



Snohomish County
Planning and Development
Services

Farmers' Market



AG
Bulletin
9

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Visit us at :

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425-388-3311
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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

A farmers' market is defined as a site or facility owned or operated by a farmers' cooperative or similar arrangement for the growers and producers of agricultural products to display and sell agricultural products. (SCC 30.91F.184)

Code Requirements

Farmers' markets are permitted in the following zones: GC, BP, LI, HI, UC, RD, RRT-10, R-5, RB, CRC, RFS, RI, A-10, and RC.

In the R-5 and RC zones, farmers' markets are allowed when sited on land designated in the comprehensive plan as Riverway Commercial Farmland, Upland Commercial Farmland, or Local Commercial Farmland.

In the R-5 and RC zones, farmers' markets are allowed as an Administrative Conditional Use when sited on land NOT designated in the comprehensive plan as Riverway Commercial Farmland, Upland Commercial Farmland, or Local Commercial Farmland.

In addition, these conditions must be met:

- New and used structures proposed for the farmers' market cannot exceed 5,000 square feet.
- The structures are required to meet all provisions of federal, state, and local laws, including provisions to ensure water quality and flood protection.
- A farmers' market can operate only during daylight hours and must meet off-street parking requirements.
- Farmers' market facilities must meet setback requirements from the closest street right-of-way.

PDS Pre-Application Meeting

A pre-application meeting with PDS is strongly recommended prior to submitting an application for a Public Event or Assembly. 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.

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.

Submittal Requirements

The application package for approval of a farmers' market may be submitted by appointment only. 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 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.

The most important elements of the submittal package are the cover letter (containing a description of the project) and the site plan (depicting where the farmers' market will be located in relation to any critical areas and property boundaries).

The cover letter needs to contain not only the information requested on the minimum submittal requirements checklist, but also the percentage of the products for sale that will be grown, raised, or harvested in Snohomish County and in Washington State on an average annual basis.

The cover letter should also provide the proposed percentage of craft vendors compared to the total number of vendors, and an estimate of the percentage of prime farmland soils that will be removed from production or from the potential for future production. 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: 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.
