



Snohomish County
 Planning and Development
 Services

Farm Product Processing



AG
 Bulletin
 # 8

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Visit us at :

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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

Farm product processing is defined as the alteration or modification, for the purpose of storage, transport, or sale, of an agricultural product produced on a farm site through the addition of other ingredients or components, provided that the initial agricultural product must be the principal ingredient or component.

The addition of elements necessary for the long-term storage or stability of the product must not be considered farm product processing, provided that this addition does not alter the agricultural product from its original constitution or state.

Farm product processing includes the production of wine. Farm product processing must not include the operation of a stockyard or slaughter house. [SCC 30.91F.160]

[Note: PDS has determined that craft distilleries as defined in RCW 66.24.140 are allowable as a farm product processing use; a conditional use permit is required in the A-10 zone.]

Code Requirements

Farm product processing is permitted in the following zones: CB, GC, LI, HI, RD, RRT-10, R-5, RB, RI, F, A-10, and RC.

In the CB, RD, RRT-10, R-5, RB, RI, F, and A-10 zones, up to 5,000 square feet of space devoted to farm product processing is permitted.

Over 5,000 square feet devoted to farm product processing requires an Administrative Conditional Use permit.

In the RC zone where the use is permitted, there is no differentiation in building size.

In the RU zone, farm product processing up to 5,000 square feet only is permitted with the approval of an Administrative Conditional Use permit.

In addition, these conditions must be met:

- Farm parcels of 5 acres or less cannot develop more than 20 percent of the parcel for farm product processing.
- Farm parcels of 5 acres or more cannot develop more than 2 acres of land for farm product processing. This includes areas used for structures, parking, storage display, setbacks, signage, and landscaping.
- The nature of the operation, activity generated, and any structures cannot significantly adversely affect adjacent properties.
- The physical scale and use intensity needs to be compatible with the surrounding neighborhood.
- Adequate wastewater management facilities must be provided on-site for the farm

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.

- New structures must be located at least 20 feet from the closest street right-of-way and the structures need to meet all provisions of federal, state, and local statutes and laws, including provisions to ensure water quality and flood protection.
- Improvements and new structures for farm product processing and farm support businesses should not remove from production or from the potential for future production more than 10% of prime farmland soils located on the parcel to contain the proposed use.

PDS Pre-Application Meeting

It is strongly recommended that a pre-application meeting be held with PDS prior to submitting a Farm Product Processing application. There is a \$480 fee for the pre-application meeting plus a 3% technology surcharge. To schedule a Pre-Application submittal appointment with staff go to www.snohomishcountywa.gov/1450 and click on “Request for Pre-Application Meeting Package” under “Land Use Applications: Pre-Application and/or Critical Area – Wetland Verification Only” or call 425-388-3311 ext. 2790.

Submittal Requirements

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.

The application package for a farm product processing activity is submitted by appointment only. The county has prepared a minimum submittal requirements checklist to ensure that necessary information is included within the application package for a comprehensive review of the project. You may view this checklist online or by visiting the PDS Customer Support Center, 2nd Floor Robert J. Drewel Building. (To view the checklist online for an existing structure go to www.snohomishcountywa.gov/DocumentCenter/View/7471. To view the checklist for building a new structure go to www.snohomishcountywa.gov/DocumentCenter/View/7459.) The application submittal package must be complete or the project will not be accepted for review.

Cover Letter

The most important elements of the submittal package will be the Cover Letter containing a description of the project and the Site Plan depicting where the Farm Product Processing activity will be located in relation to any critical areas and property boundaries.

If the site will include more than 5,000 square feet of building(s) or processing area(s), the Cover Letter needs to contain not only the information requested on the minimum submittal requirements checklist but also needs to include a description of the nature of the operation, the proposed number of employees associated with the processing activity and a written statement that the improvements and new structures for the Farm Product Processing activity will not remove from production, or from the potential for future production, more than 10% of prime farmland soils located on the parcel to contain the proposed use.

Site Plan

The site plan should meet the requirements of the minimum submittal checklist and include the proposed location of any new or existing structures for the farm product processing activity. The plan should also show the areas proposed for parking, access, storage, signs, lighting, and screening, as applicable.

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

Q: What if I have other questions?

A: All (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:**

Howard Knight, Supervisor - Permitting (425) 388-3311, Ext. 2003