCC
Shoreline Substantial Development Permit	36 months	Per chapter 30.44 SCC
Single Family Detached Units	36 months	5 years to commence construction or use
Special Use Permit (pursuant to chapter 30.42F SCC)	36 months	5 years to commence construction or use
Subdivisions	48 months	Per RCW 58.17.140, except that:
		May be extended for an additional two years. <sup>(4)</sup>
Short Subdivisions	48 months	60 months, except that:
		May be extended for an additional two years. <sup>(5)</sup>
Urban Center Development	36 months	5 years to commence construction or use
Variance	36 months	Not applicable

**Reference notes for SCC Table 30.70.140(1):**

**1** The department may grant a one-time 18-month extension. The applicant must submit the extension request to the department prior to the expiration. The applicant shall pay a fee for the extension pursuant to SCC 30.86.300.

**2** The department may grant a one-time 18-month extension. The applicant must submit the extension request to the department prior to the expiration. The applicant shall pay a fee for the extension pursuant to SCC 30.86.505.

**3** The department may grant a one-time 18-month extension. The applicant must submit the extension request to the department prior to the expiration. The applicant shall pay a fee for the extension pursuant to SCC 30.86.510.

**4** The department may grant a one-time two-year extension. The applicant must submit the extension request to the department prior to the expiration. The applicant shall pay a fee for the extension pursuant to SCC 30.86.100.

**5** The department may grant a one-time two-year extension. The applicant must submit the extension request to the department prior to the expiration. The applicant shall pay a fee for the extension pursuant to SCC 30.86.110.

Council Disposition: CM Nehring - CM Mead approved 5-0 Date: 02/25/26