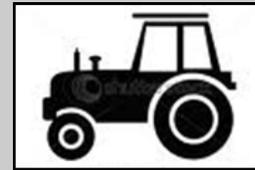




Snohomish County
*Planning and Development
 Services*

Farmland Enterprises



AG
Bulletin
2

Revised June 2016

Visit us at :

2nd Floor Robert J. Drewel Bldg.
 3000 Rockefeller Avenue
 Everett, WA 98201

425-388-3311
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www.snoco.org



ONLINE INFORMATION

www.snohomishcountywa.gov/1190



This Agricultural Bulletin only applies to property within unincorporated Snohomish County and does not apply to property within incorporated city limits.

Definition

A Farmland Enterprise is defined as a small business that is clearly incidental and subordinate to agricultural uses that have no necessary and direct relationship to agricultural use, but that does not adversely impact farming activities. [SCC 30.91F.145]

Code Requirements

Farmland Enterprises are allowed only on land zoned A-10 or on land designated within the Comprehensive Plan as Riverway Commercial Farmland, Upland Commercial Farmland, or Local Commercial Farmland.

Farmland enterprises require an Administrative Conditional Use permit approval for lands zoned A-10, RRT-10, R-5, and RC.

In addition, these conditions must be met (The following are summaries of the conditions. Please see SCC 30.28.037 for the full text.)

- Applicants need to submit a site plan and description of the proposed farmland enterprise to PDS. The site plan should show existing structures in a farm building cluster needed to support the activity or business and areas proposed for parking, access, storage, signs, lighting, and screening as applicable.
- Farmland Enterprises must be confined to the portion of the farm site that includes an existing farm building cluster.
- If the farm site is less than 10 acres in size, the farm-building cluster may be increased to up to 10 percent of the farm site to serve the Farmland Enterprise.
- If the farm site is 10 acres or more, the farm-building cluster may be increased to up to 1 acre in size.
- The activities conducted as a part of the farmland enterprise, including the hours of operation, must be clearly incidental and subordinate to, and will have no significant adverse impact on surrounding agricultural uses and activities or on nearby or adjacent residential or institutional uses, or the rural character of the surrounding area.
- Farmland Enterprises have to meet off-street parking requirements of SCC 30.26, but the parking facilities do not need to be paved.
- Improvements associated with the farmland enterprise for access, parking, or drainage, as well as any other physical changes, may remove prime farmland soils from production or potential production, provided the buildings or infrastructures support long-term farm viability and are consistent with the rural character of the surrounding area, and are confined to portions of the farm as discussed above in the second bullet.
- Sewer lines cannot be extended to service Farmland Enterprises.

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, Title 30.

- Any grading or disturbances required to support the Farmland Enterprise cannot unduly impact prime farmland soils or existing natural vegetation. The farmland enterprise cannot displace any existing tree cover or vegetation that serves as a buffer between adjoining properties, tilled or grazed areas, adjacent wetlands, or adjacent water bodies.
- Structures have to meet all provisions of federal, state, and local statute and laws, including provisions to ensure water quality and flood protection.

PDS Pre-Application Meeting

A pre-application meeting with PDS is strongly recommended prior to submitting a Farmland Enterprise application.

Please contact PDS to schedule an appointment by going online: <http://snohomishcountywa.gov/PermitAppt> or call (425) 388-3311, ext. 2790. Before the pre-application meeting download a Pre-application meeting package by going to www.snohomishcountywa.gov/1450. Under the heading “Land Use Applications: Pre-Application and/or Critical Area Wetland Verification Only” click on the link “Request for Pre-Application Meeting Package.” Bring all of the items listed on this package to the Pre-Application Meeting. (You may also pick up a Pre-Application Meeting Package by visiting the PDS Customer Support Center, 2nd Floor, Robert J. Drewel Building, Everett, WA.

Submittal Requirements

Pre-Submittal Conference:

Prior to submitting your application, you must review, in a Pre-Submittal Conference, the traffic related aspects of your development proposal to determine if a traffic study is necessary, and to ensure that the application is submitted with adequate information for the review process. You can find the Pre-Submittal Conference form online by going to www.snohomishcountywa.gov/2564 or request one by calling (425) 388-6440.

Application Package:

Applicants must submit their application package for a Farmland Enterprise by appointment only. Request an appointment by going online: <http://snohomishcountywa.gov/PermitAppt> or call (425) 388-3311 ext. 2790 to schedule an appointment.

The County has prepared a minimum submittal requirements checklist to ensure that the necessary information is included within the application package for a comprehensive review of the project. The application submittal package must be complete or the project will not be accepted for review.

The most important items within the application package are the cover letter containing a project description and the site plan.

Cover Letter:

The cover letter must contain the information requested on the minimum submittal requirements checklist, along with activities to be conducted as a part of the Farmland Enterprise, including the hours of operation. The letter must also state that the activities will have no significant adverse impacts on surrounding agricultural uses and activities or on nearby or adjacent residential or institutional uses, or the rural character of the surrounding area.

In addition, the letter should include a statement that improvements associated with the farmland enterprise (for access, parking, or drainage, or other physical changes) will not remove prime farmland soils from production or potential production.

Site Plan:

The site plan must provide the information listed on the minimum submittal checklist and also show the existing structures in the farm building cluster needed to support the activity or business. The farm building cluster must be designated on the site plan with an accurate legal description. Clearing or grading shall require compliance with chapters 30.63A and 30.63B SCC.

Permit application(s), site plans, the description of the proposal(s), the minimum submittal checklist items and the applicable fees are standard submittal requirements.

Q: What if I have other questions?

A: Call (425) 388-3311 or submit questions online at AskPermitTech@snoco.org. Remember, asking questions first can save lots of headaches, heartaches and money!

Contacts:

For permit information:

Permitting Services (425) 388-3311.
