



LID

**REQUEST FOR LOW IMPACT DEVELOPMENT (LID)
 PRE-APPLICATION MEETING**

Applicant Name:				Address:		
Email Address:				Phone:		
Contact Person:				Address:		
Email Address:				Phone:		
Project Address or Location:				Tax Account Number(s): (Use separate sheet if needed)		
Sec	Twp	Rge	1/4	Current Zoning	Proposed Zoning	Acreage
GPP Comprehensive Plan Designation				Within Urban Growth Area? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, associated with which city?		
Project Name: (if any)				Type of Application (Rezone, Plat, Conditional Use, etc):		
Water Supply/Water District:				Sewage Disposal/Sewer District:		

Please submit supporting documents outlined on Page 2 with your request for a pre-application meeting.

List specific questions and issues you wish to have discussed at the LID pre-application meeting.
 You may continue on a separate sheet.

Note below the names of PDS staff with whom you have previously discussed this proposal, especially in relation to the stated questions and issues:

I am the owner, or authorized by the owner, to submit this request for a pre-application meeting. I grant permission for Snohomish County PDS staff to enter the subject property, if necessary, for the purpose of site inspection. I acknowledge that the focus of the meeting is general in nature, for informational purposes only and shall not be interpreted as a binding commitment by Snohomish County or the applicant.

Signature _____ **Date** _____

LID PRE-APPLICATION PROCESS GOALS

1. To improve the completeness of applications upon formal submittal
2. To provide a more expeditious process to approval
3. To establish a dialogue and understanding of project concerns and to connect the project review team with the applicant and/or contact person. The project review team includes:
 - a Planner/Project Manager
 - a Drainage Plans Examiner
 - a Critical Areas Reviewer
 - a Transportation Development Reviewer (TDR)
 - a representative from the Snohomish Health District (if applicable)
4. To help the applicant and/or contact person understand the permit process, performance standards, applicable code sections and site-specific issues so an applicant can make a comprehensive assessment of project feasibility.

HOW TO APPLY

1. Complete the **Request for LID Pre-Application Meeting** form and prepare **10 sets** of all items listed on the **LID Pre-Application Meeting Supporting Documents Required**. A set consists of the site plan, site description, project description, and request for pre-application meeting form. **For LID projects, the supplemental, deviation and/or modification forms are also required.**
2. Call **(425) 388-3311 x2790** for a pre-application SUBMITTAL appointment with a permit coordinator.
3. Submit pre-application packets at the scheduled appointment and pay applicable fee of **\$400.00** payable to Snohomish County. *(NOTE: The pre-application meeting fee shall be credited toward the formal application fees upon submittal of said application if received within 12 months from the date of the pre-application meeting date.)*
4. Upon acceptance of your packets, you will receive a project tracking or file number (PFN). The permit coordinator will schedule your Pre-Application Meeting with a project review team approximately 4 weeks out. Pre-Application Meetings with a review team are scheduled on Thursdays only.

PRE-APPLICATION MEETING SUPPORTING DOCUMENTS REQUIRED

1. CONCEPTUAL SITE PLAN

Site Plan and Conceptual Lot Configuration showing:

- North arrow
- Standard Engineering Scale
- Date drawn
- Existing parcels assembled
- Vicinity map
- Existing septic system(s) and/or well(s)
- Proposed lot layout or building locations
- Proposed connection to existing road system
- General dimensions of lots, rights-of-way, easements, existing structures
- Existing elevation contours at intervals not greater than 5 feet (not required where site relief is less than 5')
- Streams generally known within 100 feet of the project site
- Wetlands generally known within 100 feet of the project site
- Any other "critical areas" as set forth in Chapter 30.62 SCC

Flood hazard areas
Shoreline areas
Within or adjacent to designated Agriculture, Forestry or Mineral Lands
Existing building locations
Conceptual drainage proposal showing location, detention and discharge

For subdivisions:

Proposed lot sizes and open space tracts
Proposed new internal roads with proposed road widths
Calculations (for lot size averaging, rural cluster, planned residential development, etc)

For shoreline permits:

Ordinary high water mark
Shoreline Master Program designation (eg. Rural, Suburban, Conservancy, etc.)

2. SITE DESCRIPTION

Describe parcel conditions (soils, drainage, topography, wetlands, streams, vegetation, wildlife, surrounding land uses, traffic patterns, nearest schools, bus stops, walkways and any other unique characteristics of the site). Include any other known land use activities or permits which may affect the proposal (e.g. any logging within the past 6 years and/or forest practice permits).

3. PROJECT DESCRIPTION

Describe your development objective. For subdivisions, provide project feasibility and lot yield targets and calculations; housing type objectives (Detached single-family, townhouses, zero-lot line, etc.), development themes, and other helpful information. The more information you provide in your pre-application submittal, the more feedback you will get from the reviewers to help you craft an approvable project.

4. LOW IMPACT DEVELOPMENT PROPOSAL

Please attach the LID supplemental information sheet that describes the type of low impact development techniques proposed, a description of the modifications or deviations proposed from Snohomish County Codes pursuant to Chapter 30.63C.040 and/or the Engineering Design and Development Standards (EDDS), and the analysis of how these alternative will meet standards.

5. APPLICATION FEES: \$400

6. SUBMITTAL COPIES: 10 sets of all documents