Index of Records					
Project Name		LDA Application Extension			
Part 2 - PLANNING COMMISSION					
Exhibit #	Record Type	Date	Received From	Exhibit Description	# of Pages
2.0001	Public Outreach	6/28/2022	Planning Commission	Planning Commission Agenda (Briefing)	3
2.0002	Public Outreach	6/18/2022	The Herald	Affidavit of Agenda publication in The Herald (Briefing)	3
2.0003	Legislative Documents	6/28/2022	PDS Staff	Staff Report (Briefing)	19
2.0004	Public Outreach	6/28/2022	PDS Staff	Presentation (Briefing)	23
2.0005	Public Outreach	6/28/2022	Planning Commission	Planning Commission Written Meeting Minutes (Briefing)	4
2.0006	Public Outreach	6/28/2022	Planning Commission	Planning Commission Recording of Meeting (Briefing)	NA
2.0007	Public Outreach	7/26/2022	Planning Commission	Planning Commission Agenda (Hearing)	3
2.0008	Public Outreach	7/16/2022	The Herald	Affidavit of Agenda publication in The Herald (Hearing)	3
2.0009	Public Outreach	7/26/2022	PDS Staff	Presentation (Hearing)	17
2.0010	Public Outreach	7/26/2022	Planning Commission	Planning Commission Written Meeting Minutes (Hearing)	5
2.0011	Public Outreach	7/26/2022	Planning Commission	Planning Commission Meeting Recording (Hearing)	NA
2.0012	Public Outreach	8/10/2022	Planning Commission	Recommendation Letter to Council	2
2.0013	Legislative Documents	7/12/2022	PDS Staff	Response to commissioner's questions at 6/28/2022 briefing	1

Snohomish County
Planning Commission
Planning and Development Services

3000 Rockefeller Avenue, M/S #604, Everett, WA 98201
Clerk Email: Megan.Moore@snoco.org

REGULAR (Remote) MEETING AGENDA
Snohomish County Planning Commission

June 28, 2022
5:30 PM

Join the Zoom Meeting: https://zoom.us/j/96527346176
or call (253) 215-8782
Webinar ID: 965 2734 6176

For access to supporting documents reviewed by the Planning Commission, visit the Snohomish County Planning Commission webpage at https://snohomishcountywa.gov/164

A. CALL TO ORDER AND ROLL CALL

B. CHAIRPERSON'S REPORT

C. PUBLIC COMMENT

D. APPROVAL OF MINUTES

- May 24, 2022: Regular Meeting

E. STATUS OF FUTURE AGENDA ITEMS AND PAST RECOMMENDATIONS

- Upcoming Planning Commission Meeting Topics
- County Council Actions on Planning Commission Recommendations

F. UNFINISHED BUSINESS

G. NEW BUSINESS

1. Proposed Code Amendments Relating to Development Application and Permit Expiration Extensions: Briefing

   Hilary McGowan, Planner, Hilary.McGowan@snoco.org

   The Planning Commission will hold a briefing on the proposed code amendments to SCC Chapters 30.70, 30.86, 30.50, 30.56 relating to development applications and permit expiration extensions. The proposed code would amend permit application expiration terms for Land Disturbing Activity (LDA), Flood Hazard, and Flood Hazard Variance permits, and permit expiration fees to match the proposed permit application expirations. This code amendment

also proposes limited code clean-up associated with permitting fee tables. The proposed code could work to increase the consistency between permit application expiration timelines within Title 30 chapters and make fees and code language for permit application and permit extensions consistent among permit types.

For further information, please review the following:

- Staff Report dated 6/28/2022

2. Proposed Code Amendments Relating to Flood Hazard Areas Code Correction: Briefing

Hilary McGowan, Planner, Hilary.McGowan@snoco.org

The Planning Commission will hold a briefing on the proposed code amendments to SCC 30.65.220 relating to flood hazard areas code correction. Due to an error in a 2020 Ordinance, code that allowed single-family residences located within floodways to do repairs or improvements that did not increase the ground floor area and were not substantial improvements was stricken. Since this code was removed, residential homeowners are unable to do necessary home repairs and reconstruction when their homes are located within floodways. The proposed code amendment would re-insert the stricken code while maintaining the intent of Ordinance No. 20-029 within Title 30 chapters and complying with the National Flood Insurance Program (NFIP).

For further information, please review the following:

- Staff Report dated 6/28/2022

H. ADJOURN

Snohomish County
Planning Commission
Planning and Development Services

PLANNING COMMISSION'S RANGE OF POSSIBLE ACTIONS:
At the conclusion of its public hearing, the County Planning Commission will consider transmitting a formal recommendation to County Council concerning adoption of the proposal. The Commission may make a recommendation to adopt or to not adopt the proposal. The Commission's recommendation may also propose amendments to the proposal. The Planning Commission is an advisory body and the final decision rests with the County Council.

PARTY OF RECORD / PUBLIC TESTIMONY:
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WHERE TO GET COPIES OF DOCUMENTS AND WEBSITE ACCESS:
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AMERICANS WITH DISABILITIES ACT NOTICE:
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Snohomish County Planning Commissioners:

Merle Ash, District 1
Mark James, District 1
Tom Norcott, District 2
Raymond Sheldon, Jr., District 2
Robert Larsen, District 3
Vacant, District 3
Tom Campbell, District 4
Neil Pedersen, District 4
Rosanna Brown, District 5
Leah Everett, District 5
Keri Moore, Executive Appointee

Commission Staff (from Planning and Development Services (PDS) Department):

Mike McCrary, Commission Secretary
Megan Moore, Commission Clerk

Expiration Extensions
Index # - File Name: 2.0002.pdf

Everett Daily Herald

Affidavit of Publication

State of Washington }
County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH956349 MEETING AGENDA as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 06/18/2022 and ending on 06/18/2022 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is $136.62.

Linda Phillips
Notary Public
State of Washington
My Appointment Expires 8/29/2025
Commission Number 4417

Subscribed and sworn before me on this 20th day of June, 2022.

Notary Public in and for the State of Washington.

Snohomish County Planning | 14107010
MEGAN MOORE

Snohomish County
Planning Commission
Planning and Development Services
3000 Rockefeller Avenue, M/S #604
Everett, WA 98201
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Robert Larsen, District 3	Keri Moore,
Vacant, District 3	Executive Appointee

Commission Staff (from Planning and Development Services (PDS) Department):

Mike McCrary, Commission Secretary
Megan Moore, Commission Clerk

Published: June 18, 2022. EDH956349

Snohomish County
Planning and Development Services

3000 Rockefeller Ave., M/S 604
Everett, WA 98201-4046
(425) 388-3311
www.snoco.org

Dave Somers
County Executive

MEMORANDUM

TO: Snohomish County Planning Commission

FROM: Hilary McGowan, Planner

SUBJECT: Proposed Code Amendments Relating to Development Application and Permit Expiration Extensions

DATE: May 28, 2022

INTRODUCTION

The purpose of this staff report is to outline and provide information regarding a proposal to amend permit application expiration terms for Land Disturbing Activity (LDA), Flood Hazard, and Flood Hazard Variance permits, and permit expiration fees to match the proposed permit application expirations. This code amendment also proposes limited code clean-up associated with permitting fee tables. The proposed code could work to increase the consistency between permit application expiration timelines within Title 30 chapters and make fees and code language for permit application and permit extensions consistent among permit types.

BACKGROUND

Snohomish County Planning and Development Services (PDS) staff have identified several instances in which permit applications have expired on certain projects, while the associated applications have not expired. Land Disturbing Activity (LDA), Flood Hazard, and Flood Hazard Variance permit applications are currently valid for 18 months and the expiration date cannot be extended. This has resulted in LDA and Flood Hazard applications expiring for many projects before the related building permit or land use applications have expired. This mismatch in expiration dates is true even if the applicant has requested consolidated review under SCC 30.70.12.

Application expiration dates translate into the amount of time applicants must demonstrate to the county staff that their application is in compliance with all applicable code requirements. When the application expiration dates of the required permits are out of alignment, this can result in some applications expiring while other permit applications still have remaining time left for review. To complete a project when these permit applications expire, the applicant must re-submit materials for the LDA, Flood Hazard, or Flood Hazard Variance permit. This causes delays as the new application materials must be processed, a new public notice may be required, and the applicant is subject to pay additional fees. This is a frequent issue identified by PDS staff that could be resolved by alinging application extensions for LDA, Flood Hazard, and Flood Hazard Variance permits with the current process for building permit applications.

Chapter 30.70 SCC describes general process requirements for permits and decisions including expiration dates, and Chapter 30.86 SCC relates to fees required for permit application and extension requests. The fees and timelines for LDA, Flood Hazard, and Flood Hazard Variance permit applications

have changed over time. The last change was made in 2016. Amendments in 2016 eliminated extensions for LDA applications and added a time limit for Flood Hazard Variances. Under SCC Table 30.70.140(1), LDA and Flood Hazard permit applications expire 18 months after submittal, without the option for an extension.

Prior to 2016, LDA permit applications expired after 18 months, and there was the option for the PDS Director to grant one extension of the permit application that couldn't exceed an additional 18 months. The renewal fee was $400 plus a percentage of the original application or permit fee equal to the percentage of approved or permitted activity to be completed.

Applicants who are applying for building permits, such as single-family homes or garages, may also need to apply for LDA, Flood Hazard, or Flood Hazard Variance permits depending on the size and location of the proposed buildings. The associated building permit applications expire 18 months after submittal, although the expiration date can be extended by the County building official by up to 18 months. If the building permit application is extended to allow for more review time, this may cause applicants to need to re-apply for LDA, Flood Hazard, or Flood Hazard Variance permits which expire after only 18 months. Resubmittal will cause the applicant to pay new fees. Fee rates for LDA applications (SCC 30.86.510) range from $375 to $34,700, depending on specified levels of drainage and grading, and may be subject to additional fees for security device administration. Fee rates for Flood Hazard permit applications (SCC 30.86.300) range from $300 to $1,500. To help prevent the need to resubmit permit applications and pay the full application fees again due only to mismatched expiration timelines, this code amendment proposes that extensions of up to 18 months be permitted for LDA and Flood Hazard applications.

Requiring this additional resubmittal increases costs and time for the applicant and increases permit application processing and reviewal time for PDS staff. In reviewing permit applications, staff found that 149 out of 2,182 LDA permit applications expired since 2017. Due to permitting software changes and changes in how PDS codes certain permit types, there is no data to show how many LDA, Flood Hazard, and Flood Hazard Variance projects have re-applied for a permit since they have expired. Since 2016, PDS staff have reported this being a semi-regular occurrence for applicants when accounting for potential longer-term permit application timelines for associated building permits.

Preliminary Subdivisions and Preliminary Short Subdivisions allow an extension for the expiration of approval or permit with fees that are both $500 under SCC 30.86.100 and SCC 30.86.110. A flat fee required for the allowed total extension time of two years granted by PDS is an efficient process because it is consistent for all applications and does not require staff to determine factors such as percentage complete. LDA applications prior to 2016 could be renewed for $400 plus a percentage of the original application or permit fee equal to the percentage of approved or permitted activity to be completed. PDS staff recommends against adding in fee language that requires percentages of activity completed to be assessed, since it can be difficult to quantify such language consistently. Instead, this code amendment proposes a flat fee of $500 for permit application extensions for LDA, Flood Hazard, and Flood Hazard Variance permits.

Under SCC Table 30.70.140(1), SCC 30.50.140, SCC Table 30.86.400(6), and SCC Table 30.86.400(7) Building Permits allow an application extension of 18 months, and an application extension fee of a $400 administration fee plus a percentage of the original plan review fee equal to the percentage of work completed (SCC 30.86.400). Building Permits extensions under SCC 30.50.144 and SCC Table 30.86.400(7) also have extension fees based on the percentage of finished work. It is often difficult for staff to determine the percentage of work that has been completed when calculating the application extension and extension fees. In order to maintain consistency between fees related to specific permitting work, PDS staff recommends that Building Permit application extensions (SCC Table

30.86.400(6)) and Building Permit extensions (SCC Table 30.56.400(7)) be assigned the same cost as the proposed LDA, Flood Hazard, and Flood Hazard Variance application extensions of $500.

In addition to the proposed application extensions and fee consistency, this code amendment also proposes to clean up dated expiration extension language in SCC Table 30.70.140(1) for Subdivisions and Short Subdivisions. Currently, the table has two conditions for the expiration of approval or permit. PDS proposes to remove the extension language for Subdivisions and Short Subdivisions that were approved on or before December 31, 2007, since there are no permits that would be valid in that timeline in 2022. With the removal of the December 31, 2007, date, the language that specifies permit extensions that were approved on or after January 1, 2008, is also recommended to be removed. PDS also proposes to reduce the amount of extensions that could be requested for Subdivisions and Short Subdivisions. Currently there could be multiple extension requests that could equal up to two years. The proposal is to instead allow a one time permit extension of two years. This proposed change would reduce the review burden on PDS Staff and extension submittal burden on applicants in order to achieve the same timeline of permit extensions.

While unifying the permit application and permit extension fees for building permits, PDS staff recommends removing a reference note in SCC Table 30.86.400(7). This provision was added by Ordinance No. 06-004 in 2006, and has since been sunsetted in past Ordinances. This code deletion would be a housekeeping item to remove a reference that is no longer applicable.

PROPOSED CODE AMENDMENTS

<table>
<tr><th colspan="2">TABLE 1: SUMMARY OF PROPOSED CODE CHANGES</th></tr>
<tr><th>Proposed Language</th><th>Finding</th></tr>
<tr><td>
30.70.140 Expiration of applications, approvals, and permits. Table 30.70.140(1)
*Please note that this is an excerpt of the table, and the full table is included further in this document.
<table>
<tr><th>Approval Type</th><th>Expiration of application</th><th>Expiration of approval or permit</th></tr>
<tr><td>Flood Hazard Permit & Flood Hazard Variance</td><td>18 months, <u>but may be extended for an additional 18 months.</u>[1]</td><td>18 months from the date of issuance. Start of construction, as defined in SCC 30.91S.570, must commence within 180 days.</td></tr>
<tr><td>Land Disturbing Activity</td><td>18 months, <u>but may be extended for an additional 18 months.</u>[2]</td><td>36 months</td></tr>
</table>
<u>Reference notes for SCC Table 30.70.140(1):</u>
<u>[1] The department may grant a one-time 18-month extension. The applicant must submit the extension request to the</u>
</td><td>This amendment would add an extension for permit applications for Flood Hazard Permit, Flood Hazard Variance, and Land Disturbing Activity approval types. Allowing a one-time extension of 18 months to these permit applications would allow for timeline consistency for applicants who submit multiple applications for one project. LDA, Flood Hazard, and Flood Hazard Variance permit applications are currently valid for 18 months and the expiration date cannot be extended. This has resulted in LDA and Flood Hazard applications expiring for many projects before the related building permit or land use applications have expired. Without an extension, applicants must re-submit these permit</td></tr>
</table>

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 30.86.510.	applications which causes delays and additional work for PDS staff
30.70.140 Expiration of applications, approvals, and permits. Table 30.70.140(1) *Please note that this is an excerpt of the table, and the full table is included further in this document. **Approval Type** / **Expiration of application** / **Expiration of approval or permit** Subdivisions / 48 months / Per RCW 58.17.140, except that: ~~For preliminary subdivisions that were approved on or after January 1, 2008, one or more extensions not to exceed a total extension time of two years may be granted by the department. Such request must be received by the director at least 30 days prior to the expiration of the preliminary subdivision approval or prior extension. The applicant shall pay a fee for each extension pursuant to SCC 30.86.100.~~ May be extended for an additional two years.[(3)]	This amendment would clean up dated expiration extension language in SCC Table 30.70.140(1) for Subdivisions and Short Subdivisions. Currently, the table has two conditions for the expiration of approval or permit. PDS proposes to remove the extension language for Subdivisions and Short Subdivisions that were approved on or before December 31, 2007, since there are no permits that would be valid in that timeline in 2022. The language that specifies permit extensions that were approved on or after January 1, 2008, are also recommended to be removed. PDS also proposes to reduce the amount of extensions for Subdivisions and Short Subdivisions that could equal up to two years, and instead allow a one-time permit extension of two years. This proposed change would reduce the review burden on PDS Staff and extension submittal burden on applicants to achieve the same timeline of permit extensions. This amendment would also add reference notes to reflect the same format as the LDA, Flood Hazard, and Flood Hazard Variance application extension to ensure consistency.

		~~For preliminary subdivisions that were approved on or before December 31, 2007, one or more extensions up to a total term of 12 years may be granted by the department. Such request must be received by the director at least 30 days prior to the expiration of the preliminary subdivision approval or prior extension. The applicant shall pay a fee for each extension pursuant to SCC 30.86.100.~~	
Short Subdivisions	48 months	60 months, except that:	
		~~For preliminary short subdivisions that were approved on or after January 1, 2008, one or more extensions not to exceed a total extension time of two years may be granted by the department. Such request must be received by the director at least 30 days prior to the expiration of the preliminary subdivision approval or prior extension. The applicant shall~~	

		~~pay a fee for each extension pursuant to SCC 30.86.110.~~May be extended for an additional two years.[4]	
		~~For preliminary subdivisions that were approved on or before December 31, 2007, one or more extensions up to a total term of 12 years may be granted by the department. Such request must be received by the director at least 30 days prior to the expiration of the preliminary subdivision approval or prior extension. The applicant shall pay a fee for each extension pursuant to SCC 30.86.110.~~	

Reference notes for SCC Table 30.70.140(1):
[3]One extension of two years may be granted by the department. Such request must be received by the director prior to the expiration of the preliminary subdivision approval. The applicant shall pay a fee for the extension pursuant to SCC 30.86.100.
[4]One extension of two years may be granted by the department. Such request must be received by the director prior to the expiration of the preliminary subdivision approval. The applicant shall pay a fee for the extension pursuant to SCC 30.86.110.

30.86.300 Special flood hazard areas permit fees.

Table 30.86.300 Special Flood Hazard Area Permit Fees

FLOOD HAZARD AREA PERMIT	$1,050
FLOOD HAZARD AREA VARIANCE	See Table 30.86.230

This proposed code would add a fee for Flood Hazard Permit and Flood Hazard Variance application extensions as referred to in SCC Table 30.70.140(1). PDS staff recommends a fee of $500, to

PRE-APPLICATION CONFERENCE FEE	$480	match a similar fee for permit extensions for Preliminary Subdivisions and Preliminary Short Subdivisions.
FLOOD HAZARD AREA DETERMINATION	$300	
FLOOD HAZARD PERMIT & FLOOD HAZARD VARIANCE APPLICATION EXTENSION (1)	**$500**	
(1) This fee applies to Flood Hazard Permit and Flood Hazard Variance application extensions pursuant to SCC Table 30.70.140(1).		

30.86.510 Drainage and land disturbing activity fees.
Table 30.86.510(2) Fees for Drainage and Land Disturbing Activities
*Please note that this is an excerpt of the table, and the full table included further in this document.

(C) FEES FOR ACTIVITIES NOT OTHERWISE LISTED	
Pre-application site review	$ 250
Subsequent plan review(3)	$ 350
LDA Application Extension(4)	$ 500
Field revisions~~(4)~~ (5)	$ 350
Modification, waiver, or reconsideration issued pursuant to SCC 30.63A.830 through 30.63A.842	See SCC 30.86.515
Investigation penalty~~5)~~ (6)	100% of the applicable drainage and land disturbing activity fee
Dike or levee construction or reconstruction grading plan review and inspection fee when implementing a Snohomish County approved floodplain management plan	$ 60 per hour
Drainage plan review for mining operations~~(6)~~ (7)	$156 per acre
Monitoring associated with drainage plan review for mining operations	$ 141 per hour
Consultation pursuant to SCC 30.63B.030(2) or 30.63B.100(2)	
Land Use	$ 850
Engineering	$ 975
(4) This fee applies to LDA application extensions pursuant to SCC Table 30.70.140(1).	

This proposed code would add a fee for Land Disturbing Activity permit application extensions as referred to in SCC Table 30.70.140(1). PDS staff recommends a fee of $500, to match a similar fee for permit extensions for Preliminary Subdivisions and Preliminary Short Subdivisions.

30.86.400 Construction Code fees.

Table 30.86.400(6) Plan Review Fees

PLAN, DRAWING, OR DOCUMENT BEING REVIEWED		
•	R-3 and U Occupancies for residential purposes	65% of building permit fee
•	A, I, R-1, R-2, R-4, E, H, F, M, S, U and B Occupancies	85% of building permit fee
EXCEPTIONS		
Successive construction (2) (3)		
•	Structures regulated by the IRC	20% of building permit fee
•	R-2 structures	45% of building permit fee
The plan review fee shall be supplemented for A, I, R-1, R-2, R-4, E, H, F, M, S, U and B Occupancies as follows:		
•	Commercial permit application for 1 or more buildings or additions requiring site review	$640
•	Commercial permit application for 1 or more buildings or additions with a previously approved official site plan	$500
•	Tenant improvements not requiring site plan review	$100
ADDITIONAL REVIEW (4)		$200 or 25% of the plan review fee, whichever is less.
APPLICATION EXTENSION		$500 ~~The fee for the permit application extension includes a percentage of the original plan review fee equal to the percentage of work completed plus a $400 administration fee.~~
Reference notes: (1) **Plan review fees shall compensate the department for the plan review necessary to determine compliance with**		

Building Permits allow an application extension of 18 months, and an application extension fee of a $400 administration fee plus a percentage of the original plan review fee equal to the percentage of work completed. It is often difficult for staff to determine the percentage of work that has been completed when calculating the application extension and extension fees.

In order maintain consistency between fees related to specific permitting work, PDS staff recommends that Building Permit application extensions be assigned the same cost as the proposed LDA, Flood Hazard, and Flood Hazard Variance application extensions at $500.

the adopted construction codes and other county regulations.

(2) **A plan review fee for successive construction will be assessed where more than one building or structure is proposed to be constructed in accordance with a single basic plan for the following classifications of buildings and structures**

(a) **Group R occupancies.**

(b) **Garages, carports, storage buildings, agricultural buildings, and similar structures for private use.**

(3) **Procedures for approval of basic plans for successive construction shall be established by the director.**

(4) **This fee is charged whenever an applicant resubmits documents failing to make county-required corrections noted on "markup" plans, drawings, or such other documents during plan review; or whenever as a result of changes, additions, or revisions to previously approved plans, drawings or such other documents, a subsequent plan review is required.**

30.86.400 Construction Code fees.

Table 30.86.400(7) Building Permit Fees

TOTAL BUILDING/STRUCTURAL VALUATION[(2)]	**PERMIT FEE [(3)]~~[(4)]~~**
$1-$500	$45.00
$501-$2,000	$45.00 for the first $500 plus $3.70 for each additional $100 or fraction thereof, including $2,000
$2,001-$25,000	$100.50 for the first $2,000 plus $17.50 for each additional $1,000 or fraction thereof, including $25,000
$25,001-$50,000	$503.00 for the first $25,000 plus $10.50 for each additional $1,000 or fraction thereof, including $50,000
$50,001-$100,000	$765.50 for the first $50,000 plus $9.75 for each additional $1,000 or fraction thereof, including $100,000
$100,001-$500,000	$1,253.00 for the first $100,000 plus $7.00 for each additional $1,000 or fraction thereof, including $500,000

Building Permits allow an application extension of 18 months, and an application extension fee of a $400 administration fee plus a percentage of the original plan review fee equal to the percentage of work completed. It is often difficult for staff to determine the percentage of work that has been completed when calculating the application extension and extension fees.

In order maintain consistency between fees related to specific permitting work, PDS staff recommends that Building Permit extensions be assigned the same cost as the proposed LDA, Flood Hazard, and Flood Hazard Variance application extensions at $500.

$500,001-$1,000,000	$4,053.00 for the first $500,000 plus $6.50 for each additional $1,000 or fraction thereof, including $1,000,000
$1,000,001-$5,000,000	$7,453.00 for the first $1,000,000 plus $4.30 for each additional $1,000 or fraction thereof.
Over $5,000,000	$24,503.00 for the first $5,000,000 plus $4.00 for each additional $1,000 or fraction thereof.
PERMIT EXTENSION	$500 ~~The fee for the permit extension includes a percentage of the original permit fee equal to the percentage of work to be completed.~~

Reference notes:
(1) Permit fees shall compensate the department for inspections necessary to determine compliance with the adopted construction codes, other county regulations, and the approved plan. The fee table shall be applied separately to each building within a project and used for the calculation of all plan review and permit fees, except those for which a separate permit fee is required to be paid in accordance with this title.
(2) The department shall use the building valuation multipliers provided in the most current building valuation data (BVD) published by the International Code Council.
~~(3) Permit fees for playing fields on designated recreational land in accordance with SCC 30.28.076 shall be set at $0.00, regardless of valuation. All buildings on the site shall be permitted on one permit~~.
~~(4)~~(3) For new construction of Group R-3 occupancies, a fee of 11 percent of the building permit fee shall apply for mechanical and plumbing inspections. (See SCC 30.86.410 and 30.86.420.)

The following two tables and amended land use matrix provide an overview of the proposed changes to Snohomish County Code.

30.70.140 Expiration of applications, approvals, and permits

Table 30.70.140(1)

Approval Type	Expiration of application	Expiration of approval or permit
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
Flood Hazard Permit & Flood Hazard Variance	18 months, but may be extended for an additional 18 months.[1]	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	36 months
Land Disturbing Activity	18 months, but may be extended for an additional 18 months.[2]	36 months
Official Site Plan and Site Plans (pursuant to chapters 30.31A and 30.31B SCC)	36 months	5 years to commence construction or use
Planned Residential Development	36 months	5 years to commence construction or use
Pre-application Concurrency Determination	6 months	Per SCC 30.66B.155
Rezones	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:
		~~For preliminary subdivisions that were approved on or after January 1, 2008, one or more extensions not to exceed a total extension time of two years may be granted by the department. Such request must be received by the director at least 30 days prior to the expiration of the preliminary subdivision approval or prior extension. The applicant shall pay a fee for each extension pursuant to SCC 30.86.100.~~ May be extended for an additional two years.[3]
		~~For preliminary subdivisions that were approved on or before December 31, 2007, one or more extensions up to a total term of 12 years may be granted by the department. Such request must be received by the director at least 30 days prior to the expiration of the preliminary subdivision approval or prior extension. The applicant shall pay a fee for each extension pursuant to SCC 30.86.100.~~
Short Subdivisions	48 months	60 months, except that:
		~~For preliminary short subdivisions that were approved on or after January 1, 2008, one or more extensions not to exceed a total extension time of two years may be granted by the department. Such request must be received by the director at least 30 days prior to the expiration of the preliminary subdivision approval or prior extension. The applicant shall pay a fee for each extension pursuant to SCC 30.86.110.~~ May be extended for an additional two years.[4]
		~~For preliminary subdivisions that were approved on or before December 31, 2007, one or more extensions up to a total term of 12 years may be granted by the department. Such request must be received by the director at least 30 days~~

		~~prior to the expiration of the preliminary subdivision approval or prior extension. The applicant shall pay a fee for each extension pursuant to SCC 30.86.110.~~
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 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 30.86.510.

[3] One extension of two years may be granted by the department. Such request must be received by the director prior to the expiration of the preliminary subdivision approval. The applicant shall pay a fee for the extension pursuant to SCC 30.86.100.

[4] One extension of two years may be granted by the department. Such request must be received by the director prior to the expiration of the preliminary subdivision approval. The applicant shall pay a fee for the extension pursuant to SCC 30.86.110.

30.86.300 Special flood hazard areas permit fees.

Table 30.86.300 Special Flood Hazard Area Permit Fees

FLOOD HAZARD AREA PERMIT	$1,050
FLOOD HAZARD AREA VARIANCE	See Table 30.86.230
PRE-APPLICATION CONFERENCE FEE	$480
FLOOD HAZARD AREA DETERMINATION	$300
FLOOD HAZARD PERMIT & FLOOD HAZARD VARIANCE APPLICATION EXTENSION (1)	**$500**
(1) This fee applies to Flood Hazard Permit and Flood Hazard Variance application extensions pursuant to SCC Table 30.70.140(1).	

30.86.510 Drainage and land disturbing activity fees.

Table 30.86.510(2) Fees for Drainage and Land Disturbing Activities

(A) FEE LEVELS FOR PLAN REVIEW AND INSPECTION	**DRAINAGE (new, replaced, or new plus replaced hard surface in square feet)**	**GRADING (cut or fill in cubic yards, whichever is greater)**	**FEE**	
Level 1(a): Drainage only	1 – 1,999		$	375
Level 1(b): Grading only		1 - 500	$	350

Level 1(a)+(b): Drainage and Grading	1 – 1,999	**and**	1-500	$	725
Level 2	2,000 – 4,999	**and**	0 - 500	$	1,575
Level 3	5,000 – 9,999	**and/or**	501 – 4,999	$	2,450
Level 4	10,000 – 39,999	**and/or**	5,000 – 14,999	$	4,800
Level 5	40,000 - 99,999	**and/or**	15,000 – 69,999	$	12,700
Level 6	100,000 **or more**	**and/or**	70,000 **or more**	$	34,700
(B) FEE LEVELS FOR PLAN REVIEW AND INSPECTION(1)	**CLEARING(2)**			**FEE**	
Level 1	1 – 6,999 sq. ft.			$ 750	
Level 2	7,000 sq. ft. or more			$ 2,800	
Level 3: Conversion only	Converts three-quarters of an acre (32,670 sq. ft.) or more of vegetation to lawn/landscaped areas, or converts 2.5 acres (108,900 sq. ft.) or more of native vegetation to pasture.			$ 2,800	
(C) FEES FOR ACTIVITIES NOT OTHERWISE LISTED:					
Pre-application site review				$ 250	
Subsequent plan review(3)				$ 350	
LDA Application Extension(4)				$ 500	
Field revisions~~(4)~~ (5)				$ 350	
Modification, waiver, or reconsideration issued pursuant to SCC 30.63A.830 through 30.63A.842				See SCC 30.86.515	
Investigation penalty~~5)~~ (6)				100% of the applicable drainage and land disturbing activity fee	
Dike or levee construction or reconstruction grading plan review and inspection fee when implementing a Snohomish County approved floodplain management plan				$ 60 per hour	
Drainage plan review for mining operations~~(6)~~ (7)				$156 per acre	
Monitoring associated with drainage plan review for mining operations				$ 141 per hour	
Consultation pursuant to SCC 30.63B.030(2) or 30.63B.100(2)					
Land Use				$ 850	
Engineering				$ 975	
Land Use and Engineering Combination				$ 1,655	
(D) SECURITY DEVICE ADMINISTRATION FEES:					
Performance Security				$ 19.50 per subdivision or short subdivision lot or	

	$0.005 per square foot of impervious area for all other permits
Maintenance Security	$ 15.00 per subdivision or short subdivision lot or $0.003 per square foot of impervious area for all other permits
REFERENCE NOTES:	
(1) Drainage and land disturbing activity reviews associated with projects administered by Snohomish Conservation District shall not be subject to plan review and inspection fees.	
(2) Fee includes drainage plan review and inspection for clearing activity only. When clearing is combined with other land disturbing activities in SCC Table 30.86.510(2)(A), fee levels 1 - 6 for drainage and/or grading plan review and inspection also apply.	
(3) These fees apply on third and subsequent plan review submittals when an applicant fails to submit required corrections noted on "markup" plans, drawings, or other required submittal documents.	
(4) This fee applies to LDA application extensions pursuant to SCC Table 30.70.140(1).	
~~(4)~~ (5) These fees apply whenever an applicant proposes changes, additions, or revisions to previously approved plans, drawings, or other required submittal documents.	
~~(5)~~ (6) Acreage for drainage plan review for mining operations is based on mined area. Mined area includes all area disturbed in conjunction with the mining operation which shall include, but is not limited to, areas cleared, stock piles, drainage facilities, access roads, utilities, mitigation areas, and all other activity which disturbs the land. Fees for phased mine developments and mining site restoration plans of phased mine developments shall be calculated separately for each phase of mining based upon the area for each phase.	
~~(6)~~ (7) Any person who commences any land disturbing activity before obtaining the necessary permits shall be subject to an investigation penalty in addition to the required permit fees.	

30.86.400 Construction Code fees.

Table 30.86.400(6) Plan Review Fees

PLAN, DRAWING, OR DOCUMENT BEING REVIEWED		
•	R-3 and U Occupancies for residential purposes	65% of building permit fee
•	A, I, R-1, R-2, R-4, E, H, F, M, S, U and B Occupancies	85% of building permit fee
EXCEPTIONS		
Successive construction (2) (3)		
•	Structures regulated by the IRC	20% of building permit fee

•	R-2 structures	45% of building permit fee
The plan review fee shall be supplemented for A, I, R-1, R-2, R-4, E, H, F, M, S, U and B Occupancies as follows:		
•	Commercial permit application for 1 or more buildings or additions requiring site review	$640
•	Commercial permit application for 1 or more buildings or additions with a previously approved official site plan	$500
•	Tenant improvements not requiring site plan review	$100
ADDITIONAL REVIEW (4)		$200 or 25% of the plan review fee, whichever is less.
APPLICATION EXTENSION		$500 ~~The fee for the permit application extension includes a percentage of the original plan review fee equal to the percentage of work completed plus a $400 administration fee.~~
Reference notes: (5) Plan review fees shall compensate the department for the plan review necessary to determine compliance with the adopted construction codes and other county regulations. (6) A plan review fee for successive construction will be assessed where more than one building or structure is proposed to be constructed in accordance with a single basic plan for the following classifications of buildings and structures (c) Group R occupancies. (d) Garages, carports, storage buildings, agricultural buildings, and similar structures for private use. (7) Procedures for approval of basic plans for successive construction shall be established by the director. (8) This fee is charged whenever an applicant resubmits documents failing to make county-required corrections noted on “markup” plans, drawings, or such other documents during plan review; or whenever as a result of changes, additions, or revisions to previously approved plans, drawings or such other documents, a subsequent plan review is required.		

30.86.400 Construction Code fees.

Table 30.86.400(7) Building Permit Fees

TOTAL BUILDING/STRUCTURAL VALUATION(2)	**PERMIT FEE (3)~~(4)~~**
$1-$500	$45.00
$501-$2,000	$45.00 for the first $500 plus $3.70 for each additional $100 or fraction thereof, including $2,000
$2,001-$25,000	$100.50 for the first $2,000 plus $17.50 for each additional $1,000 or fraction thereof, including $25,000

$25,001-$50,000	$503.00 for the first $25,000 plus $10.50 for each additional $1,000 or fraction thereof, including $50,000
$50,001-$100,000	$765.50 for the first $50,000 plus $9.75 for each additional $1,000 or fraction thereof, including $100,000
$100,001-$500,000	$1,253.00 for the first $100,000 plus $7.00 for each additional $1,000 or fraction thereof, including $500,000
$500,001-$1,000,000	$4,053.00 for the first $500,000 plus $6.50 for each additional $1,000 or fraction thereof, including $1,000,000
$1,000,001-$5,000,000	$7,453.00 for the first $1,000,000 plus $4.30 for each additional $1,000 or fraction thereof.
Over $5,000,000	$24,503.00 for the first $5,000,000 plus $4.00 for each additional $1,000 or fraction thereof.
PERMIT EXTENSION	$500 ~~The fee for the permit extension includes a percentage of the original permit fee equal to the percentage of work to be completed.~~
Reference notes: (1) Permit fees shall compensate the department for inspections necessary to determine compliance with the adopted construction codes, other county regulations, and the approved plan. The fee table shall be applied separately to each building within a project and used for the calculation of all plan review and permit fees, except those for which a separate permit fee is required to be paid in accordance with this title. (2) The department shall use the building valuation multipliers provided in the most current building valuation data (BVD) published by the International Code Council. ~~(3) Permit fees for playing fields on designated recreational land in accordance with SCC 30.28.076 shall be set at $0.00, regardless of valuation. All buildings on the site shall be permitted on one permit~~. ~~(4)~~(3) For new construction of Group R-3 occupancies, a fee of 11 percent of the building permit fee shall apply for mechanical and plumbing inspections. (See SCC 30.86.410 and 30.86.420.)	

ANALYSIS

The following analysis provides a summary of the proposed code amendments compliance with state law, regional, and countywide planning policies, and county comprehensive plan policies.

Compliance with State Law

The Growth Management Act (GMA) contains planning goals, contained in Revised Code of Washington (RCW) 36.70A.020, which guide the development of local comprehensive plans and development regulations. The following planning goals apply to these proposed code changes:

GMA Goal 7- "Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability."

Analysis: The proposed amendments would support the permitting goal by reducing cost and time for applicants to re-apply for application extensions and time for PDS staff to re-process applications. The proposed amendments would also add fee consistency for similar fee types, which increases code predictability and accessibility.

Compliance with the Multi-County Planning Policies

The proposed amendments are consistent with the following multicounty planning policies (MPPs) from the Puget Sound Regional Council VISION 2050:

> *MPP-H-10 – Encourage jurisdictions to review and streamline development standards and regulations to advance their public benefit, provide flexibility, and minimize additional costs to housing.*

Analysis: The proposed changes would streamline the permitting process for applicants who submit building permit applications in coordination with LDA, Flood Hazard, and Flood Hazard Variance permits, allowing for the timelines of all permits associated with building permits for a project to be aligned. These proposed amendments would also add consistency between fees for permit application extensions and permit extensions for similar permit types.

Compliance with the Countywide Planning Policies

The proposed amendments are consistent with the following countywide planning policies:

> *HO-11 - The county and cities should consider the economic implications of proposed building and land use regulations so that the broader public benefit they serve is achieved with the least additional cost to housing.*

Analysis: The proposed changes would streamline the permitting process that could encourage increased housing development.

> *DP-5 - The County and cities shall adopt comprehensive plans and development regulations (RCW 36.70A.040). In Urban Growth Areas (UGAs), such plans and regulations shall:*
> *a. Achieve urban uses and densities;*
> *b. Provide for urban governmental services and capital facilities sufficient to accommodate the broad range of needs and uses that will accompany the projected urban growth; and*
> *c. Permit the urban growth that is projected to occur in the succeeding twenty-year period (RCW 36.70A.110(2)).*
>
> *The County shall adopt such plans and regulations for its unincorporated territory. Each city shall adopt such plans and regulations for territory within its city limits. Additionally, cities may adopt such plans and proposed development regulations for adjacent unincorporated territory within its UGA or Municipal UGA (MUGA) to which the city has determined it is capable of providing urban services at some point in the future, via annexation.*
>
> *When amending its comprehensive plan, the County shall give substantial consideration to the city's adopted plan for its UGA or MUGA. Likewise, the affected city shall give substantial consideration to the County's adopted plan for the same area.*
>
> *However, nothing in this policy shall limit the authority of the County to plan for and regulate development in unincorporated territory for as long as it remains unincorporated, in accordance with all applicable county, state and federal laws. Similarly, nothing in this policy shall limit the authority of cities to plan for territory in and adjacent to their current corporate limits and to*

regulate development in their current corporate limits, in accordance with all applicable city, county, state and federal laws.

Analysis: The proposed amendments would support development regulations that encourage achieving urban uses and densities through streamlining the permitting process.

Compliance with the Snohomish County Comprehensive Plan
The proposed amendments would be consistent with and help implement a number of policies contained within the Snohomish County Growth Management Act Comprehensive Plan (GMACP) – General Policy Plan (GPP). The following policies apply to the code amendments as proposed in this report.

Objective LU 2.E – Provide for reasonable flexibility in land use regulation and planned mixing of uses, where appropriate, while maintaining adequate protection for existing neighborhoods.

Analysis: The proposed code amendments could encourage development through streamlining the permitting processes and cleaning up land use regulations for increased accessibility.

Environmental Review
Staff has completed a SEPA checklist for this proposed code amendment and will be issuing a Determination of Nonsignificance on June 8, 2022. The fourteen-day public comment period will conclude prior to the briefing at Planning Commission on June 28, 2022.

Notification of State Agencies
Pursuant to RCW 36.70A.106, a notice of intent to adopt the proposed regulations and standards will be transmitted to the Washington State Department of Commerce on June 8, 2022.

Staff Recommendation:
Staff recommends approval of the proposed code amendments and findings contained in this staff report.

Action Requested
The Planning Commission is requested to hold a public hearing, consider the proposed code amendments, and provide a recommendation to the County Council. The Planning Commission can recommend approval of the amendments with supporting findings of fact as proposed or modified, deny the proposal with findings, or amend the proposal with appropriate findings.

cc: David Killingstad, PDS Manager
Michael Dobesh, PDS Manager

Proposed Code Amendments Relating to Expiration Extensions

Snohomish County Planning Commission: Briefing

June 28, 2022

Hilary McGowan, Planner

Snohomish County

Presentation Overview

- Summary of the proposed changes
- Go through each of the proposed changes in detail
- Summarize the public engagement to date

Summary of Proposed Changes

1 Create Application Extensions

- For LDA, Flood Hazard, and Flood Hazard Variance
- 18-month application extension

2 Create Fee for Proposed Application Extensions

- $500 to match similar existing fees

3 Change Fee for Similar Permit Type Extension Consistency

- Building Permit Application and Permit extensions
- Change to $500 instead of a percentage fee

4 Clean Up Dated Code in Fee Table

- Subdivisions and Short Subdivisions
- No valid permits under current language
- Update extensions

Snohomish County

Summary of Proposed Changes

1 Create Application Extensions

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Snohomish County

Create Application Extensions

What's the Issue?

- PDS Staff have found issues with permit applications expiring at different times, causing delays and extra work for PDS and applicants
- Land Disturbing Activity (LDA), Flood Hazard, and Flood Hazard Variance applications can expire before the related building permit or land use applications have expired
- LDA, Flood Hazard, and Flood Hazard Variance currently expire after **18 months**. Commonly associated permits expire after **36 months**

Snohomish County

Create Application Extensions

Background

- The fees and timelines for LDA, Flood Hazard, and Flood Hazard Variance permit applications have changed over time

- Last change in 2016 (Ord. 16-004)
  - Eliminated 18-month extensions for LDA applications
  - Added a time limit for Flood Hazard Variance applications

Snohomish County

Expiration Extensions
Index # - File Name: 2.0004.pdf

Create Application Extensions

- Proposed change to add a one-time 18-month extension for LDA, Flood Hazard, and Flood Hazard Variance
- Proposed expiration timeline would match the 36 months of associated permits types
- Table 30.70.140(1)

30.70.140 Expiration of applications, approvals, and permits.

(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)

Approval Type	Expiration of application	Expiration of approval or permit
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

Snohomish County

Create Application Extensions

Excerpt from current Table 30.70.140(1)

Approval Type	Expiration of application	Expiration of approval or permit
Flood Hazard Permit & Flood Hazard Variance	18 months	18 months from the date of issuance. Start of construction, as defined in SCC 30.91S.570, must commence within 180 days.
Land Disturbing Activity	18 months	36 months

Snohomish County

Create Application Extensions

Excerpt from PROPOSED Table 30.70.140(1)

Approval Type	Expiration of application	Expiration of approval or permit
Flood Hazard Permit & Flood Hazard Variance	18 months, but may be extended for an additional 18 months[1]	18 months from the date of issuance. Start of construction, as defined in SCC 30.91S.570, must commence within 180 days.
Land Disturbing Activity	18 months, but may be extended for an additional 18 months[2]	36 months

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 30.86.510.

Summary of Proposed Changes

1 Create Application Extensions

- For LDA, Flood Hazard, and Flood Hazard Variance
- 18-month application extension

2 Create Fee for Proposed Application Extensions

- $500 to match similar existing fees

3 Change Fee for Similar Permit Type Extension Consistency

- Building Permit Application and Permit extensions
- Change to $500 instead of a percentage fee

4 Clean Up Dated Code in Fee Table

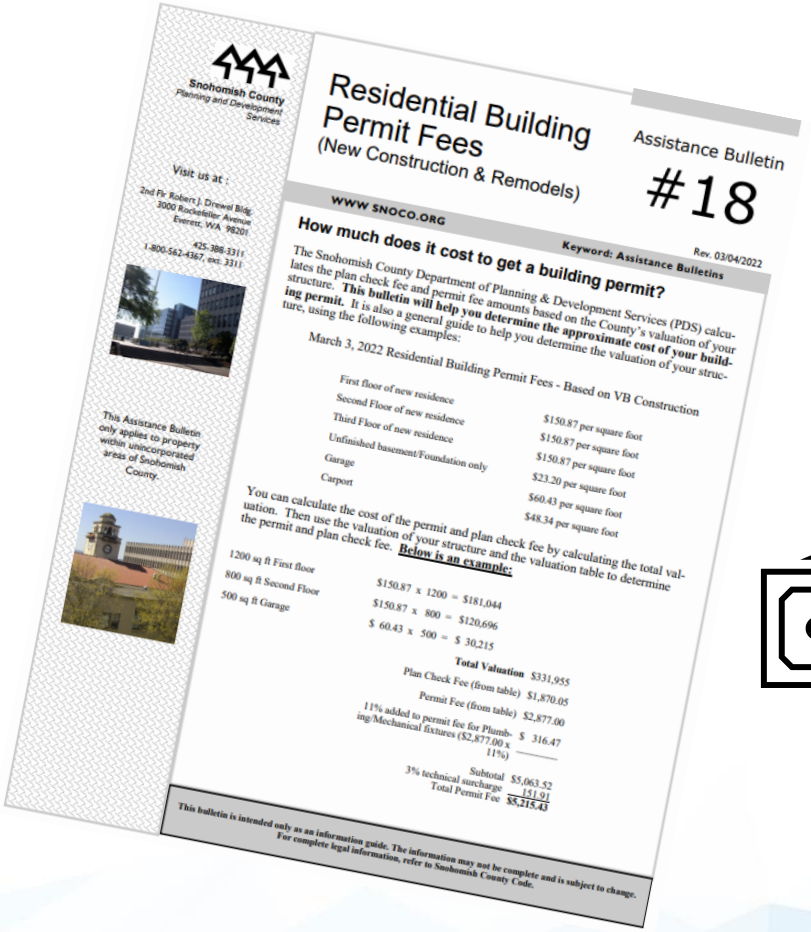
- Subdivisions and Short Subdivisions
- No valid permits under current language
- Update extensions

Snohomish County

Create Fee for Proposed Application Extensions

What's the Issue?

- Currently, when a permit application expires, the applicant is subject to re-submitting with full submittal fees
- Look to past fees for application extension compared to similar fee types now
- Past fee type was complicated and not standardized



Snohomish County
Planning and Development Services

Visit us at :
2nd Flr Robert J. Drewel Bldg
3000 Rockefeller Avenue
Everett, WA 98201
425-388-3311
1-800-562-4367, ext. 3311

This Assistance Bulletin only applies to property within unincorporated areas of Snohomish County.

Residential Building Permit Fees
(New Construction & Remodels)

Assistance Bulletin
#18

WWW.SNOCO.ORG
Keyword: Assistance Bulletins
Rev. 03/04/2022

How much does it cost to get a building permit?

The Snohomish County Department of Planning & Development Services (PDS) calculates the plan check fee and permit fee amounts based on the County's valuation of your structure. **This bulletin will help you determine the approximate cost of your building permit.** It is also a general guide to help you determine the valuation of your structure, using the following examples:

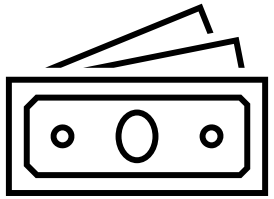
March 3, 2022 Residential Building Permit Fees - Based on VB Construction

First floor of new residence	$150.87 per square foot
Second Floor of new residence	$150.87 per square foot
Third Floor of new residence	$150.87 per square foot
Unfinished basement/Foundation only	$23.20 per square foot
Garage	$60.43 per square foot
Carport	$48.34 per square foot

You can calculate the cost of the permit and plan check fee by calculating the total valuation. Then use the valuation of your structure and the valuation table to determine the permit and plan check fee. **Below is an example:**

1200 sq ft First floor	$150.87 x 1200 = $181,044
800 sq ft Second Floor	$150.87 x 800 = $120,696
500 sq ft Garage	$ 60.43 x 500 = $ 30,215
Total Valuation	$331,955
Plan Check Fee (from table)	$1,870.05
Permit Fee (from table)	$2,877.00
11% added to permit fee for Plumbing/Mechanical fixtures ($2,877.00 x 11%)	$ 316.47
Subtotal	$5,063.52
3% technical surcharge	151.91
Total Permit Fee	$5,215.43

This bulletin is intended only as an information guide. The information may not be complete and is subject to change. For complete legal information, refer to Snohomish County Code.



Snohomish County

Create Fee for Proposed Application Extensions

Background

- Prior to a 2016 Ordinance, LDA applications could be granted one 18-month extension
  - Fee was $400 plus a percentage of the original application or permit fee equal to the percentage of approved or permitted activity to be completed

- Preliminary Subdivisions and Preliminary Short Subdivisions allow a permit application extension in the same Table 30.70.140(1)
  - Fees are both $500

Snohomish County

Create Fee for Proposed Application Extensions

- <u>PDS proposes a flat fee of $500 for permit application extensions for LDA, Flood Hazard, and Flood Hazard Variance permits</u>

- These proposed fees would change the following fee tables as referenced in Table 30.70.140(1):
  - Special flood hazard areas permit fee Table 30.86.300
  - Drainage and land disturbing activity fee Table 30.86.510(2)

Snohomish County

Summary of Proposed Changes

1 Create Application Extensions

- For LDA, Flood Hazard, and Flood Hazard Variance
- 18-month application extension

2 Create Fee for Proposed Application Extensions

- $500 to match similar existing fees

3 Change Fee for Similar Permit Type Extension Consistency

- Building Permit Application and Permit extensions
- Change to $500 instead of a percentage fee

4 Clean Up Dated Code in Fee Table

- Subdivisions and Short Subdivisions
- No valid permits under current language
- Update extensions

Snohomish County

Change Fee for Similar Permit Type Extension Consistency

What's the Issue?

- Under SCC Table 30.70.140(1), Building Permits allow an application extension of 18 months
  - This fee is $400 administrative fee plus a percentage of the original plan review fee equal to the percentage of work completed
- Percentage fee is complicated and difficult to quantify
- Same fee issue as LDA, Flood Hazard, & Flood Hazard Variance

Snohomish County

Change Fee for Similar Permit Type Extension Consistency

- <u>PDS proposes a flat fee of $500 for permit application extensions and permit extensions for Building Permits</u>
- This would maintain consistency between fees related to specific permitting work
- Construction Code Fees
  - Plan Review Fees SCC Table 30.86.400(6)
  - Building Permit Fees SCC Table 30.56.400(7)

Snohomish County

Summary of Proposed Changes

1 Create Application Extensions

- For LDA, Flood Hazard, and Flood Hazard Variance
- 18-month application extension

2 Create Fee for Proposed Application Extensions

- $500 to match similar existing fees

3 Change Fee for Similar Permit Type Extension Consistency

- Building Permit Application and Permit extensions
- Change to $500 instead of a percentage fee

4 Clean Up Dated Code in Fee Table

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- Update extensions

Snohomish County

Expiration Extensions
Index # - File Name: 2.0004.pdf

Clean Up Dated Code in Fee Table

What's the Issue?

- Under Expiration of applications, approvals and permits
  - SCC Table 30.70.140(1)
- Dated expiration extension language for Subdivisions and Short Subdivisions

Excerpt from SCC Table 30.70.140(1)

Subdivisions	48 months	Per RCW 58.17.140, except that:
		• For preliminary subdivisions that were approved on or after January 1, 2008, one or more extensions not to exceed a total extension time of two years may be granted by the department. Such request must be received by the director at least 30 days prior to the expiration of the preliminary subdivision approval or prior extension. The applicant shall pay a fee for each extension pursuant to SCC 30.86.100.
		• For preliminary subdivisions that were approved on or before December 31, 2007, one or more extensions up to a total term of 12 years may be granted by the department. Such request must be received by the director at least 30 days prior to the expiration of the preliminary subdivision approval or prior extension. The applicant shall pay a fee for each extension pursuant to SCC 30.86.100.
Short Subdivisions	48 months	60 months, except that:
		• For preliminary short subdivisions that were approved on or after January 1, 2008, one or more extensions not to exceed a total extension time of two years may be granted by the department. Such request must be received by the director at least 30 days prior to the

Clean Up Dated Code in Fee Table

Background

Table has two conditions for the expiration of approval or permit:

- Permits that were approved before end of 2007 with term limit of extension up to 12 years (up to 2019)
  - There are no valid permits that exist from that date that apply
- Permits that were approved after end of 2007 allowed multiple extensions up to two years total

Snohomish County

Clean Up Dated Code in Fee Table

- PDS proposes to remove dated code language for extensions that were approved before December 31, 2007 with extensions up to 12 years

- PDS proposes to remove code language for multiple extensions up to two years, to one extension up to two years
  - This would reduce the review burden on PDS Staff and extension submittal burden on applicants to achieve the same timeline of permit extensions

Snohomish County

Clean Up Dated Code in Fee Table

Update in Staff Report Code Language:

In SCC Table 30.70.140 Reference Notes (3) and (4) proposed language has been updated for clarity:

- (3) 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.
- (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 30.86.110.

Snohomish County

Public Engagement

- Outreach to broader public
  - Requested comments from development and environmental organizations
  - SEPA determination of non-significance issued June 8, 2022
  - Commerce notified on June 8, 2022

Snohomish County

Questions?

Snohomish County
Planning Commission
Planning and Development Services

3000 Rockefeller Avenue, M/S #604, Everett, WA 98201
Clerk Email: Megan.Moore@snoco.org

REGULAR SESSION
JUNE 28, 2022
MINUTES

For access to supporting documents reviewed by the Planning Commission, visit the Snohomish County Planning Commission webpage at https://snohomishcountywa.gov/164

A. CALL TO ORDER AND ROLL CALL

Commissioner Robert Larsen, Planning Commission Chair, called the meeting to order at 5:32 p.m.

Of the ten (10) currently appointed commissioners, ten (10) were in attendance (a quorum being six (6) members and a majority being six (6) members):

Commissioners Present	Commissioners Absent
Merle Ash	
Rosanna Brown	
Tom Campbell	
Leah Everett @ 5:35 pm	
Mark James	
Robert Larsen	
Keri Moore	
Tom Norcott	
Neil Pedersen	
Raymond Sheldon	

David Killingstad, Planning and Development Services Manager served as the Planning Commission Secretary for this meeting.

B. CHAIRPERSON'S REPORT

No report was given.

C. PUBLIC COMMENT

No public comment was given.

D. APPROVAL OF MINUTES

The minutes of May 24, 2022 were unanimously approved.

E. STATUS OF FUTURE AGENDA ITEMS AND PAST RECOMMENDATIONS

- Upcoming Planning Commission Meeting Topics

- County Council Actions on Planning Commission Recommendations

F. UNFINISHED BUSINESS

G. NEW BUSINESS

1. Proposed Code Amendments Relating to Development Application and Permit Expiration Extensions: Briefing

   Hilary McGowan, Planner, Hilary.McGowan@snoco.org

   Planner Hilary McGowan gave a briefing on the proposed code amendments to SCC Chapters 30.70, 30.86, 30.50, 30.56 relating to development applications and permit expiration extensions. The proposed code would amend permit application expiration terms for Land Disturbing Activity (LDA), Flood Hazard, and Flood Hazard Variance permits, and permit expiration fees to match the proposed permit application expirations. The code amendment also proposes limited code clean-up associated with permitting fee tables. Additionally, the proposed code aims to increase the consistency between permit application expiration timelines within Title 30 chapters and make fees and code language for permit application and permit extensions consistent among permit types.

   The commissioners asked a variety of questions and discussed several aspects of the proposed code amendments. Several points of clarification on the proposed code amendments were made including application timelines for fully submitted applications, the process for extending permits, application versus approved permit timeline, clarification of permits that need extensions and have mismatched timelines and the need for synchronization, the noticing process for permit expirations, magnitude of impact and how many permits are currently being applied for and how the new fee amount was determined.

   For further information, please review the following:
   - Presentation dated 6/28/2022
   - Staff Report dated 6/28/2022

2. Proposed Code Amendments Relating to Flood Hazard Areas Code Correction: Briefing

   Hilary McGowan, Planner, Hilary.McGowan@snoco.org

   The Planning Commission held a briefing on the proposed code amendments to SCC 30.65.220 relating to flood hazard areas code correction. Due to an error in a 2020 Ordinance, code that allowed single-family residences located within floodways to do repairs or improvements that did not increase the ground floor area and were not substantial improvements was stricken. Since this code was removed, residential homeowners are unable to do necessary home repairs and reconstruction when their homes are located within floodways. The proposed code amendment would re-insert the stricken code while maintaining the intent of Ordinance No. 20-029 within Title 30 chapters and complying with the National Flood Insurance Program (NFIP).

Following the presentation, the commissioners asked about floodway and floodplain mapping especially in regard to climate change. The flood rate insurance maps used are updated by FEMA every 25 years.

For further information, please review the following:

- Presentation dated 6/28/2022
- Staff Report dated 6/28/2022

H. ADJOURN

The meeting adjourned at 6:19 p.m.

Snohomish County
Planning Commission
Planning and Development Services

PLANNING COMMISSION'S RANGE OF POSSIBLE ACTIONS:
At the conclusion of its public hearing, the County Planning Commission will consider transmitting a formal recommendation to County Council concerning adoption of the proposal. The Commission may make a recommendation to adopt or to not adopt the proposal. The Commission's recommendation may also propose amendments to the proposal. The Planning Commission is an advisory body and the final decision rests with the County Council.

PARTY OF RECORD / PUBLIC TESTIMONY:
You may become a party of record for any specific topic that comes before the Planning Commission by submitting a written request or testimony to Megan Moore, Planning Commission Clerk, PDS, M/S 604, 3000 Rockefeller Avenue, Everett, WA 98201 or email at Megan.Moore@snoco.org.

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AMERICANS WITH DISABILITIES ACT NOTICE:
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Snohomish County Planning Commissioners:

Merle Ash, District 1
Mark James, District 1
Tom Norcott, District 2
Raymond Sheldon, Jr., District 2
Robert Larsen, District 3
Vacant, District 3
Tom Campbell, District 4
Neil Pedersen, District 4
Rosanna Brown, District 5
Leah Everett, District 5
Keri Moore, Executive Appointee

Commission Staff (from Planning and Development Services (PDS) Department):

Mike McCrary, Commission Secretary
Megan Moore, Commission Clerk

EXHIBIT 2.0006

Planning Commission Meeting 06/28/22

Contact Clerk of the Council for recording at 425-388-3494 or contact.council@snoco.org

(Clerk Note: saved in G:\ECAF\Council Approved\2022\22-1246 Ord 22-073\2.0006)

Snohomish County
Planning Commission
Planning and Development Services

3000 Rockefeller Avenue, M/S #604, Everett, WA 98201
Clerk Email: Megan.Moore@snoco.org

REGULAR (Remote) MEETING AGENDA
Snohomish County Planning Commission

July 26, 2022
5:30 PM

Join the Zoom Meeting: https://zoom.us/j/96527346176
or call (253) 215-8782
Webinar ID: 965 2734 6176

For access to supporting documents reviewed by the Planning Commission, visit the Snohomish County Planning Commission webpage at https://snohomishcountywa.gov/164

A. CALL TO ORDER AND ROLL CALL

B. CHAIRPERSON'S REPORT

C. PUBLIC COMMENT

D. APPROVAL OF MINUTES

- June 28, 2022: Regular Meeting

E. STATUS OF FUTURE AGENDA ITEMS AND PAST RECOMMENDATIONS

- Upcoming Planning Commission Meeting Topics
- County Council Actions on Planning Commission Recommendations

F. UNFINISHED BUSINESS

1. Proposed Code Amendments Relating to Development Application and Permit Expiration Extensions: Hearing

   Hilary McGowan, Planner, Hilary.McGowan@snoco.org

   The Planning Commission will hold a public hearing on the proposed code amendments to SCC Chapters 30.70, 30.86, 30.50, 30.56 relating to development applications and permit expiration extensions. The proposed code would amend permit application expiration terms for Land Disturbing Activity (LDA), Flood Hazard, and Flood Hazard Variance permits, and permit expiration fees to match the proposed permit application expirations. This code amendment also proposes limited code clean-up associated with permitting fee tables. The proposed code could work to increase the consistency between permit application expiration timelines within

Title 30 chapters and make fees and code language for permit application and permit extensions consistent among permit types.

For further information, please review the following:

- Staff Report dated 6/28/2022
- Presentation dated 6/28/2022

2. Proposed Code Amendments Relating to Flood Hazard Areas Code Correction: Hearing

Hilary McGowan, Planner, Hilary.McGowan@snoco.org

The Planning Commission will hold a public hearing on the proposed code amendments to SCC 30.65.220 relating to flood hazard areas code correction. Due to an error in a 2020 Ordinance, code that allowed single-family residences located within floodways to do repairs or improvements that did not increase the ground floor area and were not substantial improvements was stricken. Since this code was removed, residential homeowners are unable to do necessary home repairs and reconstruction when their homes are located within floodway's. The proposed code amendment would re-insert the stricken code while maintaining the intent of Ordinance No. 20-029 within Title 30 chapters and complying with the National Flood Insurance Program (NFIP).

For further information, please review the following:

- Staff Report dated 6/28/2022
- Presentation dated 6/28/2022

G. NEW BUSINESS

1. School District Capital Facilities Plans: Briefing

Eileen Canola, Senior Planner, Eileen.Canola@snoco.org

Planning and Development Services (PDS) coordinates a biennial technical review of school district capital facilities plans (CFPs) for inclusion in the County's school impact fee program. This briefing will highlight key information from the first drafts of eleven district CFPs submitted for County staff review per section 30.66C.050 of the Snohomish County Code (SCC). The briefing will summarize information contained in the CFPs including projected enrollments, capacity issues, and plans for capital improvements with funding proposals including proposed changes to the school impact fee schedule in Chapter 30.66C SCC.

For further information, please review the following:

- Staff Report dated 7/28/2022
- Project Webpage including School District CFPs First Drafts

H. ADJOURN

Snohomish County
Planning Commission
Planning and Development Services

PLANNING COMMISSION'S RANGE OF POSSIBLE ACTIONS:
At the conclusion of its public hearing, the County Planning Commission will consider transmitting a formal recommendation to County Council concerning adoption of the proposal. The Commission may make a recommendation to adopt or to not adopt the proposal. The Commission's recommendation may also propose amendments to the proposal. The Planning Commission is an advisory body and the final decision rests with the County Council.

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Tom Norcott, District 2
Raymond Sheldon, Jr., District 2
Robert Larsen, District 3
Christine Eck, District 3
Tom Campbell, District 4
Neil Pedersen, District 4
Rosanna Brown, District 5
Leah Everett, District 5
Keri Moore, Executive Appointee

Commission Staff (from Planning and Development Services (PDS) Department):

Mike McCrary, Commission Secretary
Megan Moore, Commission Clerk

Expiration Extensions
Index # -. File Name: 2.0008.pdf

Everett Daily Herald

Affidavit of Publication

State of Washington }
County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH958808 REG. MTG. AGENDA as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 07/16/2022 and ending on 07/16/2022 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is $162.40.

Subscribed and sworn before me on this 18th day of July, 2022.

Linda Phillips
Notary Public
State of Washington
My Appointment Expires 8/29/2025
Commission Number 4417

Notary Public in and for the State of Washington.

Snohomish County Planning | 14107010
MEGAN MOORE

Snohomish County
Planning Commission
Planning and Development Services
3000 Rockefeller Avenue, M/S #604
Everett, WA 98201
Clerk Email: Megan.Moore@snoco.org

REGULAR (Remote) MEETING AGENDA
Snohomish County Planning Commission
July 26, 2022
5:30 PM
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E. STATUS OF FUTURE AGENDA ITEMS AND PAST RECOMMENDATIONS
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Hilary McGowan, Planner, Hilary.McGowan@snoco.org
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Hilary McGowan, Planner, Hilary.McGowan@snoco.org
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G. NEW BUSINESS

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Eileen Canola, Senior Planner, Eileen.Canola@snoco.org
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H. ADJOURN

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Robert Larsen, District 3	Keri Moore,
Christine Eck, District 3	Executive Appointee

Commission Staff (from Planning and Development Services (PDS) Department):
Mike McCrary, Commission Secretary
Megan Moore, Commission Clerk

Published: July 16, 2022. EDH958808

Proposed Code Amendments Relating to Expiration Extensions

Snohomish County Planning Commission: Hearing

July 26, 2022

Hilary McGowan, Planner

Snohomish County

Summary of Proposed Changes

1 Create Application Extensions

- For LDA, Flood Hazard, and Flood Hazard Variance
- 18-month application extension

2 Create Fee for Proposed Application Extensions

- $500 to match similar existing fees

3 Change Fee for Similar Permit Type Extension Consistency

- Building Permit Application and Permit extensions
- Change to $500 instead of a percentage fee

4 Clean Up Dated Code in Fee Table

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Snohomish County

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Snohomish County

Create Application Extensions

- PDS Staff have found issues with permit applications expiring at different times, causing delays and extra work for PDS and applicants
- Land Disturbing Activity (LDA), Flood Hazard, and Flood Hazard Variance applications can expire before the related building permit or land use applications have expired
- LDA, Flood Hazard, and Flood Hazard Variance currently expire after **18 months**. Commonly associated permits expire after **36 months**

Snohomish County

Create Application Extensions

Excerpt from current Table 30.70.140(1)

Approval Type	Expiration of application	Expiration of approval or permit
Flood Hazard Permit & Flood Hazard Variance	18 months	18 months from the date of issuance. Start of construction, as defined in SCC 30.91S.570, must commence within 180 days.
Land Disturbing Activity	18 months	36 months

Snohomish County

Create Application Extensions

Excerpt from PROPOSED Table 30.70.140(1)

Approval Type	Expiration of application	Expiration of approval or permit
Flood Hazard Permit & Flood Hazard Variance	18 months, but may be extended for an additional 18 months[1]	18 months from the date of issuance. Start of construction, as defined in SCC 30.91S.570, must commence within 180 days.
Land Disturbing Activity	18 months, but may be extended for an additional 18 months[2]	36 months

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 30.86.510.

Summary of Proposed Changes

1 Create Application Extensions

- For LDA, Flood Hazard, and Flood Hazard Variance
- 18-month application extension

2 Create Fee for Proposed Application Extensions

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4 Clean Up Dated Code in Fee Table

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Snohomish County

Create Fee for Proposed Application Extensions

- Currently, when a permit application expires, the applicant is subject to re-submitting with full submittal fees

- Past fee type was complicated and not standardized
  - A flat $400 fee plus a percentage of the original application or permit fee equal to the percentage of approved or permitted activity to be completed

- Preliminary Subdivisions and Preliminary Short Subdivisions allow a permit application extension in the same Table 30.70.140(1)
  - Fees are both $500

Snohomish County

Create Fee for Proposed Application Extensions

- <u>PDS proposes a flat fee of $500 for permit application extensions for LDA, Flood Hazard, and Flood Hazard Variance permits</u>

- These proposed fees would change the following fee tables as referenced in Table 30.70.140(1):
  - Special flood hazard areas permit fee Table 30.86.300
  - Drainage and land disturbing activity fee Table 30.86.510(2)

Snohomish County

Summary of Proposed Changes

1 Create Application Extensions

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Snohomish County

Change Fee for Similar Permit Type Extension Consistency

- Under SCC Table 30.70.140(1), Building Permits allow an application extension of 18 months
- Percentage fee is complicated and difficult to quantify
  - This fee is $400 administrative fee plus a percentage of the original plan review fee equal to the percentage of work completed
- Same fee issue as LDA, Flood Hazard, & Flood Hazard Variance

Snohomish County

Change Fee for Similar Permit Type Extension Consistency

- PDS proposes a flat fee of $500 for permit application extensions and permit extensions for Building Permits
- This would maintain consistency between fees related to specific permitting work
- Construction Code Fees
  - Plan Review Fees SCC Table 30.86.400(6)
  - Building Permit Fees SCC Table 30.56.400(7)

Snohomish County

Summary of Proposed Changes

1 Create Application Extensions

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Snohomish County

Clean Up Dated Code in Fee Table

SCC Table 30.70.140(1)

- PDS proposes to remove dated code language for extensions that were approved before December 31, 2007 with extensions up to 12 years

- PDS proposes to remove code language for multiple extensions up to two years, to one extension up to two years
  - This would reduce the review burden on PDS Staff and extension submittal burden on applicants to achieve the same timeline of permit extensions

Snohomish County

Clean Up Dated Code in Fee Table

Update in Staff Report Code Language:

In SCC Table 30.70.140 Reference Notes (3) and (4) proposed language has been updated for clarity:

- (3) 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.
- (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 30.86.110.

Snohomish County

Follow-Up

- No comments from public
- Examples of LDA Applications and Flood Hazard Permits were sent to PC members
- There are currently 405 LDA permit applications and 58 Flood Hazard permit applications in review

Snohomish County

Questions?

Snohomish County
Planning Commission
Planning and Development Services

3000 Rockefeller Avenue, M/S #604, Everett, WA 98201
Clerk Email: Megan.Moore@snoco.org

REGULAR SESSION
JULY 26, 2022
MINUTES

For access to supporting documents reviewed by the Planning Commission, visit the Snohomish County Planning Commission webpage at https://snohomishcountywa.gov/164

A. CALL TO ORDER AND ROLL CALL

Commissioner Robert Larsen, Planning Commission Chair, called the meeting to order at 5:31 p.m.

Of the eleven (11) currently appointed commissioners, ten (10) were in attendance (a quorum being six (6) members and a majority being six (6) members):

Commissioners Present	Commissioners Absent
Merle Ash	Keri Moore
Rosanna Brown	
Tom Campbell	
Christine Eck	
Leah Everett	
Mark James	
Robert Larsen	
Tom Norcott	
Neil Pedersen	
Raymond Sheldon	

Mike McCrary, Planning and Development Services Director served as the Planning Commission Secretary for this meeting.

B. CHAIRPERSON'S REPORT

Chair Larson announced that it was Commissioner Tom Norcott's last meeting. Commissioner Norcott has served as the district 2 commissioner since July 2014.

Chair Larson introduced a new commissioner for district 3, Chris Eck. Commissioner Eck has also served as the Planning Commission Chair for the City of Lynwood and works for the Volunteers of America Western Washington.

August 29th is the Boards and Commissions Appreciation Night. Please RSVP to Megan Moore by August 4th if you would like to attend.

C. PUBLIC COMMENT

No public comment was given.

D. APPROVAL OF MINUTES

The minutes of June 28, 2022, was unanimously approved.

E. STATUS OF FUTURE AGENDA ITEMS AND PAST RECOMMENDATIONS

- Upcoming Planning Commission Meeting Topics
- County Council Actions on Planning Commission Recommendations

Following the status of future items and past recommendations, there was a brief discussion on the content of the Planning Commission Council Action Report and possible updates. This item will be brought to the monthly Planning Commission Agenda Review meeting for further discussion.

F. UNFINISHED BUSINESS

1. Proposed Code Amendments Relating to Development Application and Permit Expiration Extensions: Hearing

Hilary McGowan, Planner, Hilary.McGowan@snoco.org

The Planning Commission held a public hearing on the proposed code amendments to SCC Chapters 30.70, 30.86, 30.50, 30.56 relating to development applications and permit expiration extensions. The proposed code would amend permit application expiration terms for Land Disturbing Activity (LDA), Flood Hazard, and Flood Hazard Variance permits, and permit expiration fees to match the proposed permit application expirations. This code amendment also proposes limited code clean-up associated with permitting fee tables. The proposed code could work to increase the consistency between permit application expiration timelines within Title 30 chapters and make fees and code language for permit application and permit extensions consistent among permit types.

Chair Larsen opened the **Public Hearing at 5:49 p.m.** for the Proposed Code Amendments Relating to Developmental Application and Permit Expiration Extensions.

No written comments were received by the Planning Commission from the public before the public hearing. No one spoke at the public hearing.

The **Public Hearing was closed at 5:49 p.m.**

Following the summary and public hearing, there were no additional questions or discussions from the commissioners.

A **Motion** was made by Commissioner Norcott and seconded by Commissioner Everett recommending **APPROVAL** of the Proposed Code Amendments Relating to Developmental Application and Permit Expiration Extensions as submitted by staff.

VOTE (Motion):
10 in favor *(Ash, Brown, Campbell, Eck, Everett, James, Larsen, Norcott, Pederson, Sheldon)*
0 opposed
0 abstention
Motion PASSED

For further information, please review the following:

- Staff Report dated 6/28/2022
- Presentation dated 6/28/2022

2. Proposed Code Amendments Relating to Flood Hazard Areas Code Correction: Hearing

Hilary McGowan, Planner, Hilary.McGowan@snoco.org

The Planning Commission held a public hearing on the proposed code amendments to SCC 30.65.220 relating to flood hazard areas code correction. Due to an error in a 2020 Ordinance, code that allowed single-family residences located within floodways to do repairs or improvements that did not increase the ground floor area and were not substantial improvements was stricken. Since this code was removed, residential homeowners are unable to do necessary home repairs and reconstruction when their homes are located within floodways. The proposed code amendment would re-insert the stricken code while maintaining the intent of Ordinance No. 20-029 within Title 30 chapters and complying with the National Flood Insurance Program (NFIP).

Following the summary, there were questions from the commissioners about defining substantial development, farmhouse exemptions, allowable improvements, the level of impact due to the oversight in the 2020 ordinance.

Chair Larsen opened the **Public Hearing at 6:03 p.m.** for the Proposed Code Amendments Relating to Flood Hazard Areas Code Correction.

No written comments were received by the Planning Commission from the public before the public hearing. No one spoke at the public hearing.

The **Public Hearing was closed at 6:03 p.m.**

Following the public hearing, there was no additional discussion.

A **Motion** was made by Commissioner Norcott and seconded by Commissioner Campbell recommending **APPROVAL** of the Proposed Code Amendments Relating to Flood Hazard Areas Code Correction as submitted by staff.

VOTE (Motion):
10 in favor *(Ash, Brown, Campbell, Eck, Everett, James, Larsen, Norcott, Pederson, Sheldon)*
0 opposed
0 abstention
Motion PASSED

For further information, please review the following:

- Staff Report dated 6/28/2022
- Presentation dated 6/28/2022

G. NEW BUSINESS

1. School District Capital Facilities Plans: Briefing

Eileen Canola, Senior Planner, Eileen.Canola@snoco.org

Senior Planner, Eileen Canola presented the 2022 Biennial Update on the School District Capital Facilities Plans (CFPs) for inclusion in the County's school impact fee program. The briefing gave background on the requirements of a capital facilities plan element by the Growth Management Act (GMA) and the state law authorizing the impact fee program. The presentation discussed the evaluation process and timeline for the draft eleven district CFPs submitted to county staff for review per section 30.66C.050 of the Snohomish County Code (SCC). It also summarized the information contained in the CFPs including projected enrollments, capacity issues, and plans for capital improvements with funding proposals including proposed changes to the school impact fee schedule in Chapter 30.66C SCC.

Following the briefing, commissioners asked questions regarding the staff review process and the technical formula for impact fee calculations, how school districts estimate enrollment projections, school district dwelling unit fees, and if there is a relation to an affordable housing strategy.

For further information, please review the following:

- Staff Report dated 7/28/2022
- Project Webpage including School District CFPs First Drafts

H. ADJOURN

The meeting adjourned at 7:02 p.m.

Snohomish County
Planning Commission
Planning and Development Services

PLANNING COMMISSION'S RANGE OF POSSIBLE ACTIONS:
At the conclusion of its public hearing, the County Planning Commission will consider transmitting a formal recommendation to County Council concerning adoption of the proposal. The Commission may make a recommendation to adopt or to not adopt the proposal. The Commission's recommendation may also propose amendments to the proposal. The Planning Commission is an advisory body and the final decision rests with the County Council.

PARTY OF RECORD / PUBLIC TESTIMONY:
You may become a party of record for any specific topic that comes before the Planning Commission by submitting a written request or testimony to Megan Moore, Planning Commission Clerk, PDS, M/S 604, 3000 Rockefeller Avenue, Everett, WA 98201 or email at Megan.Moore@snoco.org.

WHERE TO GET COPIES OF DOCUMENTS AND WEBSITE ACCESS:
Please check www.snohomishcountywa.gov for additional information or the Snohomish County Department of Planning and Developmental Services, Reception Desk, 2nd Floor, County Administration Building East, 3000 Rockefeller Avenue, Everett, WA 98201 or email at Megan.Moore@snoco.org.

AMERICANS WITH DISABILITIES ACT NOTICE:
Snohomish County facilities are accessible. The county strives to provide access and services to all members of the public. Sign language interpreters and communication materials in alternate form will be provided upon request of one calendar week. Contact Angela Anderson at 425-262-2206 Voice, or 425-388-3700 TDD.

Snohomish County Planning Commissioners:

Merle Ash, District 1
Mark James, District 1
Tom Norcott, District 2
Raymond Sheldon, Jr., District 2
Robert Larsen, District 3
Christine Eck, District 3
Tom Campbell, District 4
Neil Pedersen, District 4
Rosanna Brown, District 5
Leah Everett, District 5
Keri Moore, Executive Appointee

Commission Staff (from Planning and Development Services (PDS) Department):

Mike McCrary, Commission Secretary
Megan Moore, Commission Clerk

EXHIBIT 2.0011

Planning Commission Meeting 07/26/22

Contact Clerk of the Council for recording at 425-388-3494 or contact.council@snoco.org

(Clerk Note: saved in G:\ECAF\Council Approved\2022\22-1246 Ord 22-073\2.0006)

Snohomish County

SNOHOMISH COUNTY PLANNING COMMISSION

August 10, 2022

Snohomish County Council
County Administration Building
3000 Rockefeller Avenue, M/S 609
Everett, WA 98201-4046

SUBJECT: Planning Commission recommendation on proposed code amendments relating to Development Application and Permit Expiration Extensions

Dear Snohomish County Council:

On behalf of the Snohomish County Planning Commission, I am forwarding our recommendation to amend Snohomish County Code (SCC) 30.70, 30.86, 30.50, and 30.56 relating to development applications and permit expiration extensions. The Planning Commission had a briefing on this topic on June 28, 2022 and conducted a public hearing on July 26, 2022.

The proposed code would amend permit application expiration terms for Land Disturbing Activity (LDA), Flood Hazard, and Flood Hazard Variance permits, and permit expiration fees to match the proposed permit application expirations. This code amendment also proposes limited code clean-up associated with permitting fee tables. The proposed code could work to increase the consistency between permit application expiration timelines within Title 30 chapters and make fees and code language for permit application and permit extensions consistent among permit types.

There were no written comments received by the Planning Commission from the public prior to the July 26th hearing, and no members of the public commented at the public hearing.

PLANNING COMMISSION RECOMMENDATION

At the July 26, 2022 Planning Commission meeting, Commissioner Norcott made a motion, seconded by Commissioner Everett, recommending APPROVAL of the proposed code amendments relating to Flood Hazard Areas Code Correction as submitted by staff.

Vote (Amendment):
10 in favor *(Ash, Brown, Campbell, Eck, Everett, James, Larsen, Norcott, Pederson, Sheldon)*
0 opposed
0 abstentions
Amendment passed

This recommendation was made following the close of the public hearing and after due consideration of information presented and is based on the findings and conclusions presented in the May 28, 2022 staff report, with which the Commission concurred.

Respectfully submitted,

Robert Larsen
Robert Larsen (Aug 10, 2022 14:09 PDT)

SNOHOMISH COUNTY PLANNING COMMISSION
Robert Larsen, Chairman

cc: Dave Somers, Snohomish County Executive
Mike McCrary, Director, Planning and Development Services

Expiration Extensions
Index # - File Name: 2.0013.pdf

Hello Commissioners,

Thank you for taking part in the two briefings on June 28, 2022 concerning proposed amendments to Expiration Extensions and the second for Flood Hazard Improvements. There were two questions that were asked during the Expiration Extensions that required follow-up from the briefing.

Q: Could you provide examples of the Land Disturbing Activity (LDA), Flood Hazard, and Flood Hazard Variance permit applications?
A: There are two attachments that are applications for the LDA permit, and the Flood Hazard/Flood Hazard Variance permits. The Flood Hazard (FHZ) Permit is for both Flood Hazard and Flood Hazard Variant. The LDA application also encompasses Forest Practice Activity (FPA), which is unrelated to this code project proposal.

Q: How many LDA, Flood Hazard, and Flood Hazard Variance permit applications are there currently?
A: There are currently 405 LDA permit applications and 58 Flood Hazard permit applications under review. In total, there are 462 LDA and FHZ permit applications under review. Under review means that these are all in various parts of the review process and are applications that have not become issued permits. There are also no Flood Hazard Variance permits applications within the review process.

Please let me know if you have any further questions or comments,

Hilary McGowan
Planner, Long Range Planning
Hilary.McGowan@snoco.org