



**Snohomish County**

**Planning and Development Services**

*Long Range Planning*

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

**MEMORANDUM**

**Dave Somers**  
*County Executive*

**TO:** Lisa Campfield, Asst. Clerk of the Council  
**FROM:** Steve Skorney, Senior Planner, PDS  
**SUBJECT:** Summer 2023 Open Space Taxation Program Applications  
**DATE:** May 31, 2023

The purpose of this memo is to transmit fourteen individual recommendations on Open Space General classification applications referred to the Department of Planning and Development Services (PDS) by the County Council.

The fourteen applications apply to parcels or portions of parcels in unincorporated Snohomish County, City of Stanwood, and the City of Sultan. Eight of the fourteen transmitted applications are requests for transfer from Open Space – Farm & Agriculture (OSFA) to Open Space General – Farm and Agriculture Conservation (OSG-FAC). One of the fourteen applications is a request for transfer from OSFA to Open Space General (OSG). Five of the fourteen applications are requesting the Open Space General (OSG) classification. Requests would add 41.29 acres to the Open Space Program and would reclassify 110.14 acres already existing within the program.

A PDS recommendation for each application is attached along with a matrix summarizing the recommendations. The Assessor’s Office previously transmitted Executive/Council Approval Forms (ECAFs) for each application to Council via the Executive’s Office. The PDS recommendations on the applications are being transmitted with this memo directly to the Council Clerk to accompany each ECAF.

Listed below are the fourteen applications, along with the motion and date the Council referred each application to PDS:

<u>Application</u>	<u>Date referred to PDS</u>
3240 – Tulalip Tribes	January 4, 2023 (Motion 23-001)
3243 – Heitmann	December 28, 2022 (Motion 22-554)
3246 – Haines	January 4, 2023 (Motion 23-001)
3244 – Youngren	December 28, 2022 (Motion 22-554)
3247 – Gildow	January 4, 2023 (Motion 23-001)
3248 – Glover	January 4, 2023 (Motion 23-001)
3249 – Friesen & Swaim	January 4, 2023 (Motion 23-001)
3250 – Moen	January 4, 2023 (Motion 23-001)
3251 – Garretson	January 4, 2023 (Motion 23-001)
3252 – Fletcher	December 28, 2022 (Motion 22-554)
3253 – Botting	December 28, 2022 (Motion 22-554)

3254 – Mawet  
3255 – Ollom  
3256 – Cocker

January 4, 2023 (Motion 23-001)  
January 4, 2023 (Motion 23-001)  
January 4, 2023 (Motion 23-001)

PDS determined that portions of all fourteen applications meet the standards and requirements for Open Space General classification under Chapter 4.28 Snohomish County Code (SCC) and Chapter 84.34 RCW. An explanation of how the conclusions were reached for each application is included in the individual staff recommendation. A list of the designation criteria and standards for the Open Space General classification are attached to this memo.

In determining whether an application should be approved, pursuant to RCW 84.34.037, the following criteria can be considered by the Council: (a) the benefits to the general welfare of preserving the current use of the property; (b) the resulting revenue loss or tax shift; (c) whether approval of the application preserves farmland or land with a potential for returning to commercial agriculture; and (d) whether approval of the application enhances open space policies outlined in SCC 4.28.030 and .050.

PDS recommends that the Council approve all fourteen applications as described in the attached summary table. According to SCC 4.28.085, following a Council briefing, the Council may either take no action or set the date and time for a public hearing on these applications. At the conclusion of the public hearing, the Council may approve, amend or deny the applications consistent with the review factors and criteria in RCW 84.34.037 and 84.34.041.

Attachments:

1. Summary Table - PDS Recommendations Summer 2023
2. Summer 2023 Open Space Countywide map
3. Individual PDS Recommendations Summer 2023
4. Designation Criteria and Standards: Open Space-General

Cc: Ken Klein, Executive Director  
Mary-Ann Courtney, Exemptions Coordinator, Assessor's Office  
Michael McCrary, PDS Director  
David Killingstad, Planning Manager, PDS  
Hilary McGowan, Planner, PDS  
Ryan Countryman, County Council Legislative Analyst

Open Space General Summer 2023 Summary Table – PDS Staff Recommendations to the Snohomish County Council

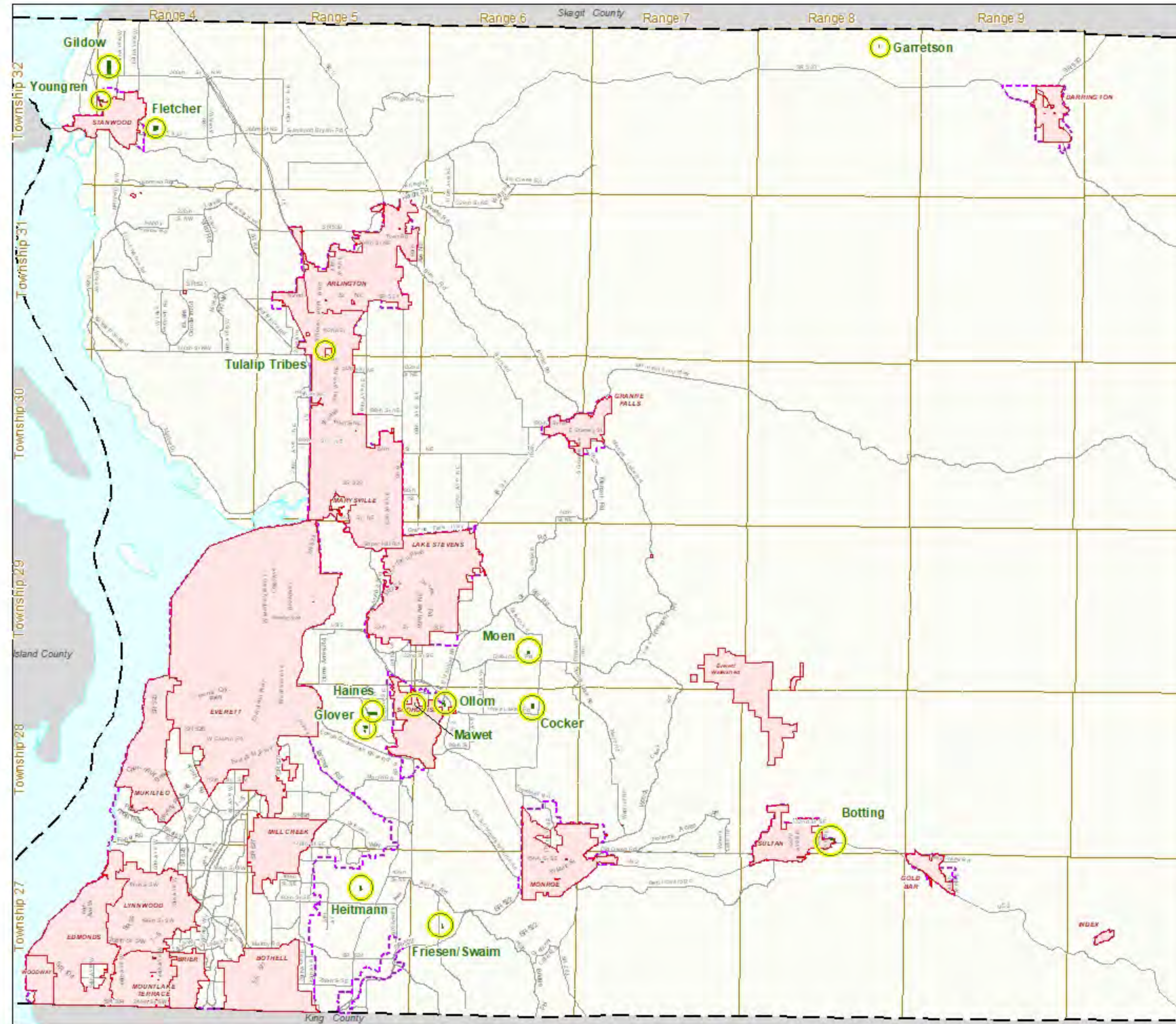
Appl. #	Applicant	Tax Parcel #(s)	Total Requested Acreage	Classification Requested	Recommendation	ECAF #	Basis for Recommendation
3240	Tulip Tribes	31053300303000	4.69	Transfer from OSFA to OSG	<b>APPROVE</b> 4.69 acres	22-1341	<b>Criterion (19)</b> – Areas which are protective buffers as required by development regulations implementing the Growth Management Act.
3243	Heitmann	27051100202000	8.8	Classify as OSG	<b>APPROVE</b> 6.6 acres	22-0262	<b>Criterion (5)</b> – Areas which are in an undeveloped, natural state and are not under the jurisdiction of the State Shoreline Management Act and are situated within stream corridors, i.e., streams and/or their associated stream buffers of 50-feet on either side of the stream. Buffer width may be increased from the 50-foot standard due to topographic, vegetative or wildlife habitat features which would logically suggest a wider buffer.  <b>Criterion (19)</b> – Areas which are protective buffers as required by development regulations implementing the Growth Management Act.
3244	Youngren	32041900200400 32041800301800 32041800301700 00609300002700 00499000000800 00499000000100	6.48	Classify as OSG	<b>APPROVE</b> 5.48 acres	22-1309	<b>Criterion (4)</b> – Sites within urban areas to be left in their natural state where the site is of at least 1-acre in size and is predominately forest with mature specimen trees.
3246	Haines	28051100100400 28051100200100 28051100203200	18.65	Transfer from OSFA to OSG - FAC	<b>APPROVE</b> 18.65 acres	22-1364	<b>Criterion (20)(a)</b> - Land no longer meets the criteria for OS Farm & Ag, and may be reclassified as OSG Farm and Ag Conservation
3247	Gildow	32040700300200	20.00	Transfer from OSFA to OSG - FAC	<b>APPROVE</b> 20.00 acres	22-1351	<b>Criterion (20)(a)</b> - Land no longer meets the criteria for OS Farm & Ag, and may be reclassified as OSG Farm and Ag Conservation
3248	Glover	00608100400103 28051100301700 28051100304000	14.62	Transfer from OSFA to OSG – FAC	<b>APPROVE</b> 14.62 acres	22-1352	<b>Criterion (20)(a)</b> - Land no longer meets the criteria for OS Farm & Ag, and may be reclassified as OSG Farm and Ag Conservation
3249	Friesen & Swaim	27061700303000	5.75	Transfer from OSFA to OSG – FAC	<b>APPROVE</b> 5.75 acres	22-1353	<b>Criterion (20)(a)</b> - Land no longer meets the criteria for OS Farm & Ag, and may be reclassified as OSG Farm and Ag Conservation
3250	Moen	29062600300800	10.00	Classify as OSG	<b>APPROVE</b> 10.00 acres	22-1363	<b>Criterion (5)</b> – Areas which are in an undeveloped, natural state and are not under the jurisdiction of the State Shoreline Management Act and are situated within stream corridors, i.e., streams and/or their associated stream buffers of 50-feet on either side of the stream. Buffer width may be increased from the 50-foot standard due to topographic, vegetative or wildlife habitat features which would logically suggest a wider buffer.  <b>Criterion (19)</b> – Areas which are protective buffers as required by development regulations implementing the Growth Management Act.
3251	Garretson	32080200302000 32080200302001	5.54	Classify as OSG	<b>APPROVE</b> 4.54 acres	22-1361	<b>Criterion (5)</b> – Areas which are in an undeveloped, natural state and are not under the jurisdiction of the State Shoreline Management Act and are situated within stream corridors, i.e., streams and/or their associated

Open Space General Summer 2023 Summary Table – PDS Staff Recommendations to the Snohomish County Council

							stream buffers of 50-feet on either side of the stream. Buffer width may be increased from the 50-foot standard due to topographic, vegetative or wildlife habitat features which would logically suggest a wider buffer.  <b>Criterion (19)</b> – Areas which are protective buffers as required by development regulations implementing the Growth Management Act.
3252	Fletcher	32042100300900	18.88	Transfer from OSFA to OSG - FAC	<b>APPROVE</b> 17.88 acres	22-1321	<b>Criterion (20)(a)</b> - Land no longer meets the criteria for OS Farm & Ag, and may be reclassified as OSG Farm and Ag Conservation
3253	Botting	28083400302100	11.09	Transfer from OSFA to OSG - FAC	<b>APPROVE</b> 11.09 acres	22-1317	<b>Criterion (20)(a)</b> - Land no longer meets the criteria for OS Farm & Ag, and may be reclassified as OSG Farm and Ag Conservation
3254	Mawet	28060600302300	5.13	Transfer from OSFA to OSG - FAC	<b>APPROVE</b> 5.13 acres	22-1362	<b>Criterion (20)(a)</b> - Land no longer meets the criteria for OS Farm & Ag, and may be reclassified as OSG Farm and Ag Conservation
3255	Ollom	28060500300500	12.33	Transfer from OSFA to OSG - FAC	<b>APPROVE</b> 12.33 acres	22-1359	<b>Criterion (20)(a)</b> - Land no longer meets the criteria for OS Farm & Ag, and may be reclassified as OSG Farm and Ag Conservation
3256	Cocker	28060200300600	14.67	Classify as OSG	<b>APPROVE</b> 14.67 acres	22-1365	<b>Criterion (5)</b> – Areas which are in an undeveloped, natural state and are not under the jurisdiction of the State Shoreline Management Act and are situated within stream corridors, i.e., streams and/or their associated stream buffers of 50-feet on either side of the stream. Buffer width may be increased from the 50-foot standard due to topographic, vegetative or wildlife habitat features which would logically suggest a wider buffer.  <b>Criterion (19)</b> – Areas which are protective buffers as required by development regulations implementing the Growth Management Act.
<b>TOTALS</b>			<b>45.25 acres</b>		<b>41.05 acres</b>		

**LEGEND:** OSG = Open Space General, OSFA = Open Space Farm and Agriculture, OSG-FAC = Open Space General – Farm and Agriculture Conservation, OST = Open Space Timber  
DFL = Designated Forest Land

# Snohomish County Summer 2023 Open Space Applications



## Legend

- Application Property
- Incorporated City
- Urban Growth Area Boundary
- Township-Range Grid



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Produced by Snohomish County Department of Planning and Development Services, Long Range Planning





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**CURRENT USE ASSESSMENT  
PDS RECOMMENDATION - SUMMER 2023**

**Dave Somers**  
*County Executive*

APPLICANT:	Tulalip Tribes	ECAF #: 22-1341
TAX PARCEL #:	31053300303000	ASSESSOR #: 3243
PROPERTY ADDRESS:	UNASSIGNED	
MAILING ADDRESS:	6406 MARINE DR, TULALIP, WA 98271	
CLASSIFICATION REQUESTED:	<b>OPEN SPACE GENERAL</b>	

The Tulalip Tribes property is currently in the Open Space – Farm & Agriculture classification. The property is located within the City of Marysville. The property is zoned PSRC Manufacturing/Industrial Center with the comprehensive plan designation of Cascade Industrial Center.

The landowner has requested that 4.69 acres of the property be classified as Open Space General. The landowner states that the property no longer meets the income requirements for the Open Space – Farm & Agriculture classification.

**FINDINGS:** In addition to satisfying the criteria and standards of RCW 84.34, the property must also meet at least one of the 20 criteria in Snohomish County Code (SCC) 4.28.040 in order to qualify as Open Space General under the Open Space Taxation Program.

The following designation criterion in SCC 4.28.040 merits consideration for classifying the property as Open Space General:

- Criterion(3), which states, “Areas which have plant or animal species which are considered rare, sensitive, threatened or endangered by an authority recognized by the county.”
- Criterion(5), which states, “Areas which are in an undeveloped, natural state and are not under the jurisdiction of the state Shoreline Management Act and are situated within stream corridors, i.e., streams and/or their associated stream buffers on either side of the stream. Buffer width may be increased from the standards for streams listed in SCC 30.62A.320 Table 2a due to topographic, vegetative or wildlife habitat features which would logically suggest a wider buffer.”

As illustrated in the attached critical area map, this property is adjacent to Hay Ho Creek which is a salmon bearing stream. The stream buffer covers the entire 4.69-acre property. The presence of the salmon bearing creek and its buffer meet criteria (3) and criteria (5).

**SEPA REVIEW:** Minor land use decisions, which include classifications of land for open space taxation under chapter 84.34 RCW, are exempt from a threshold determination under SEPA.

**RECOMMENDATION:** PDS recommends that 4.69 acres of tax parcel no. 31053300303000 be classified as Open Space General. This recommendation is based on the understanding that the

4.69 acres will remain in an undeveloped, natural state and continue to provide the features for which the classification was granted for the duration of the classification.

Attachments: Aerial Map  
Critical Areas Map

# Tulalip Tribes (3243) - Aerial

31053300303000

R. 5 E.

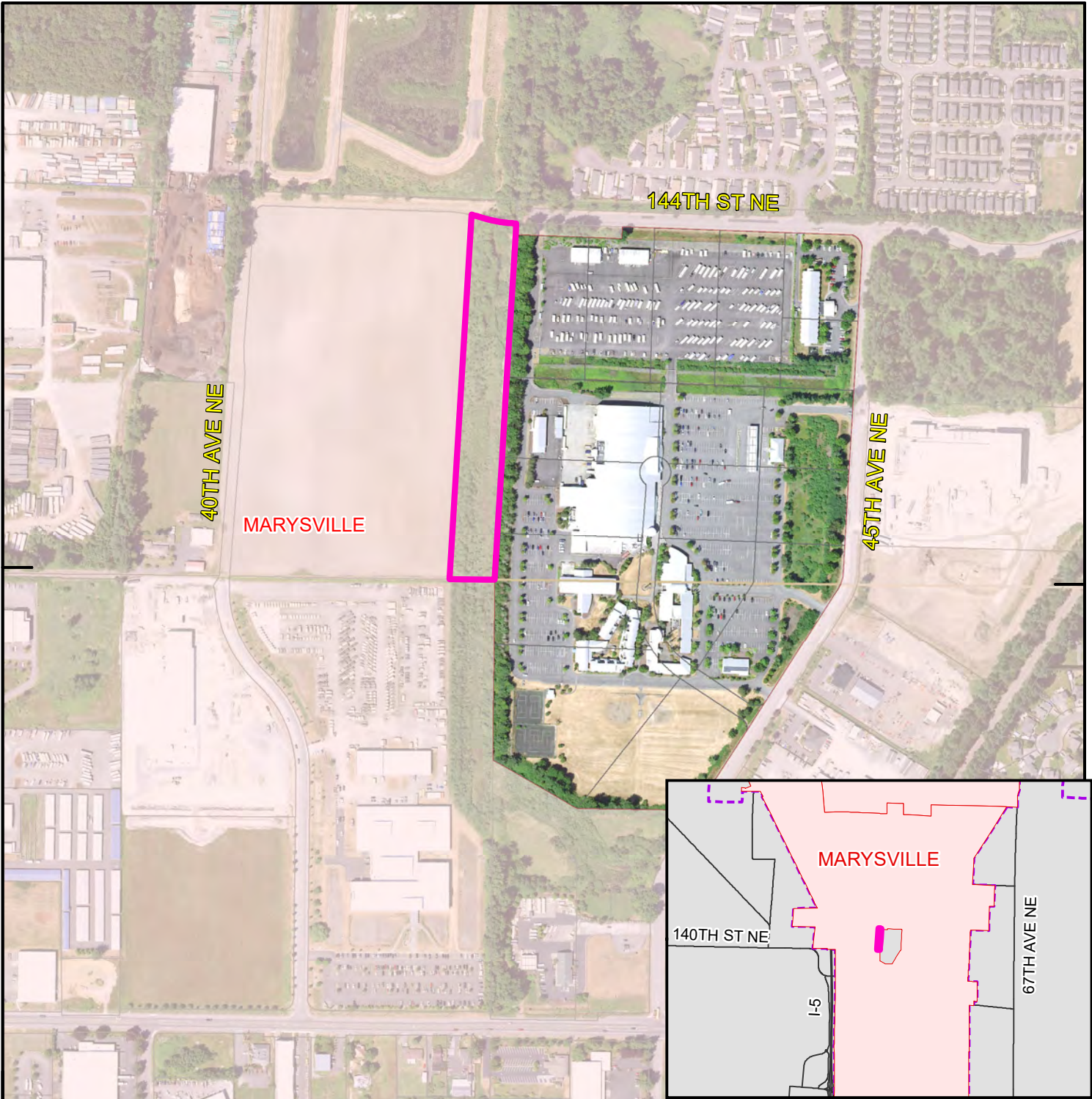


Snohomish County



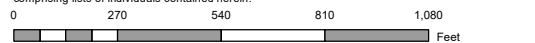
T. 31 N.

T. 30 N.



- Subject Property
- Incorporated City
- Urban Growth Area Boundary

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# Tulalip Tribes (3240) - Critical Areas

Parcel: 31053300303000



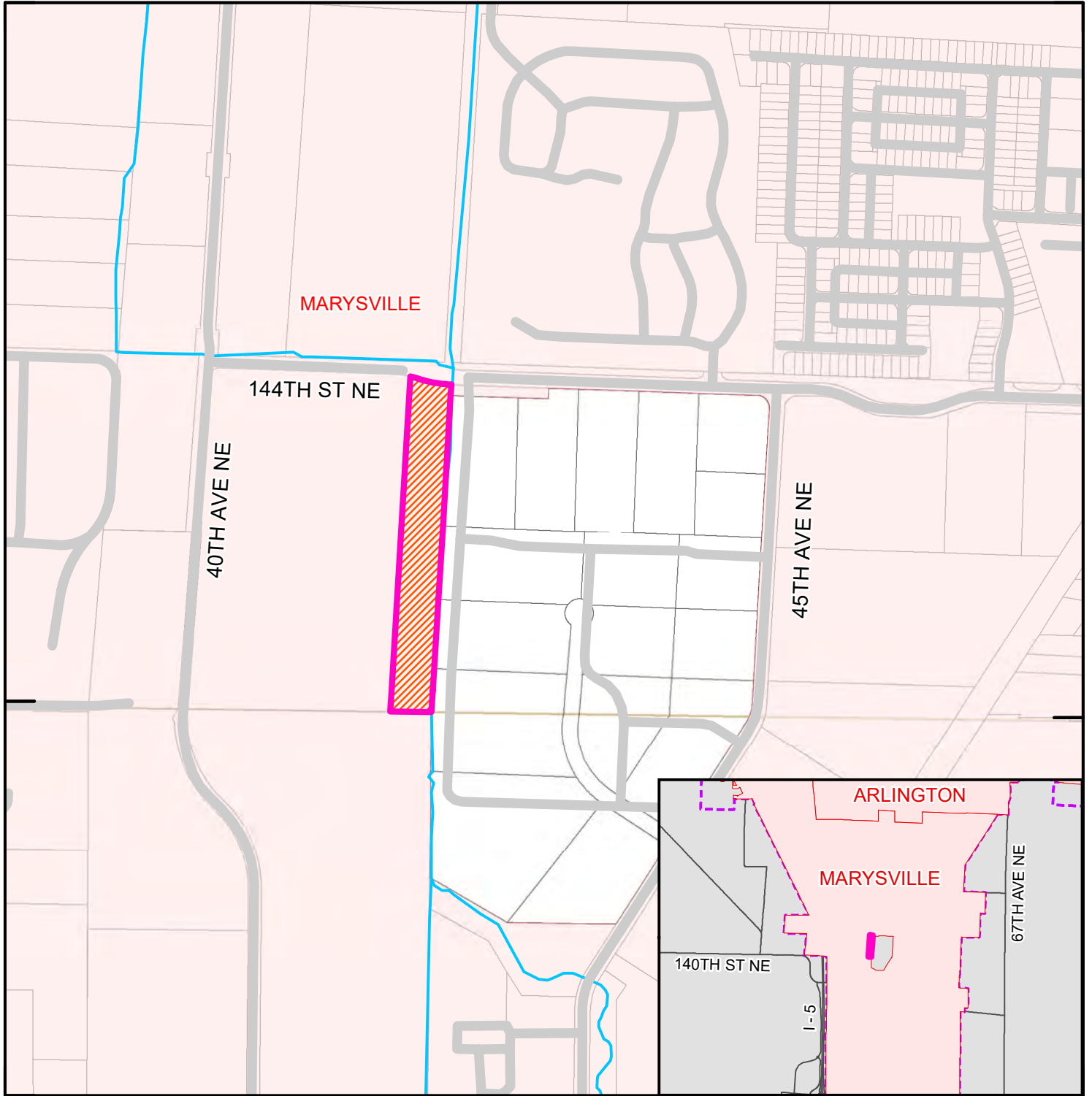
Snohomish County

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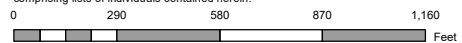
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T. 30 N.



- Subject Property
- Stream Buffer
- Incorporated City
- Urban Growth Area Boundary

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**CURRENT USE ASSESSMENT  
PDS RECOMMENDATION - SUMMER 2023**

**Dave Somers**  
*County Executive*

APPLICANT:	Lauren Heitmann	ECAF #: 22-1327
TAX PARCEL #:	27051100202000	ASSESSOR #: 3243
PROPERTY ADDRESS:	7019 INTERURBAN BLVD, SNOHOMISH, WA 98296	
MAILING ADDRESS:	7019 INTERURBAN BLVD, SNOHOMISH, WA 98296	
CLASSIFICATION REQUESTED:	<b>OPEN SPACE GENERAL</b>	

The Heitmann property is currently not enrolled in the Open Space program. The property is located 2.3 miles east of the City of Mill Creek. The property is zoned Rural 5-Acre (R-5) with the comprehensive plan designation of Rural Residential (1 DU / 5 Acres Basic).

The landowner has requested that 8.8 acres of the property be classified as Open Space General due to the streams that have been identified on the property.

FINDINGS: In addition to satisfying the criteria and standards of RCW 84.34, the property must also meet at least one of the 20 criteria in Snohomish County Code (SCC) 4.28.040 in order to qualify as Open Space General under the Open Space Taxation Program.

The following designation criterion in SCC 4.28.040 merits consideration for classifying the property as Open Space General:

- Criterion(5), which states, "Areas which are in an undeveloped, natural state and are not under the jurisdiction of the state Shoreline Management Act and are situated within stream corridors, i.e., streams and/or their associated stream buffers on either side of the stream. Buffer width may be increased from the standards for streams listed in SCC 30.62A.320 Table 2a due to topographic, vegetative or wildlife habitat features which would logically suggest a wider buffer."
- Criterion(19), which states, "Areas which are protective buffers as required by development regulations implementing the Growth Management Act."

As illustrated in the attached critical area map, this property is bisected by a stream which prohibits the rest of the property from development. The buffer is extended north of the stream to include the northern portion of the property. The total area is 6.6 acres.

SEPA REVIEW: Minor land use decisions, which include classifications of land for open space taxation under chapter 84.34 RCW, are exempt from a threshold determination under SEPA.

RECOMMENDATION: PDS recommends that 6.6 acres of tax parcel no. 27051100202000 be classified as Open Space General. This recommendation is based on the understanding that the 6.6 acres will remain in an undeveloped, natural state and continue to provide the features for which the classification was granted for the duration of the classification.

Attachments: Aerial Map  
Critical Areas Map

Snohomish County  
Summer 2023 Open Space Review

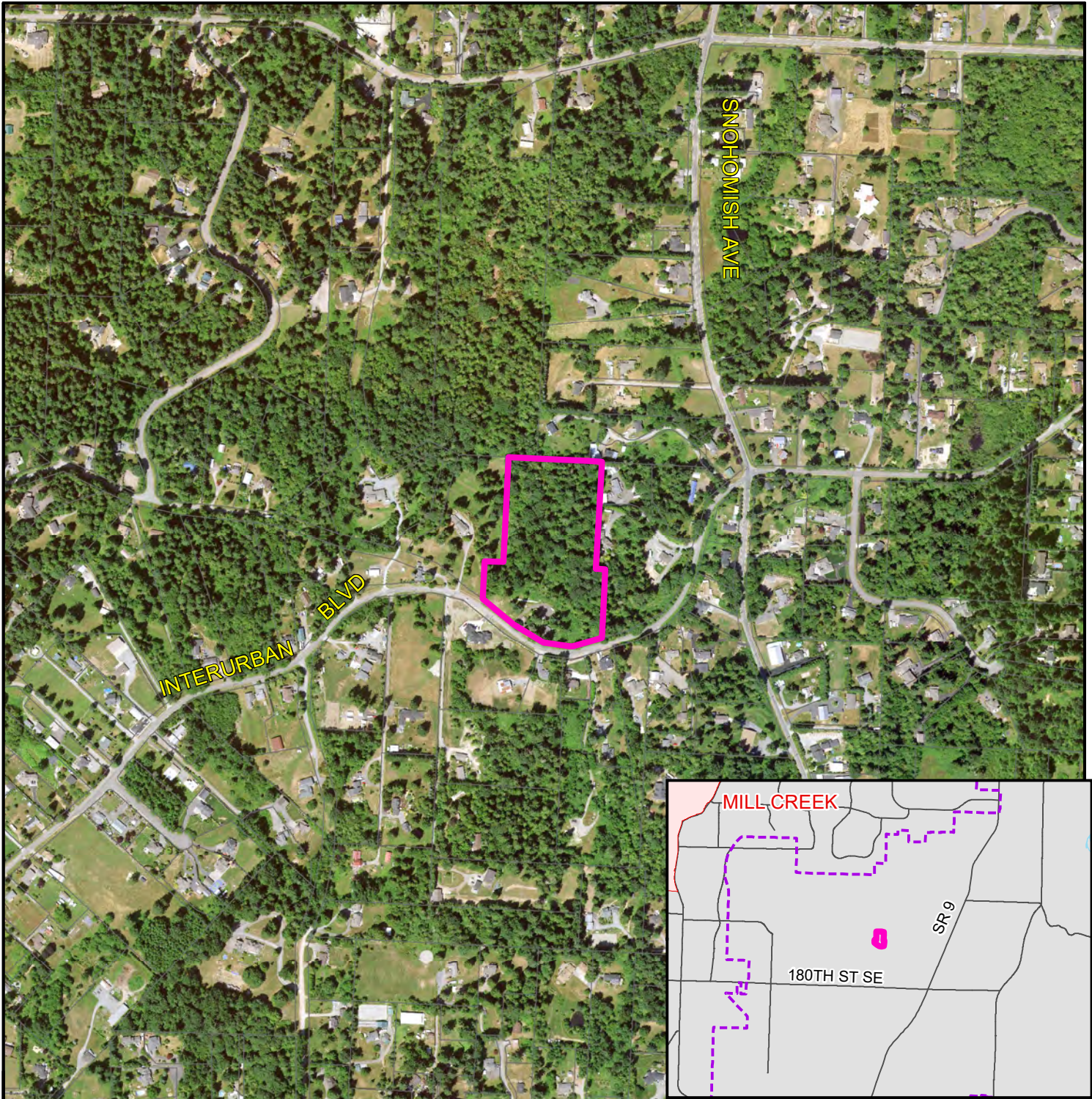
# Heitmann (3243) - Aerial




Parcel: 27051100202000

R. 5 E.

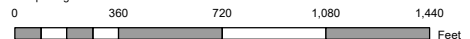


Snohomish County



-  Subject Property
-  Incorporated City
-  Urban Growth Area Boundary

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# Heitman (3243) - Critical Areas

Parcel: 27051100202000

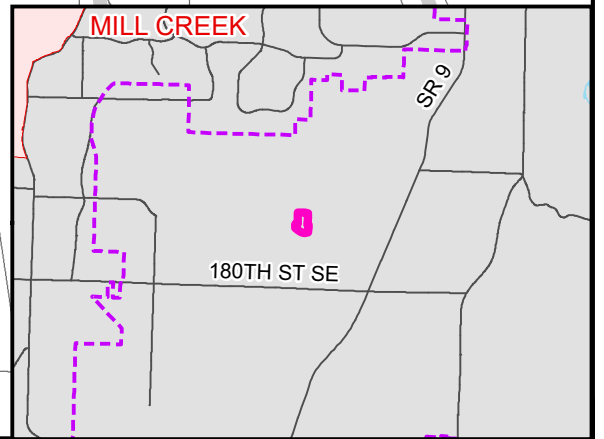
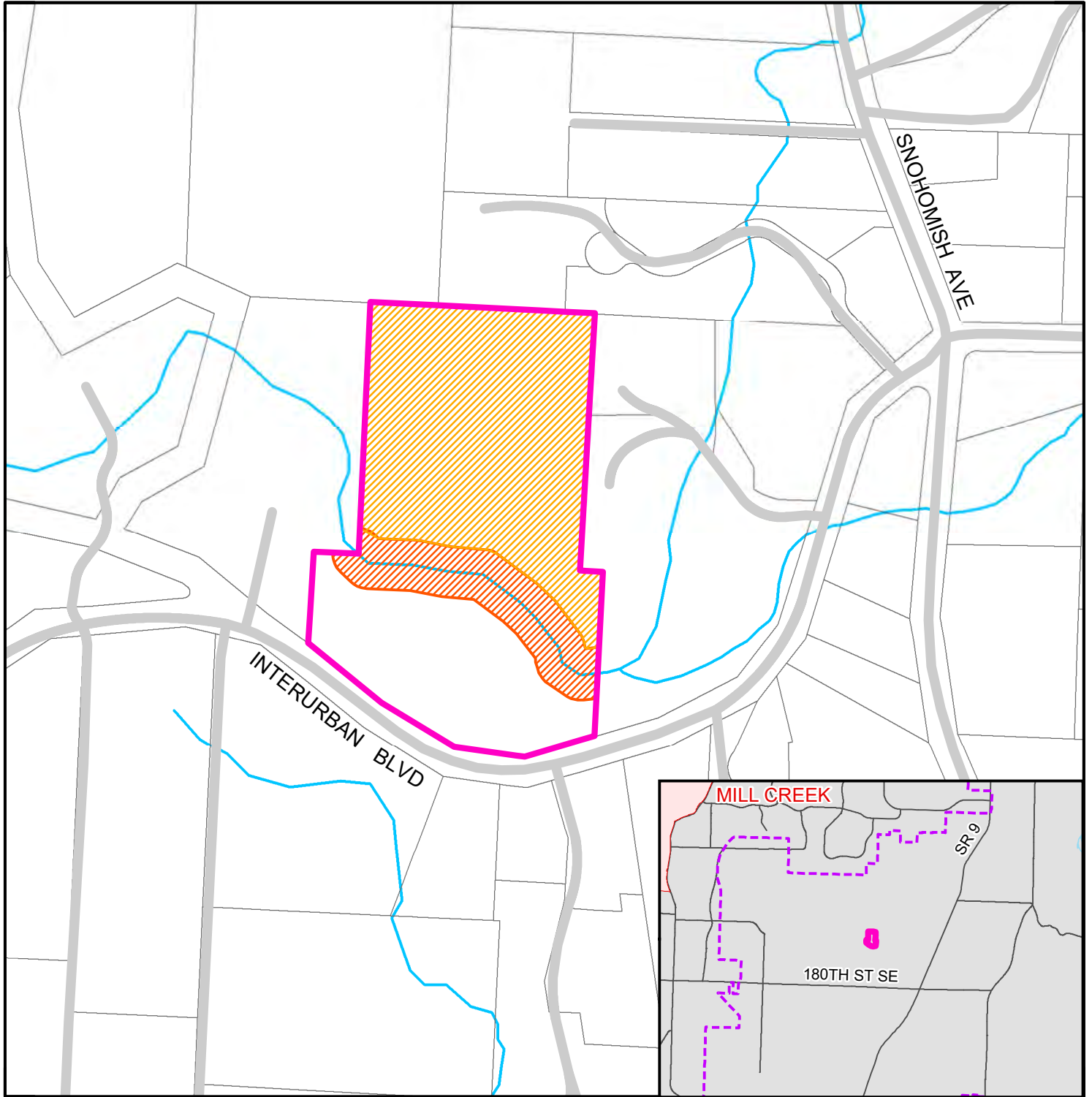







Snohomish County

R. 5 E.

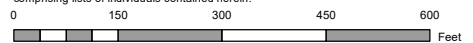


T. 27 N.



-  Subject Property
-  Stream Buffer
-  Enhanced Buffer
-  Incorporated City
-  Urban Growth Area Boundary

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**CURRENT USE ASSESSMENT  
PDS RECOMMENDATION - SUMMER 2023**

**Dave Somers**  
*County Executive*

APPLICANT:	Steve Youngren	ECAF #: 22-1327
TAX PARCEL #:	32041900200400, 32041800301800 32041800301700, 00609300002700 00499000000800, 00499000000100	ASSESSOR #: 3243
PROPERTY ADDRESS:	28407 PIONEER HWY, STANWOOD, WA 98292	
MAILING ADDRESS:	28407 PIONEER HWY, STANWOOD, WA 98292	
CLASSIFICATION REQUESTED:	<b>OPEN SPACE GENERAL</b>	

The Youngren properties are currently not enrolled in the Open Space program. The property is located within the City of Stanwood. The property is zoned Single Family Residential 9.6 (SR 9.6) with the comprehensive plan designation of Low Density Residential 3.5-4 DU/ACRE (LDR).

The landowner has requested that 6.48 acres of the property be classified as Open Space General due to the forested nature of the property within an urban area.

FINDINGS: In addition to satisfying the criteria and standards of RCW 84.34, the property must also meet at least one of the 20 criteria in Snohomish County Code (SCC) 4.28.040 in order to qualify as Open Space General under the Open Space Taxation Program.

The following designation criterion in SCC 4.28.040 merits consideration for classifying the property as Open Space General:

- Criterion(4), Sites within urban areas to be left in their natural state where the site is of at least 1-acre in size and is predominately forest with mature specimen trees.

The combined properties meet the 1-acre size minimum and urban area siting requirement being located within the City of Stanwood. The properties are predominately covered with mature specimen trees which qualifies this application as meeting criterion four.

SEPA REVIEW: Minor land use decisions, which include classifications of land for open space taxation under chapter 84.34 RCW, are exempt from a threshold determination under SEPA.

RECOMMENDATION: PDS recommends that the entirety of tax parcel nos. 32041900200400, 32041800301800, 32041800301700, 00609300002700, 00499000000800, and 1.02 acres of 00499000000100 be classified as Open Space General, with one acre reserved for the home site. This recommendation is based on the understanding that the 5.48 acres will remain in an undeveloped, natural state and continue to provide the features for which the classification was granted for the duration of the classification.

Attachments: Aerial Map

# Snohomish County Summer 2023 Open Space Review Youngren (3243) - Aerial

Parcel: 00499000000100, 00499000000800, 0609300002700,  
32041800301700, 32041800301800, 32041900200400



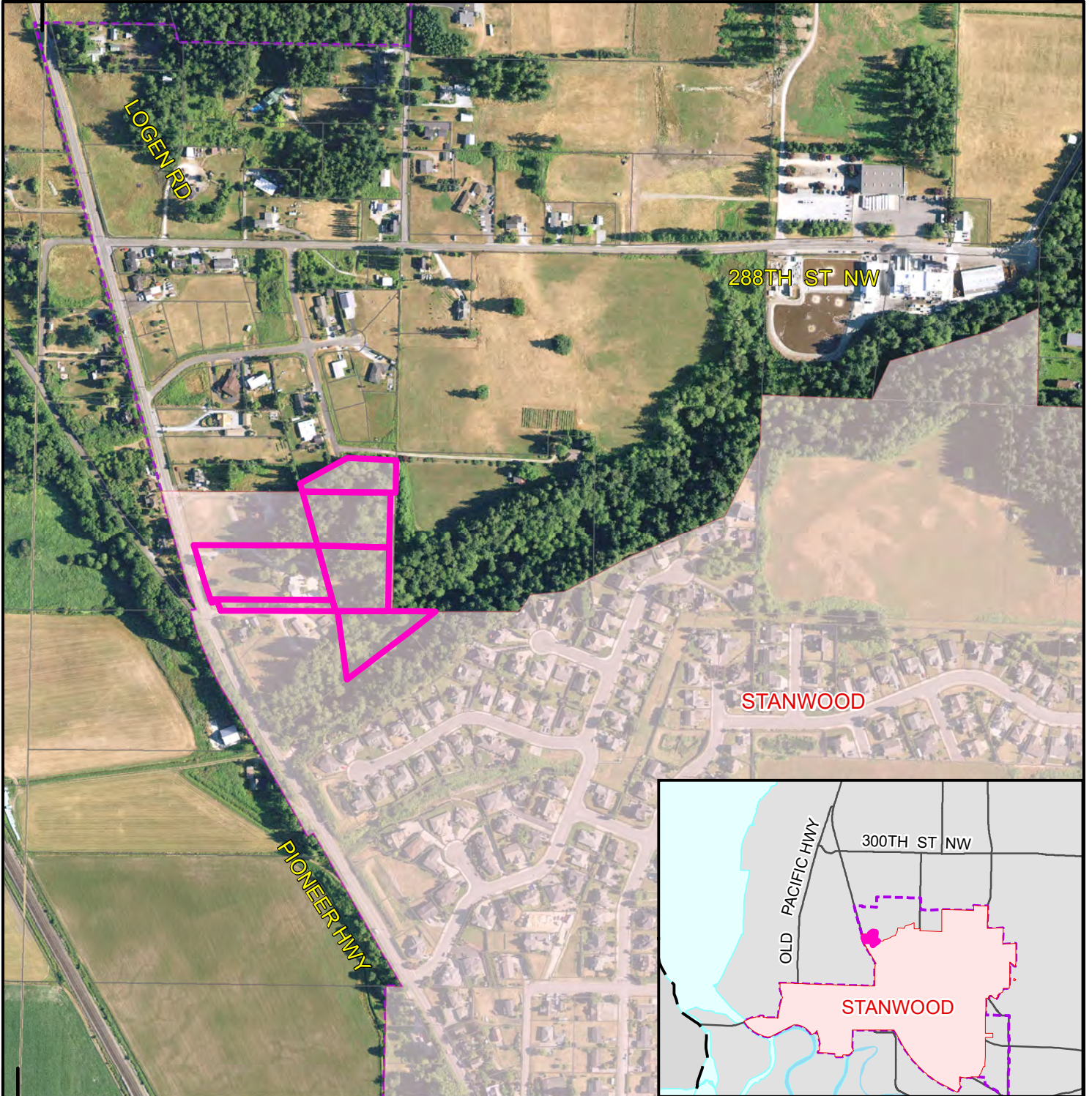
Snohomish County



R. 3 E.

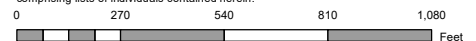
R. 4 E.

T. 32 N.



- Subject Property
- Incorporated City
- Urban Growth Area Boundary

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**CURRENT USE ASSESSMENT  
PDS RECOMMENDATION - SUMMER 2023**

**Dave Somers**  
*County Executive*

APPLICANT: Kevin Haines, Theodore & Annette Haines ECAF #: 2022-1364  
TAX PARCEL #: 28051100100400, 28051100200100 ASSESSOR #: 3246  
28051100203200  
PROPERTY ADDRESS: 6831 FOSTER SLOUGH RD, SNOHOMISH, WA 98290  
MAILING ADDRESS: 6831 FOSTER SLOUGH RD, SNOHOMISH, WA 98290  
CLASSIFICATION REQUESTED: **OPEN SPACE GENERAL – FARM & AGRICULTURE  
CONSERVATION**

The property owned by William and Susan Fletcher are currently in the Open Space - Farm & Agriculture classification. The property is located approximately .6 miles west of the City of Snohomish. The property is zoned Rural-5 Acre (R-5) and has a comprehensive plan designation of Rural Residential – 5 (RR-5).

The landowner has requested that 17.65 acres be reclassified as Open Space General – Farm & Agriculture Conservation. The landowner states that the property no longer meets the income requirements for the Open Space – Farm & Agriculture classification.

FINDINGS: In addition to satisfying the criteria and standards of RCW 84.34, the properties must also meet at least one of the 20 criteria in Snohomish County Code (SCC) 4.28.040 in order to qualify as Open Space General under the Open Space Taxation Program.

The following designation criteria in SCC 4.28.040 merit consideration for classifying the property as Open Space General – Farm and Agriculture Conservation:

- Criterion(20)(a), which states, “Land that was previously classified under RCW 84.34.020(2) that no longer meets the criteria of subsection RCW 84.34.020(2), and that is reclassified under RCW 84.34.020(1).”

SEPA REVIEW: Minor land use decisions, which include classifications of land for open space taxation under chapter 84.34 RCW, are exempt from a threshold determination under SEPA.

RECOMMENDATION: PDS recommends that 17.65 acres of tax parcel nos. 28051100100400, 28051100200100, and 28051100203200 be reclassified as Open Space General – Farm and Agriculture Conservation. This recommendation is based on the understanding that the property will remain in an undeveloped, natural state and continue to provide the features for which the classification was granted for the duration of the classification.

Attachments: Aerial map of property

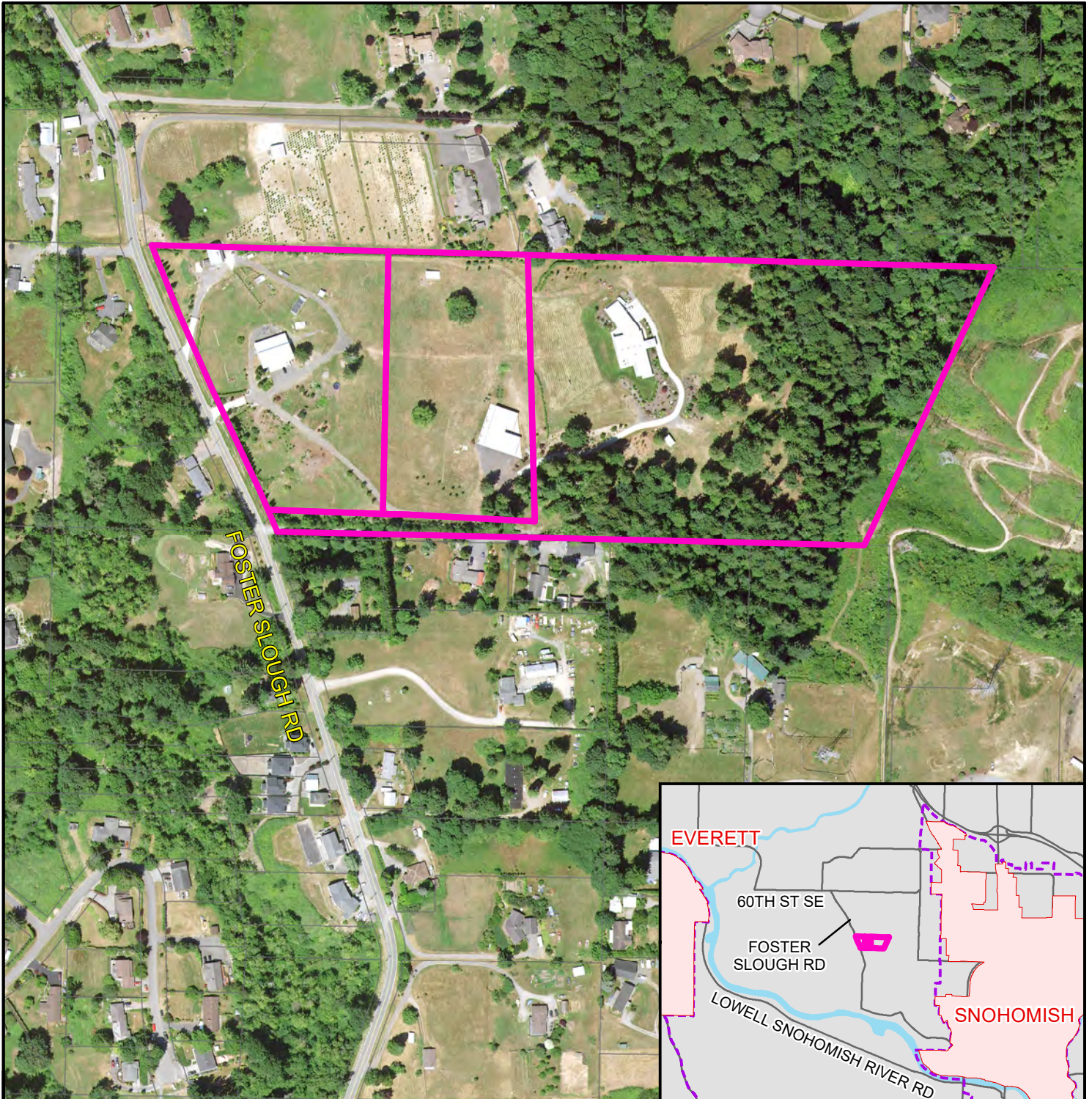


Snohomish County  
 Summer 2023 Open Space Review

# Haines (3246) - Aerial

Parcel: 28051100200100, 28051100100400, 28051100203200

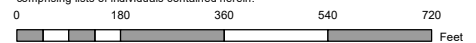
R. 5 E.



T. 28 N.

- Subject Property
- Incorporated City
- Urban Growth Area Boundary

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**CURRENT USE ASSESSMENT  
PDS RECOMMENDATION - SUMMER 2023**

**Dave Somers**  
*County Executive*

APPLICANT: Christopher & Christine Gildow ECAF #: 2022-1351  
TAX PARCEL #: 32040700300200 ASSESSOR #: 3247  
PROPERTY ADDRESS: UNASSIGNED  
MAILING ADDRESS: 19040 22ND AVE NW, SHORELINE, WA 98177  
CLASSIFICATION REQUESTED: **OPEN SPACE GENERAL – FARM & AGRICULTURE  
CONSERVATION**

The property owned by Christopher & Christine Gildow is currently in the Open Space - Farm & Agriculture classification. The property is located approximately one mile north of the City of Stanwood. The property is zoned Rural-5 Acre (R-5) and has a comprehensive plan designation of Local Commercial Farmland (LCF).

The landowner has requested that 20.00 acres be reclassified as Open Space General – Farm & Agriculture Conservation. The landowner states that the property no longer meets the income requirements for the Open Space – Farm & Agriculture classification.

FINDINGS: In addition to satisfying the criteria and standards of RCW 84.34, the properties must also meet at least one of the 20 criteria in Snohomish County Code (SCC) 4.28.040 in order to qualify as Open Space General under the Open Space Taxation Program.

The following designation criteria in SCC 4.28.040 merit consideration for classifying the property as Open Space General – Farm and Agriculture Conservation:

- Criterion(20)(a), which states, “Land that was previously classified under RCW 84.34.020(2) that no longer meets the criteria of subsection RCW 84.34.020(2), and that is reclassified under RCW 84.34.020(1).”

SEPA REVIEW: Minor land use decisions, which include classifications of land for open space taxation under chapter 84.34 RCW, are exempt from a threshold determination under SEPA.

RECOMMENDATION: PDS recommends that 20.00 acres of tax parcel no. 32040700300200 be reclassified as Open Space General – Farm and Agriculture Conservation. This recommendation is based on the understanding that the property will remain in an undeveloped, natural state and continue to provide the features for which the classification was granted for the duration of the classification.

Attachments: Aerial map of property

Snohomish County  
 Summer 2023 Open Space Review

**Gildow (3247) - Aerial**

Parcel: 32040700300200



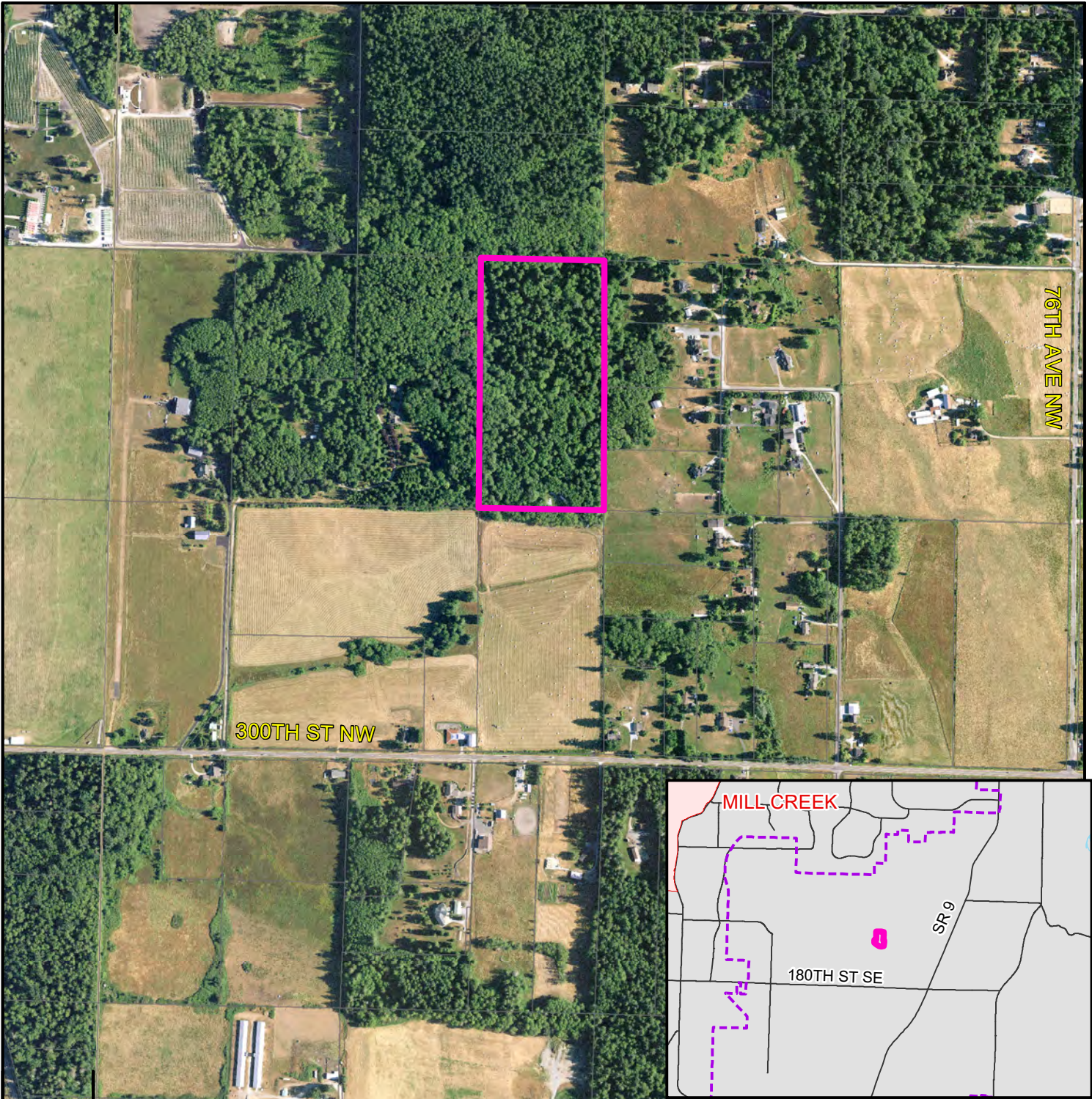
R. 3 E.

R. 4 E.



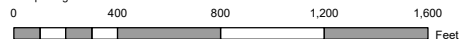
Snohomish County

T. 32 N.



- Subject Property
- Incorporated City
- Urban Growth Area Boundary

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**CURRENT USE ASSESSMENT  
PDS RECOMMENDATION - SUMMER 2023**

**Dave Somers**  
*County Executive*

APPLICANT:	Lorraine R. Glover	ECAF #: 2022-1352
TAX PARCEL #:	00608100400103, 28051100301700 28051100304000	ASSESSOR #: 3248
PROPERTY ADDRESS:	UNASSIGNED	
MAILING ADDRESS:	7029 RIVERVIEW RD, SNOHOMISH, WA 98290	
CLASSIFICATION REQUESTED:	<b>OPEN SPACE GENERAL – FARM &amp; AGRICULTURE CONSERVATION</b>	

The properties owned by Lorraine Glover are currently in the Open Space - Farm & Agriculture classification. The property is located approximately one mile west of the City of Snohomish. The property is zoned Rural-5 Acre (R-5) and has a comprehensive plan designation of Rural Residential (RR).

The landowner has requested that 14.62 acres be reclassified as Open Space General – Farm & Agriculture Conservation. The landowner states that the property no longer meets the income requirements for the Open Space – Farm & Agriculture classification.

FINDINGS: In addition to satisfying the criteria and standards of RCW 84.34, the properties must also meet at least one of the 20 criteria in Snohomish County Code (SCC) 4.28.040 in order to qualify as Open Space General under the Open Space Taxation Program.

The following designation criteria in SCC 4.28.040 merit consideration for classifying the property as Open Space General – Farm and Agriculture Conservation:

- Criterion(20)(a), which states, “Land that was previously classified under RCW 84.34.020(2) that no longer meets the criteria of subsection RCW 84.34.020(2), and that is reclassified under RCW 84.34.020(1).”

SEPA REVIEW: Minor land use decisions, which include classifications of land for open space taxation under chapter 84.34 RCW, are exempt from a threshold determination under SEPA.

RECOMMENDATION: PDS recommends that 14.62 acres of tax parcel nos. 00608100400103, 28051100301700, 28051100304000 be reclassified as Open Space General – Farm and Agriculture Conservation. This recommendation is based on the understanding that the property will remain in an undeveloped, natural state and continue to provide the features for which the classification was granted for the duration of the classification.

Attachments: Aerial map of property

Snohomish County  
 Summer 2023 Open Space Review

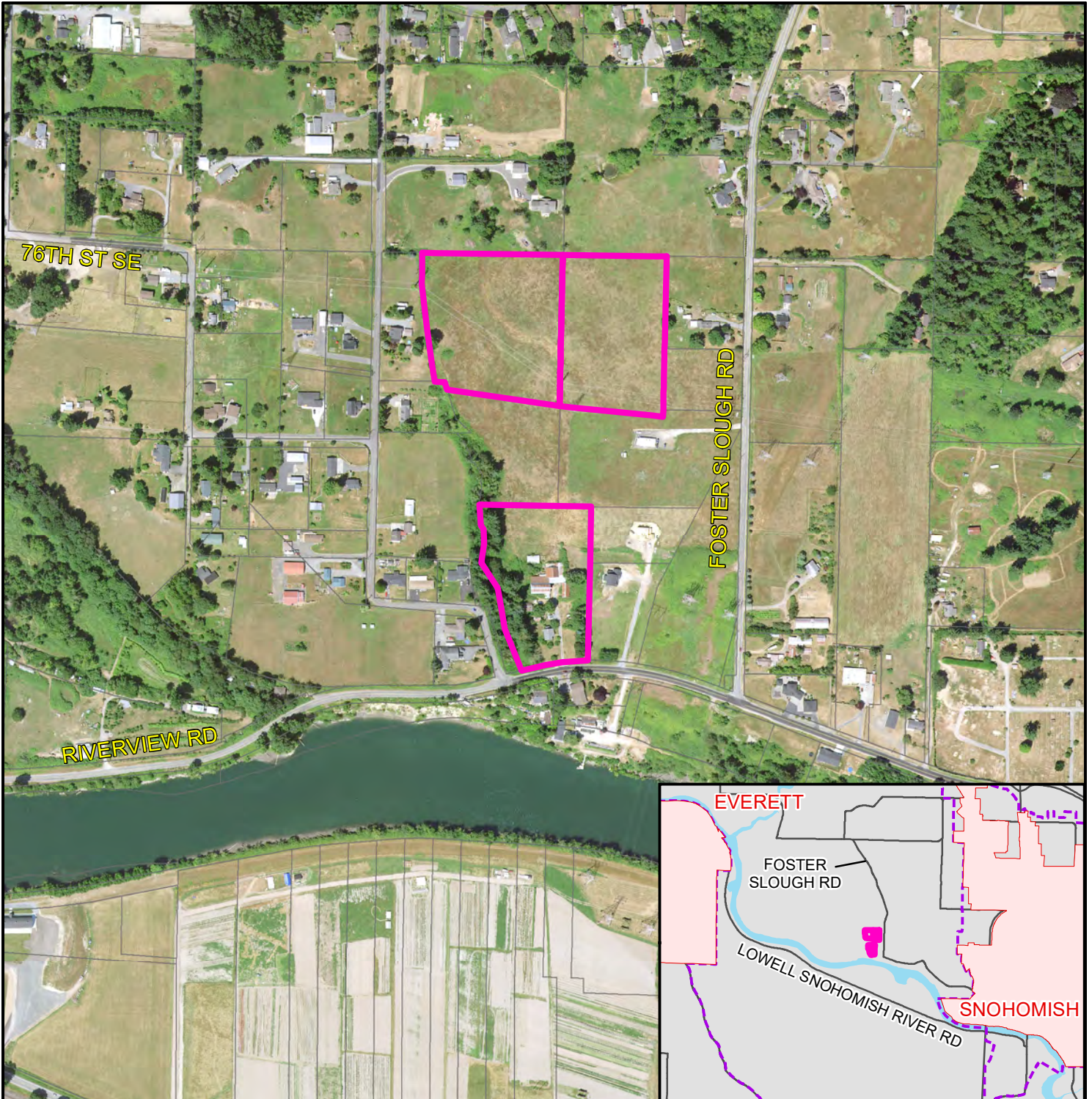
# Glover (3248) - Aerial

Parcel: 00608100400103, 28051100301700, 28051100304000

R. 5 E.



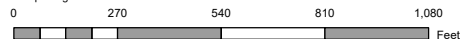
Snohomish County



T. 28 N.

- Subject Property
- Incorporated City
- Urban Growth Area Boundary

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**CURRENT USE ASSESSMENT  
PDS RECOMMENDATION - SUMMER 2023**

**Dave Somers**  
*County Executive*

APPLICANT:	Myron Friesen & Jennifer Swaim	ECAF #: 2022-1353
TAX PARCEL #:	27061700303000	ASSESSOR #: 3249
PROPERTY ADDRESS:	11802 188TH ST SE, SNOHOMISH, WA 98296	
MAILING ADDRESS:	11802 188TH ST SE, SNOHOMISH, WA 98296	
CLASSIFICATION REQUESTED:	<b>OPEN SPACE GENERAL – FARM &amp; AGRICULTURE CONSERVATION</b>	

The property owned by William and Susan Fletcher is currently in the Open Space - Farm & Agriculture classification. The property is located approximately three miles southwest of the City of Monroe. The property is zoned Rural-5 Acre (R-5) and has a comprehensive plan designation of Rural Residential (RR).

The landowner has requested that 5.75 acres be reclassified as Open Space General – Farm & Agriculture Conservation. The landowner states that the property no longer meets the income requirements for the Open Space – Farm & Agriculture classification.

FINDINGS: In addition to satisfying the criteria and standards of RCW 84.34, the properties must also meet at least one of the 20 criteria in Snohomish County Code (SCC) 4.28.040 in order to qualify as Open Space General under the Open Space Taxation Program.

The following designation criteria in SCC 4.28.040 merit consideration for classifying the property as Open Space General – Farm and Agriculture Conservation:

- Criterion(20)(a), which states, “Land that was previously classified under RCW 84.34.020(2) that no longer meets the criteria of subsection RCW 84.34.020(2), and that is reclassified under RCW 84.34.020(1).”

SEPA REVIEW: Minor land use decisions, which include classifications of land for open space taxation under chapter 84.34 RCW, are exempt from a threshold determination under SEPA.

RECOMMENDATION: PDS recommends that 5.75 acres of tax parcel no. 27061700303000 be reclassified as Open Space General – Farm and Agriculture Conservation. This recommendation is based on the understanding that the property will remain in an undeveloped, natural state and continue to provide the features for which the classification was granted for the duration of the classification.

Attachments: Aerial map of property

Snohomish County  
Summer 2023 Open Space Review

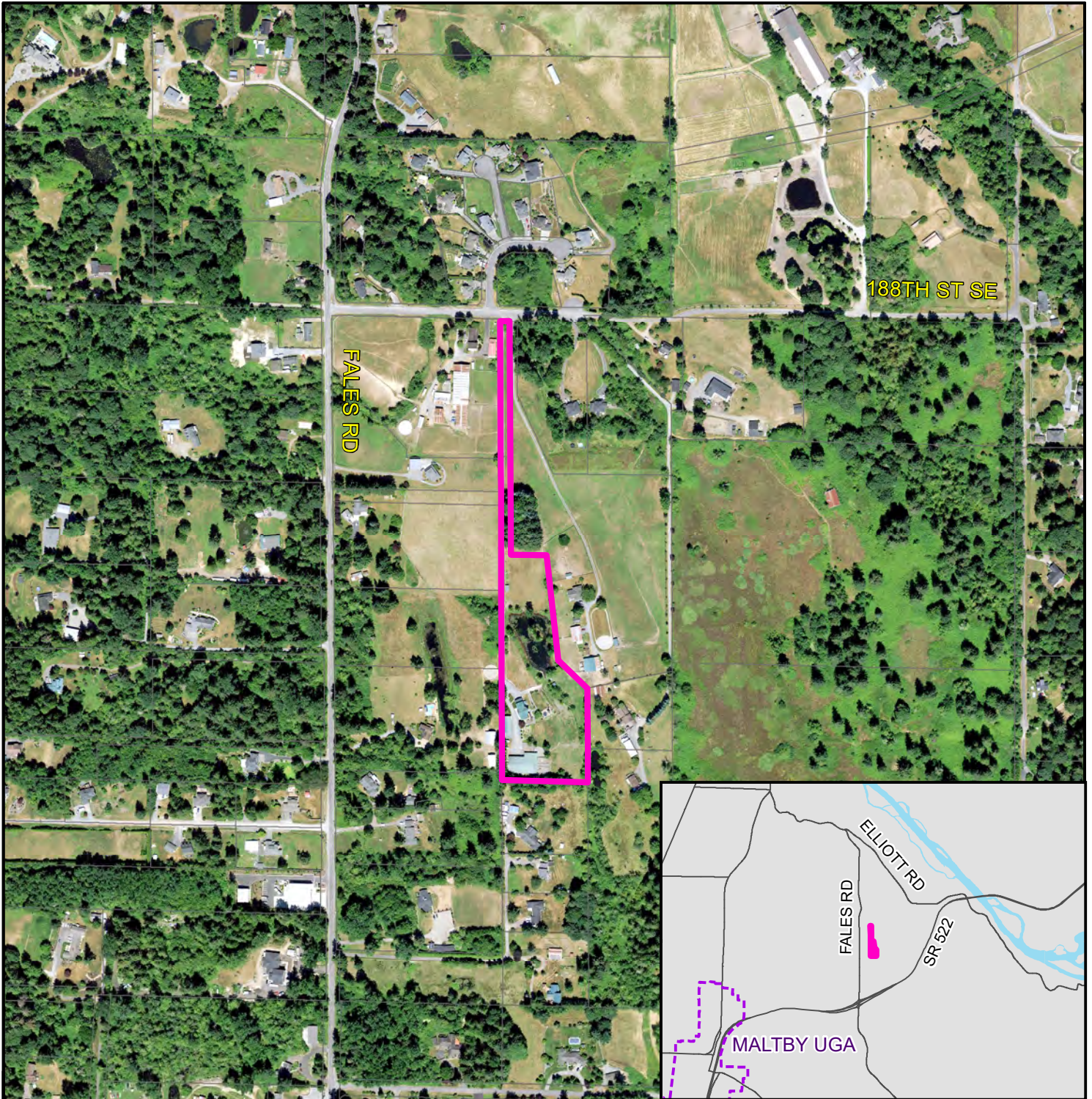
# Friesen & Swaim (3249) - Aerial

Parcel: 27061700303000



R. 6 E.



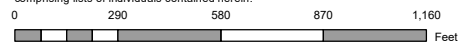
Snohomish County



T. 27 N.

-  Subject Property
-  Urban Growth Area Boundary

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**CURRENT USE ASSESSMENT  
PDS RECOMMENDATION - SUMMER 2023**

**Dave Somers**  
*County Executive*

APPLICANT:	Rhonda L. Moen	ECAF #: 22-1363
TAX PARCEL #:	29062600300800	ASSESSOR #: 3250
PROPERTY ADDRESS:	3132 165 <sup>TH</sup> AVE SE, SNOHOMISH, WA 98290	
MAILING ADDRESS:	10520 90 <sup>TH</sup> ST NE, LAKE STEVENS, WA 98258	
CLASSIFICATION REQUESTED:	<b>OPEN SPACE GENERAL</b>	

The Moen property is currently not enrolled in the Open Space program. The property is located 2.6 miles east of the City of Lake Stevens. The property is zoned Rural 5-Acre (R-5) with the comprehensive plan designation of Rural Residential – 5 (RR-5) and is approximately 10 acres in size.

The landowner has requested that 10 acres of the property be classified as Open Space General due to the stream that is identified on the property.

**FINDINGS:** In addition to satisfying the criteria and standards of RCW 84.34, the property must also meet at least one of the 20 criteria in Snohomish County Code (SCC) 4.28.040 in order to qualify as Open Space General under the Open Space Taxation Program.

The following designation criterion in SCC 4.28.040 merits consideration for classifying the property as Open Space General:

- Criterion(3), which states, “Areas which have plant or animal species which are considered rare, sensitive, threatened or endangered by an authority recognized by the county.”
- Criterion(5), which states, “Areas which are in an undeveloped, natural state and are not under the jurisdiction of the state Shoreline Management Act and are situated within stream corridors, i.e., streams and/or their associated stream buffers on either side of the stream. Buffer width may be increased from the standards for streams listed in SCC 30.62A.320 Table 2a due to topographic, vegetative or wildlife habitat features which would logically suggest a wider buffer.”

As illustrated in the attached critical area map, this property is bisected by a salmon bearing stream that requires a 150-foot buffer which supports criteria (3) and criteria (5). There is a second salmon bearing stream immediately west of the property whose 150-foot buffer partially overlaps the property. Due to the presence of both salmon bearing streams we recommend expanding the buffer to cover the entire undeveloped property.

**SEPA REVIEW:** Minor land use decisions, which include classifications of land for open space taxation under chapter 84.34 RCW, are exempt from a threshold determination under SEPA.



RECOMMENDATION: PDS recommends that 10 acres of tax parcel no. 29062600300800 be classified as Open Space General. This recommendation is based on the understanding that the 10 acres will remain in an undeveloped, natural state and continue to provide the features for which the classification was granted for the duration of the classification.

Attachments: Aerial Map  
Critical Areas Map

Snohomish County  
 Summer 2023 Open Space Review

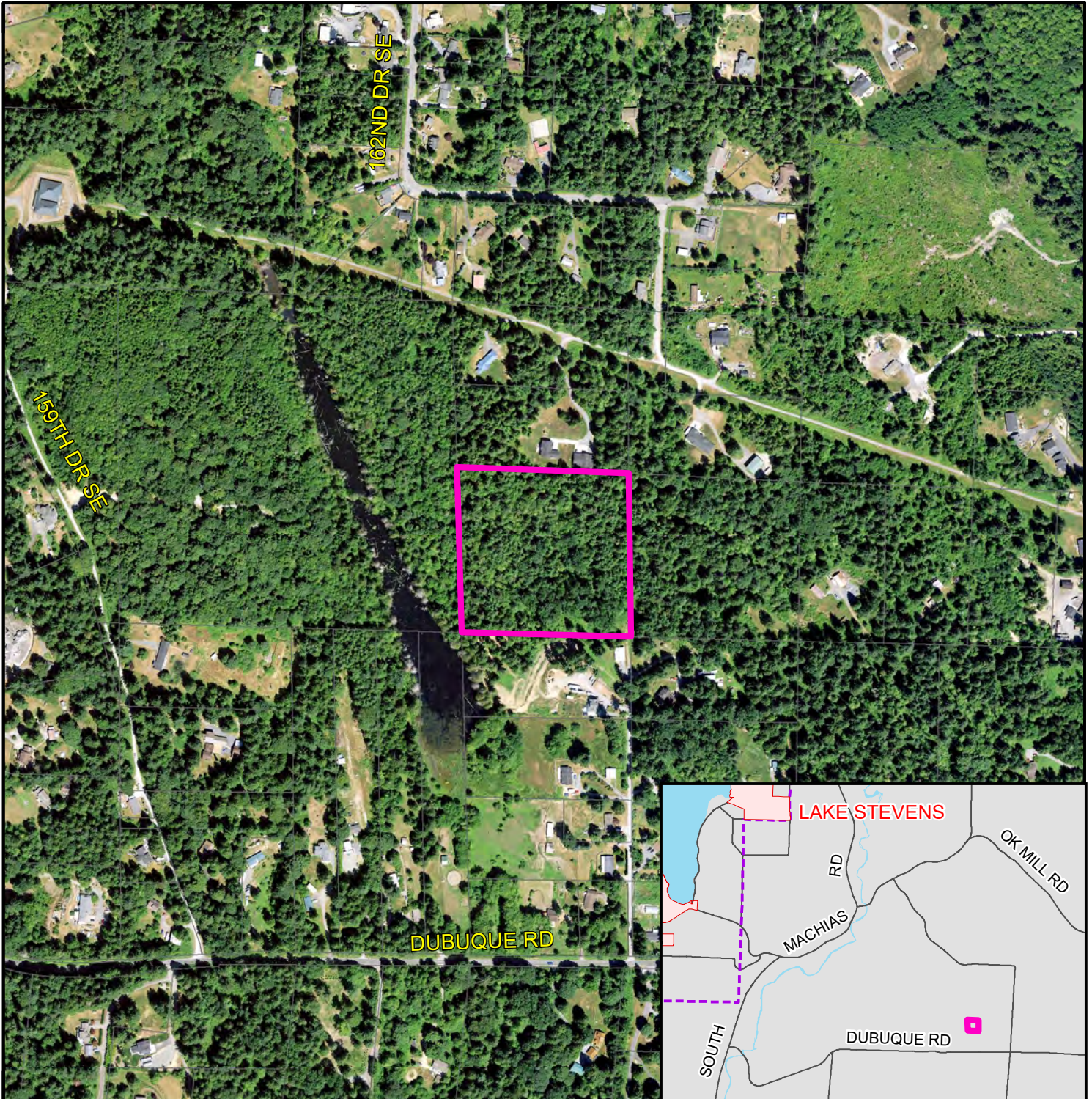
**Moen (3250) - Aerial**

Parcel: 29062600300800

**R. 6 E.**

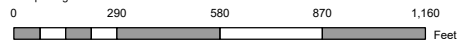


Snohomish County



- Subject Property
- Incorporated City
- Urban Growth Area Boundary

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Snohomish County  
 Summer 2023 Open Space Review

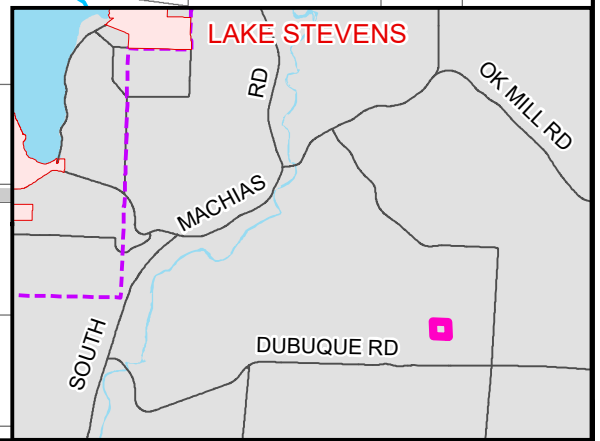
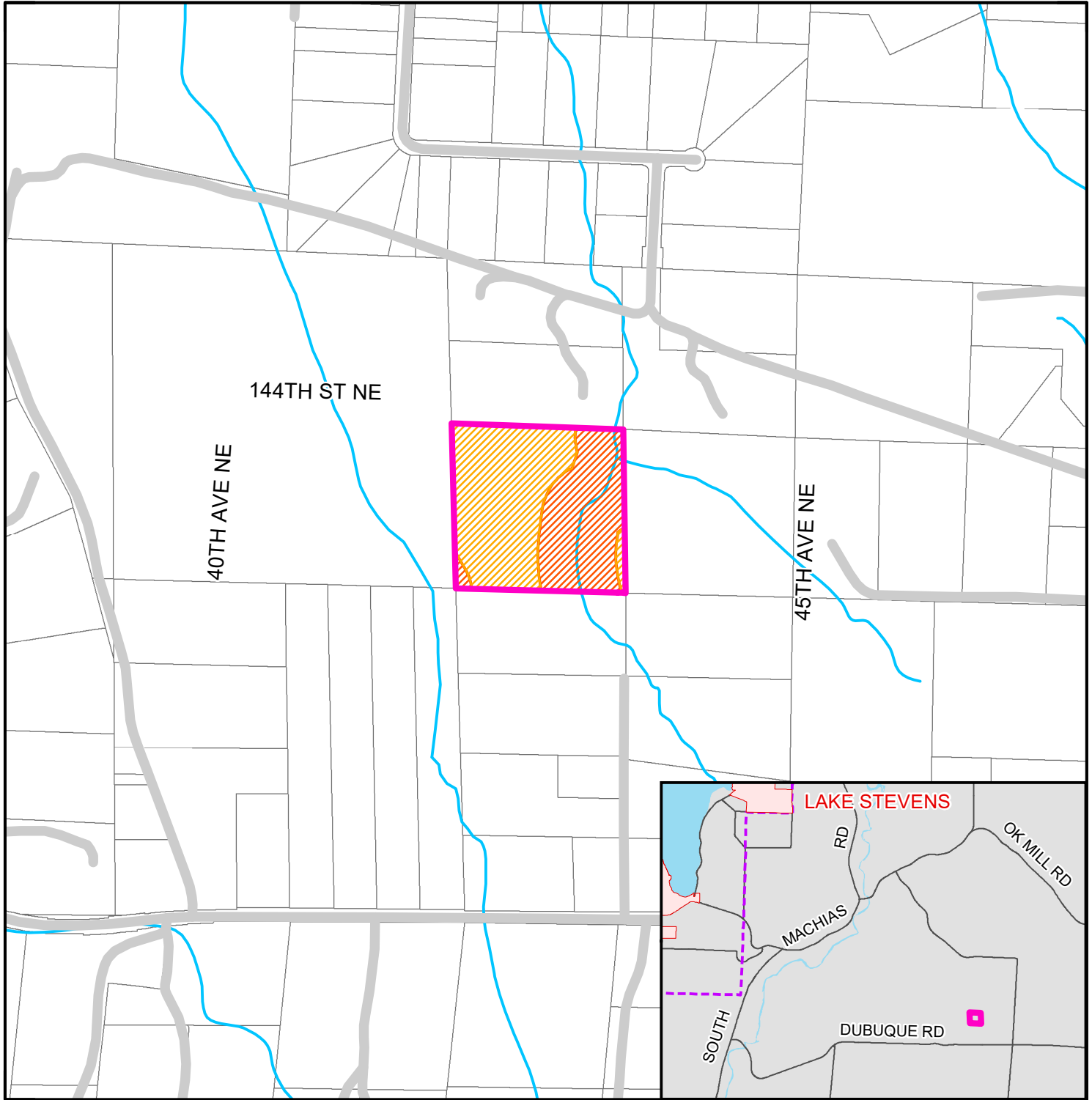
# Moen (3250) - Critical Areas






Parcel: 31053300303000

R. 6 E.

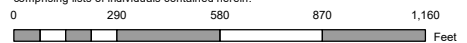


Snohomish County



-  Subject Property
-  Stream Buffer
-  Enhanced Buffer
-  Incorporated City
-  Urban Growth Area Boundary

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**CURRENT USE ASSESSMENT  
PDS RECOMMENDATION - SUMMER 2023**

**Dave Somers**  
*County Executive*

APPLICANT:	Craig & Lori Garretson	ECAF #: 22-1361
TAX PARCEL #:	32080200302000	ASSESSOR #: 3251
PROPERTY ADDRESS:	32302 363 <sup>RD</sup> AVE NE, ARLINGTON, WA 98223	
MAILING ADDRESS:	1344 S DAWSON ST, SEATTLE, WA 98108	
CLASSIFICATION REQUESTED:	<b>OPEN SPACE GENERAL</b>	

The Garretson property is currently not enrolled in the Open Space program. The property is located almost 6.00 miles west of the City of Darrington. The property is zoned Rural Diversification (RD) with the comprehensive plan designation of Rural Residential – 10 Resource Transition (1 DU /10 Acres) and is approximately 5.54 acres in size.

The landowner has requested that 5.54 acres of the property be classified as Open Space General due to the wetlands that have been identified on the property.

FINDINGS: In addition to satisfying the criteria and standards of RCW 84.34, the property must also meet at least one of the 20 criteria in Snohomish County Code (SCC) 4.28.040 in order to qualify as Open Space General under the Open Space Taxation Program.

The following designation criterion in SCC 4.28.040 merits consideration for classifying the property as Open Space General:

- Criterion(3), which states, “Areas which have plant or animal species which are considered rare, sensitive, threatened or endangered by an authority recognized by the county.”
- Criterion(5), which states, “Areas which are in an undeveloped, natural state and are not under the jurisdiction of the state Shoreline Management Act and are situated within stream corridors, i.e., streams and/or their associated stream buffers on either side of the stream. Buffer width may be increased from the standards for streams listed in SCC 30.62A.320 Table 2a due to topographic, vegetative or wildlife habitat features which would logically suggest a wider buffer.”

As illustrated in the attached critical area map, this property is bisected by a salmon bearing stream that require a 150-foot buffer. The buffer is extended north of the stream to include the entire the property except for the home site. The total area is 4.54 acres with one acre reserved for the home site.

SEPA REVIEW: Minor land use decisions, which include classifications of land for open space taxation under chapter 84.34 RCW, are exempt from a threshold determination under SEPA.

RECOMMENDATION: PDS recommends that 4.54 acres of tax parcel no. 32080200302000 be classified as Open Space General. This recommendation is based on the understanding that the

4.54 acres will remain in an undeveloped, natural state and continue to provide the features for which the classification was granted for the duration of the classification.

Attachments: Aerial Map  
Critical Areas Map

Snohomish County  
Summer 2023 Open Space Review  
**Garretson (3251) - Aerial**

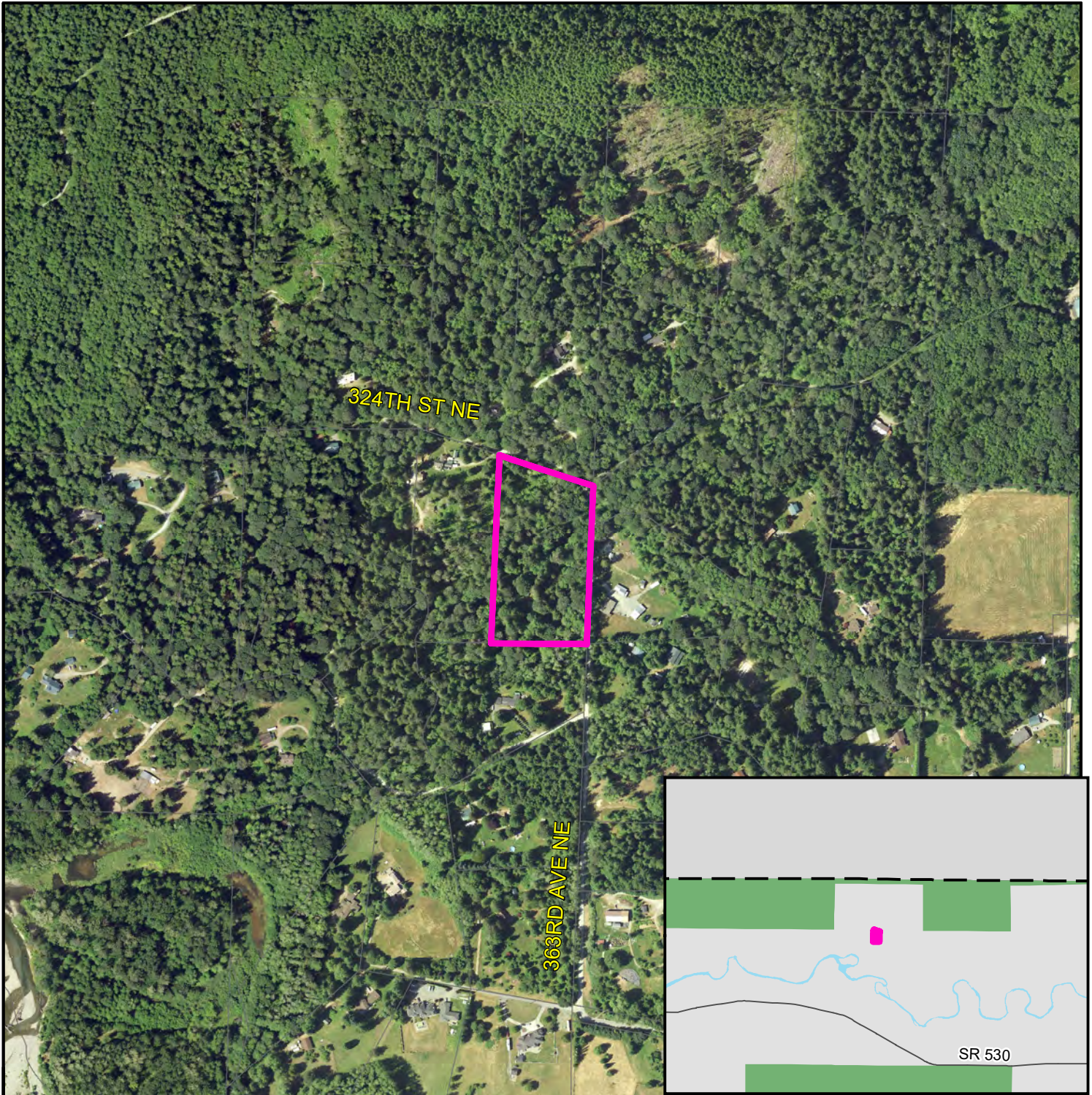
Parcel: 32080200302000, 32080200302001



Snohomish County

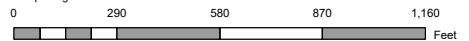
R. 8 E.

T. 32 N.



 Subject Property

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Snohomish County  
Summer 2023 Open Space Review

# Garretson (3251) - Critical Areas

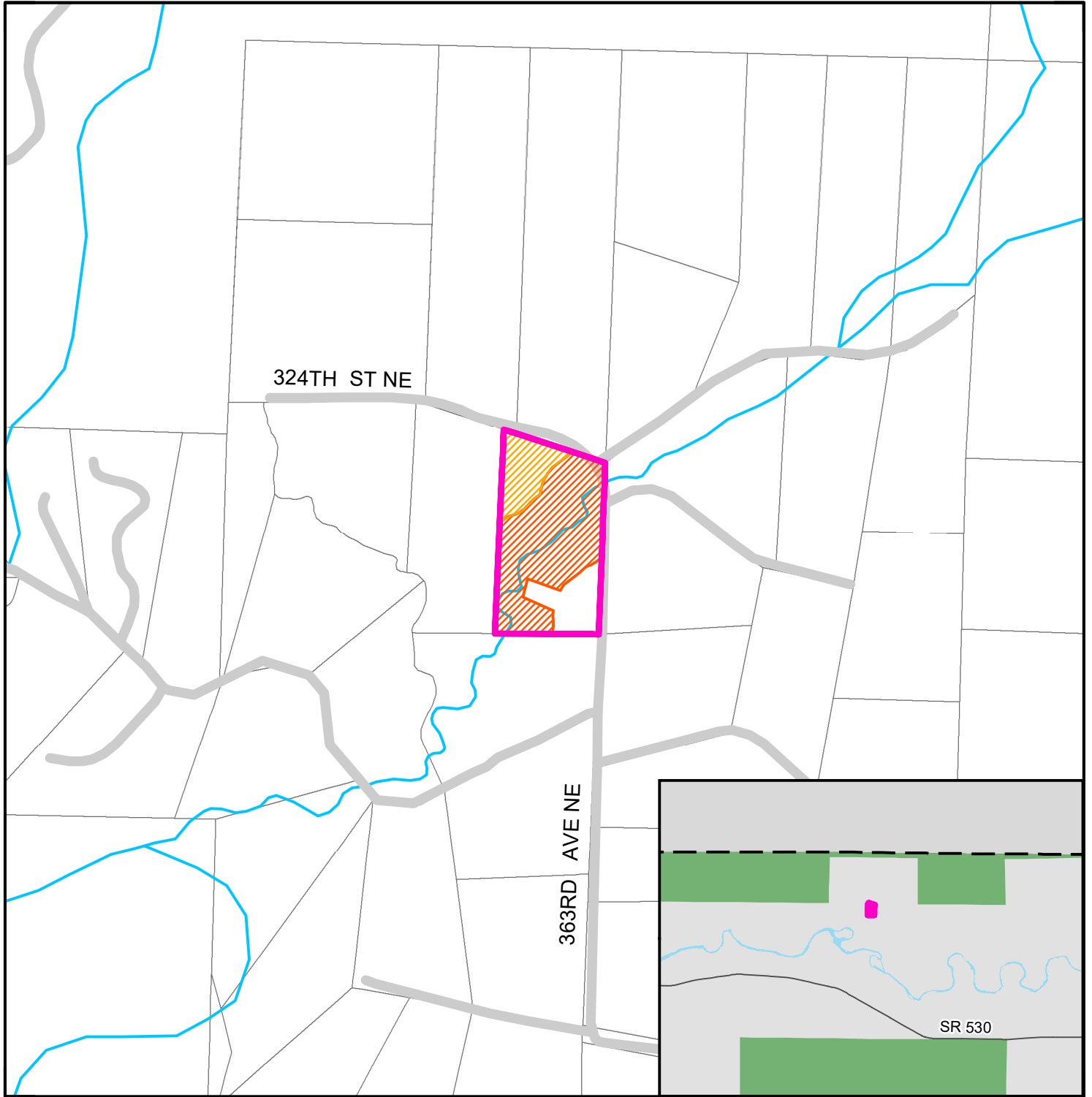
Parcel: 32080200302000, 32080200302001



Snohomish County

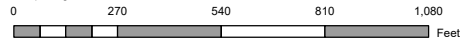
R. 8 E.

T. 32 N.



- Subject Property
- Stream Buffer
- Enhanced Buffer

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**CURRENT USE ASSESSMENT  
PDS RECOMMENDATION - SUMMER 2023**

**Dave Somers**  
*County Executive*

APPLICANT: William & Susan Fletcher ECAF #: 2022-1321  
TAX PARCEL #: 32042100300900 ASSESSOR #: 3252  
PROPERTY ADDRESS: 27002 56TH AVE NW, STANWOOD, WA 98292  
MAILING ADDRESS: 27002 56TH AVE NW, STANWOOD, WA 98292  
CLASSIFICATION REQUESTED: **OPEN SPACE GENERAL – FARM & AGRICULTURE  
CONSERVATION**

The property owned by William and Susan Fletcher are currently in the Open Space - Farm & Agriculture classification. The property is located approximately .6 miles east of the City of Stanwood. The property is zoned Rural-5 Acre (R-5) and has a comprehensive plan designation of Rural Residential – 5 (RR-5).

The landowner has requested that 17.88 acres be reclassified as Open Space General – Farm & Agriculture Conservation. The landowner states that the property no longer meets the income requirements for the Open Space – Farm & Agriculture classification.

FINDINGS: In addition to satisfying the criteria and standards of RCW 84.34, the properties must also meet at least one of the 20 criteria in Snohomish County Code (SCC) 4.28.040 in order to qualify as Open Space General under the Open Space Taxation Program.

The following designation criteria in SCC 4.28.040 merit consideration for classifying the property as Open Space General – Farm and Agriculture Conservation:

- Criterion(20)(a), which states, “Land that was previously classified under RCW 84.34.020(2) that no longer meets the criteria of subsection RCW 84.34.020(2), and that is reclassified under RCW 84.34.020(1).”

SEPA REVIEW: Minor land use decisions, which include classifications of land for open space taxation under chapter 84.34 RCW, are exempt from a threshold determination under SEPA.

RECOMMENDATION: PDS recommends that 17.88 acres of tax parcel no. 32042100300900 be reclassified as Open Space General – Farm and Agriculture Conservation. This recommendation is based on the understanding that the property will remain in an undeveloped, natural state and continue to provide the features for which the classification was granted for the duration of the classification.

Attachments: Aerial map of property



Snohomish County  
 Summer 2023 Open Space Review

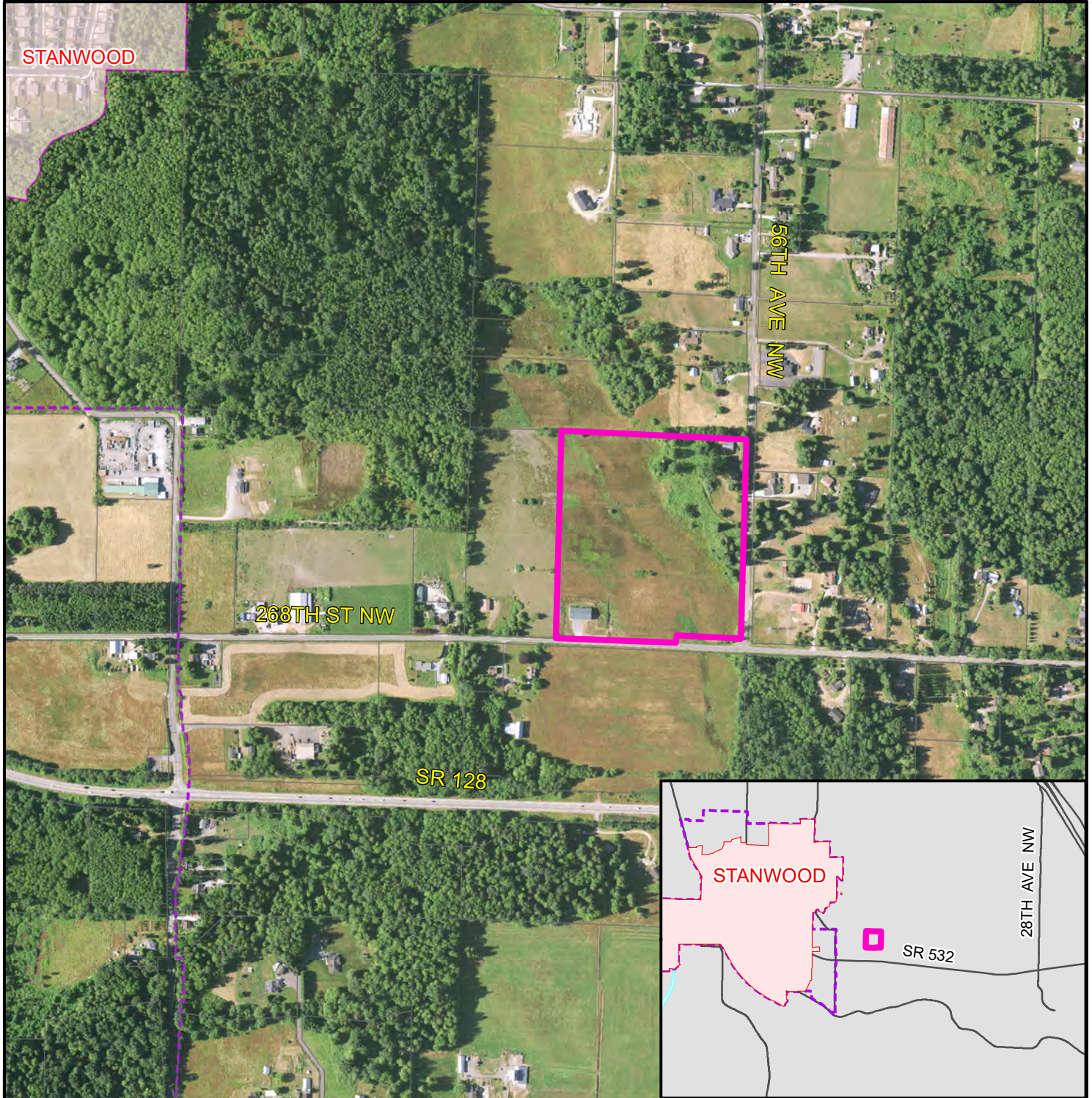
# Fletcher (3252) - Aerial

Parcel: 32042100300900

R. 4 E.

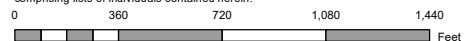


Snohomish County



- Subject Property
- Incorporated City
- Urban Growth Area Boundary

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**CURRENT USE ASSESSMENT  
PDS RECOMMENDATION - SUMMER 2023**

**Dave Somers**  
*County Executive*

APPLICANT: Marjana Botting ECAF #: 2022-1317  
TAX PARCEL #: 28083400302100 ASSESSOR #: 3253  
PROPERTY ADDRESS: UNASSIGNED  
MAILING ADDRESS: 13617 339TH AVE SE, SULTAN, WA 98294  
CLASSIFICATION REQUESTED: **OPEN SPACE GENERAL – FARM & AGRICULTURE  
CONSERVATION**

The property owned by Marjana Botting is currently in the Open Space - Farm & Agriculture classification. The property is located within the City of Sultan. The property is zoned Manufacturing (M) and has a comprehensive plan designation of Economic Development (ED).

The landowner has requested that 11.09 acres be reclassified as Open Space General – Farm & Agriculture Conservation. The landowner states that the property no longer meets the income requirements for the Open Space – Farm & Agriculture classification.

FINDINGS: In addition to satisfying the criteria and standards of RCW 84.34, the properties must also meet at least one of the 20 criteria in Snohomish County Code (SCC) 4.28.040 in order to qualify as Open Space General under the Open Space Taxation Program.

The following designation criteria in SCC 4.28.040 merit consideration for classifying the property as Open Space General – Farm and Agriculture Conservation:

- Criterion(20)(a), which states, “Land that was previously classified under RCW 84.34.020(2) that no longer meets the criteria of subsection RCW 84.34.020(2), and that is reclassified under RCW 84.34.020(1).”

SEPA REVIEW: Minor land use decisions, which include classifications of land for open space taxation under chapter 84.34 RCW, are exempt from a threshold determination under SEPA.

RECOMMENDATION: PDS recommends that 11.09 acres of tax parcel no. 28083400302100 be reclassified as Open Space General – Farm and Agriculture Conservation. This recommendation is based on the understanding that the property will remain in an undeveloped, natural state and continue to provide the features for which the classification was granted for the duration of the classification.

Attachments: Aerial map of property

Snohomish County  
 Summer 2023 Open Space Review

# Botting (3253) - Aerial

Parcel: 27051100202000

R. 8 E.

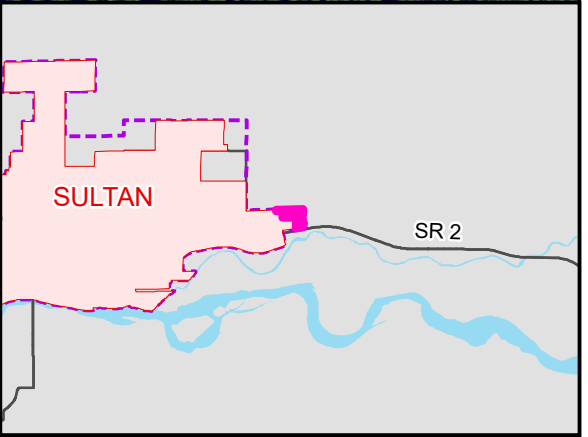
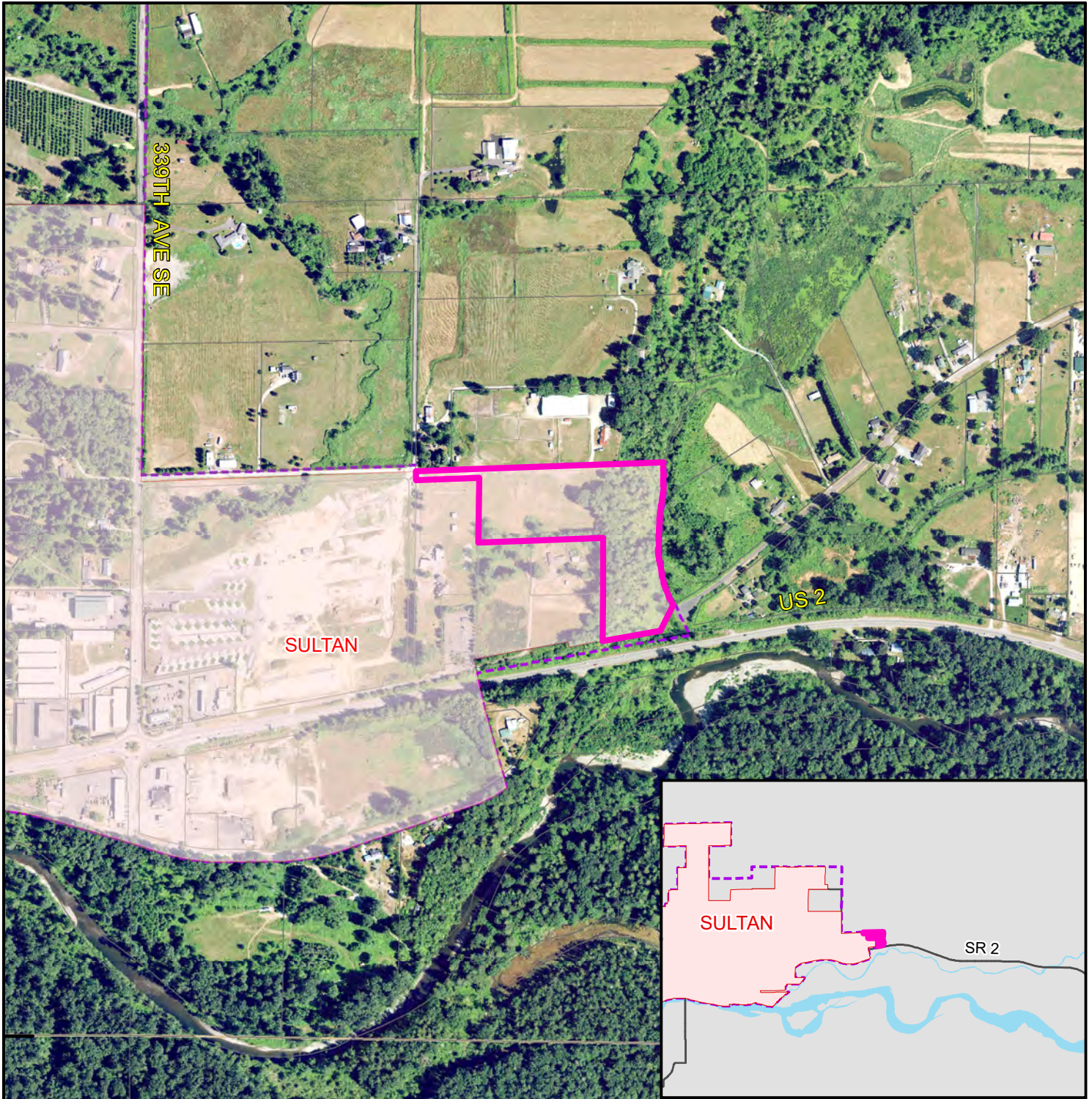


Snohomish County



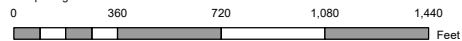
T. 28 N.

T. 27 N.



- Subject Property
- Incorporated City
- Urban Growth Area Boundary

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**CURRENT USE ASSESSMENT  
PDS RECOMMENDATION - SUMMER 2023**

**Dave Somers**  
*County Executive*

APPLICANT: Patrick Mawet ECAF #: 2022-1362  
TAX PARCEL #: 28060600302300 ASSESSOR #: 3254  
PROPERTY ADDRESS: 1230 22ND ST, SNOHOMISH, WA 98290  
MAILING ADDRESS: 1230 22ND ST, SNOHOMISH, WA 98290  
CLASSIFICATION REQUESTED: **OPEN SPACE GENERAL – FARM & AGRICULTURE  
CONSERVATION**

The property owned by Patrick Mawet is currently in the Open Space - Farm & Agriculture classification. The property is located within the City of Snohomish. The property is zoned Single Family Residential and has a comprehensive plan designation of Single Family Residential.

The landowner has requested that 5.13 acres be reclassified as Open Space General – Farm & Agriculture Conservation. The landowner states that the property no longer meets the income requirements for the Open Space – Farm & Agriculture classification.

FINDINGS: In addition to satisfying the criteria and standards of RCW 84.34, the properties must also meet at least one of the 20 criteria in Snohomish County Code (SCC) 4.28.040 in order to qualify as Open Space General under the Open Space Taxation Program.

The following designation criteria in SCC 4.28.040 merit consideration for classifying the property as Open Space General – Farm and Agriculture Conservation:

- Criterion(20)(a), which states, “Land that was previously classified under RCW 84.34.020(2) that no longer meets the criteria of subsection RCW 84.34.020(2), and that is reclassified under RCW 84.34.020(1).”

SEPA REVIEW: Minor land use decisions, which include classifications of land for open space taxation under chapter 84.34 RCW, are exempt from a threshold determination under SEPA.

RECOMMENDATION: PDS recommends that 5.13 acres of tax parcel no. 28060600302300 be reclassified as Open Space General – Farm and Agriculture Conservation. This recommendation is based on the understanding that the property will remain in an undeveloped, natural state and continue to provide the features for which the classification was granted for the duration of the classification.

Attachments: Aerial map of property

Snohomish County  
 Summer 2023 Open Space Review

**Mawet (3254) - Aerial**

Parcel: 28060600302300

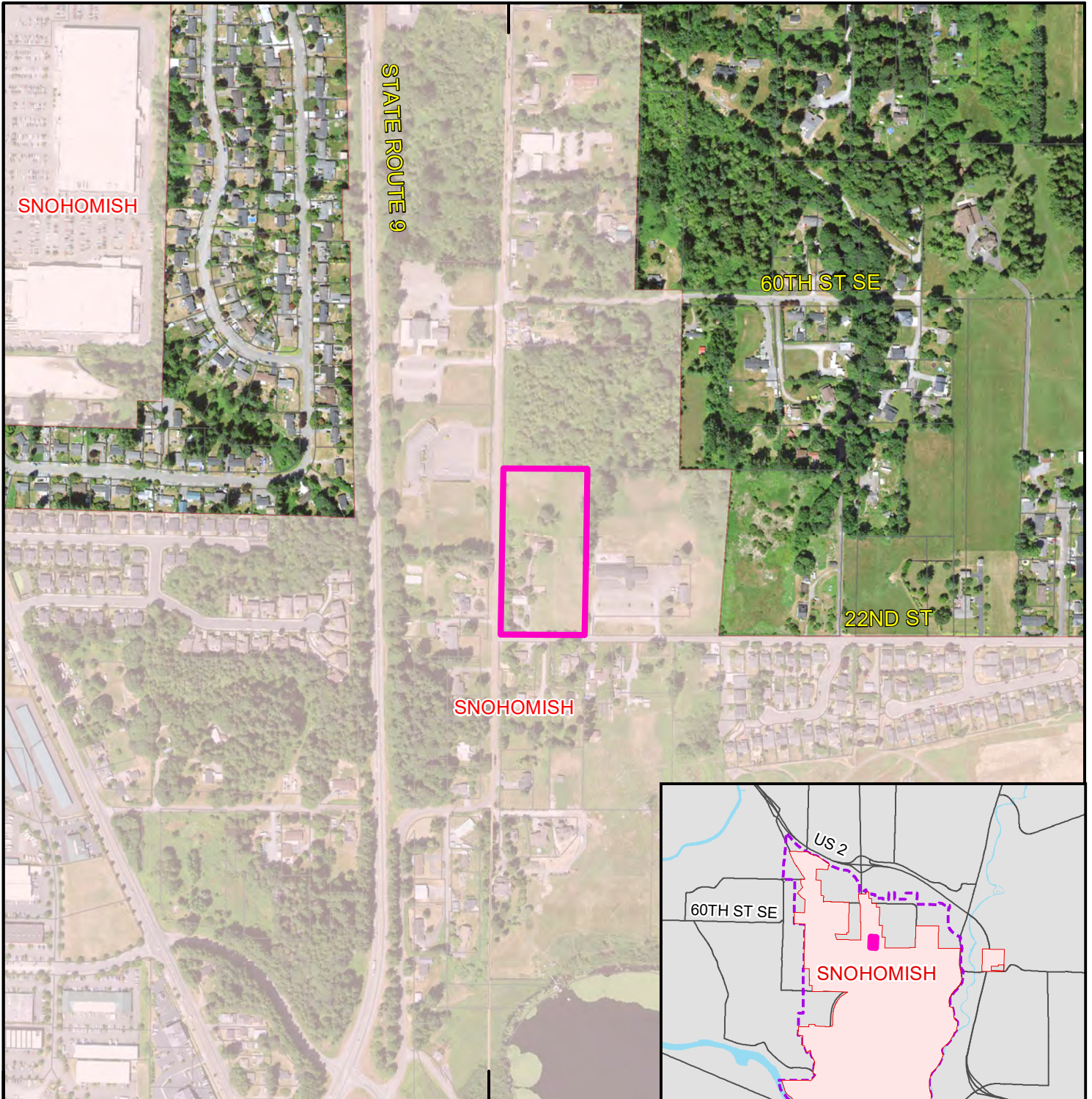


Snohomish County

R. 5 E.

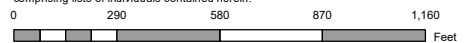
R. 6 E.

T. 28 N.



- Subject Property
- Incorporated City
- Urban Growth Area Boundary

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**CURRENT USE ASSESSMENT  
PDS RECOMMENDATION - SUMMER 2023**

**Dave Somers**  
*County Executive*

APPLICANT:	Keith Ollom	ECAF #: 2022-1359
TAX PARCEL #:	28060500300500	ASSESSOR #: 3255
PROPERTY ADDRESS:	6215 S MACHIAS RD, SNOHOMISH, WA 98290	
MAILING ADDRESS:	6128 OLD MACHIAS RD, SNOHOMISH, WA 98290	
CLASSIFICATION REQUESTED:	<b>OPEN SPACE GENERAL – FARM &amp; AGRICULTURE CONSERVATION</b>	

The property owned by Keith Ollom is currently in the Open Space - Farm & Agriculture classification. The property is located immediately to the northeast of the City of Snohomish. The property is zoned Agriculture – 10 Acre (A-10) and has a comprehensive plan designation of Riverway Commercial Farmland (RCF).

The landowner has requested that 12.33 acres be reclassified as Open Space General – Farm & Agriculture Conservation. The landowner states that the property no longer meets the income requirements for the Open Space – Farm & Agriculture classification.

FINDINGS: In addition to satisfying the criteria and standards of RCW 84.34, the properties must also meet at least one of the 20 criteria in Snohomish County Code (SCC) 4.28.040 in order to qualify as Open Space General under the Open Space Taxation Program.

The following designation criteria in SCC 4.28.040 merit consideration for classifying the property as Open Space General – Farm and Agriculture Conservation:

- Criterion(20)(a), which states, “Land that was previously classified under RCW 84.34.020(2) that no longer meets the criteria of subsection RCW 84.34.020(2), and that is reclassified under RCW 84.34.020(1).”

SEPA REVIEW: Minor land use decisions, which include classifications of land for open space taxation under chapter 84.34 RCW, are exempt from a threshold determination under SEPA.

RECOMMENDATION: PDS recommends that 12.33 acres of tax parcel no. 28060500300500 be reclassified as Open Space General – Farm and Agriculture Conservation. This recommendation is based on the understanding that the property will remain in an undeveloped, natural state and continue to provide the features for which the classification was granted for the duration of the classification.

Attachments: Aerial map of property

Snohomish County  
 Summer 2023 Open Space Review

**Ollom (3255) - Aerial**

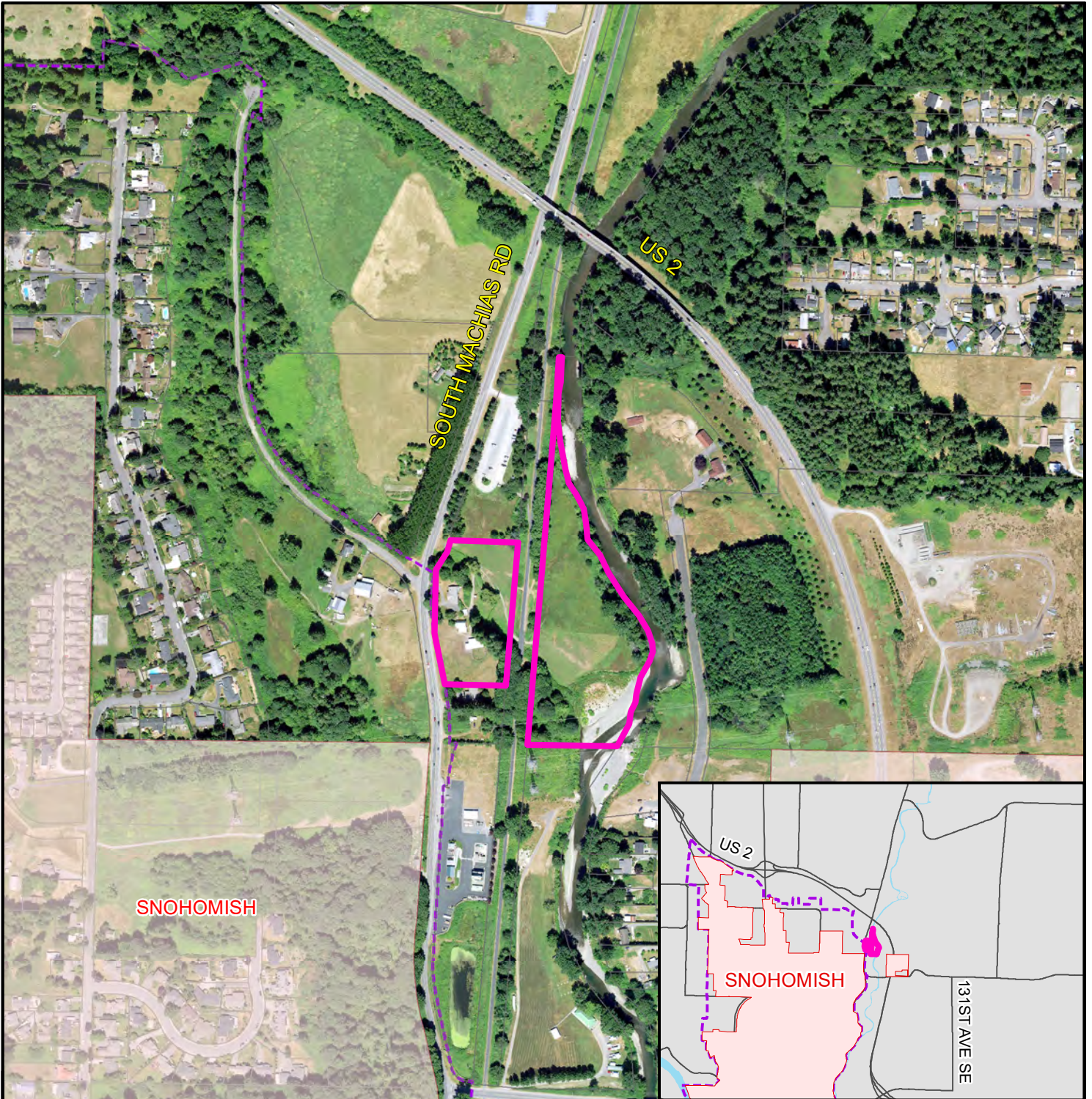
Parcel: 28060500300500

**R. 6 E.**



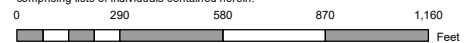
Snohomish County

T. 28 N.



- Subject Property
- Incorporated City
- Urban Growth Area Boundary

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**CURRENT USE ASSESSMENT  
PDS RECOMMENDATION - SUMMER 2023**

**Dave Somers**  
*County Executive*

APPLICANT:	Paul & Lindsay Cocker	ECAF #: 22-1327
TAX PARCEL #:	28060200300600	ASSESSOR #: 3243
PROPERTY ADDRESS:	UNASSIGNED	
MAILING ADDRESS:	16825 THREE LAKES RD, SNOHOMISH, WA 98290	
CLASSIFICATION REQUESTED:	<b>OPEN SPACE GENERAL</b>	

The Heitmann property is currently not enrolled in the Open Space program. The property is located 2.3 miles east of the City of Mill Creek. The property is zoned Rural 5-Acre (R-5) with the comprehensive plan designation of Rural Residential – 5 (RR-5) and is approximately 14.67 acres in size.

The landowner has requested that 14.67 acres of the property be classified as Open Space General due to the presence of salmon bearing streams that have been identified on the property.

**FINDINGS:** In addition to satisfying the criteria and standards of RCW 84.34, the property must also meet at least one of the 20 criteria in Snohomish County Code (SCC) 4.28.040 in order to qualify as Open Space General under the Open Space Taxation Program.

The following designation criterion in SCC 4.28.040 merits consideration for classifying the property as Open Space General:

- Criterion(3), which states, “Areas which have plant or animal species which are considered rare, sensitive, threatened or endangered by an authority recognized by the county.”
- Criterion(5), which states, “Areas which are in an undeveloped, natural state and are not under the jurisdiction of the state Shoreline Management Act and are situated within stream corridors, i.e., streams and/or their associated stream buffers on either side of the stream. Buffer width may be increased from the standards for streams listed in SCC 30.62A.320 Table 2a due to topographic, vegetative or wildlife habitat features which would logically suggest a wider buffer.”

As illustrated in the attached critical area map, this property is crossed by a salmon bearing stream that forks in the middle of the property. There is also a non-fish bearing stream crossing the northeast corner of the property. The stream buffers cover 8.82 acres of the property. The entire property is wooded and there is no established access. We recommend enhancing the buffers to cover the entire property to provide the greatest protection to the salmon bearing streams.

**SEPA REVIEW:** Minor land use decisions, which include classifications of land for open space taxation under chapter 84.34 RCW, are exempt from a threshold determination under SEPA.



RECOMMENDATION: PDS recommends that 14.67 acres of tax parcel no. 28060200300600 be classified as Open Space General. This recommendation is based on the understanding that the 14.67 acres will remain in an undeveloped, natural state and continue to provide the features for which the classification was granted for the duration of the classification.

Attachments: Aerial Map  
Critical Areas Map

Snohomish County  
 Summer 2023 Open Space Review

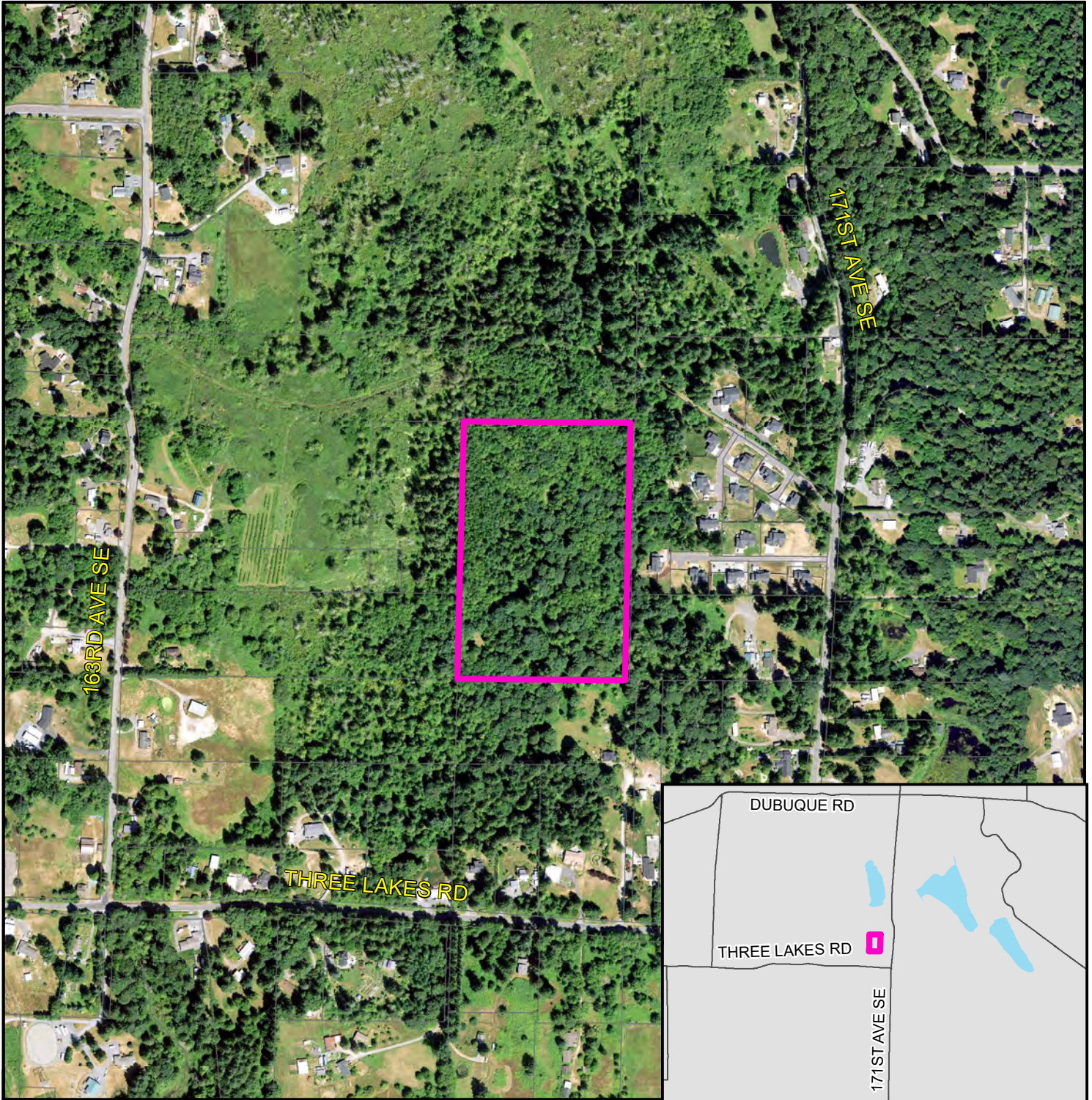
**Cocker (3256) - Aerial**

Parcel: 28060200300600

**R. 6 E.**

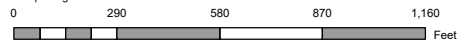


Snohomish County



- Subject Property
- Incorporated City
- Urban Growth Area Boundary

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Snohomish County  
Summer 2023 Open Space Review

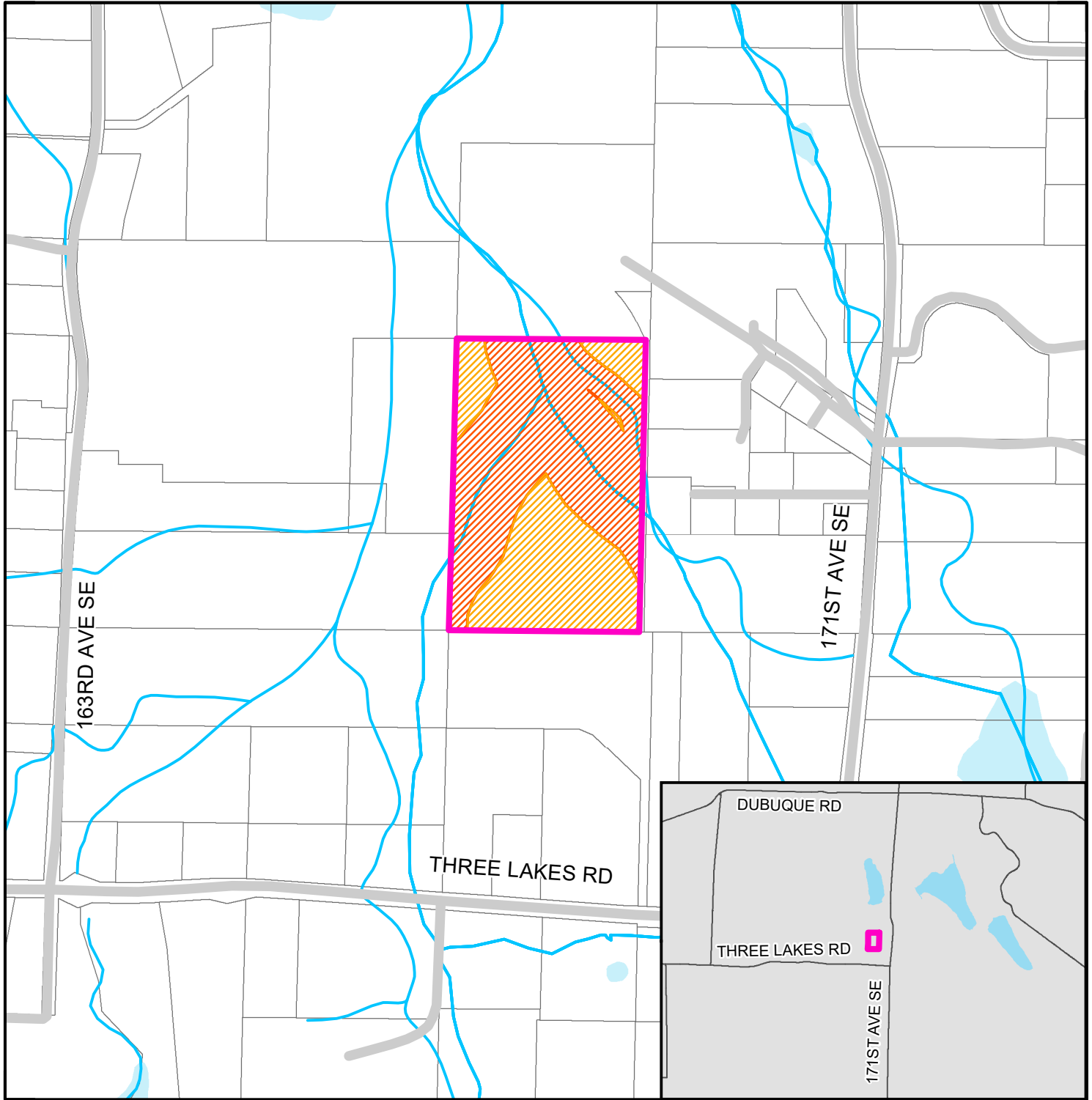
# Cocker (3256) - Critical Areas

Parcel: 28060200300600

R. 6 E.

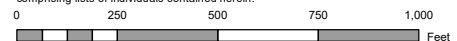


Snohomish County



- Subject Property
- Stream Buffer
- Enhanced Buffer

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#### **4.28.040 Designation criteria and standards - Open space-general.**

The following areas may be considered for designation as open space-general:

- (1) Urban areas where the entire site is in an undeveloped, natural state and has slopes of 25 percent or greater or where at least one-half of the total site area is in slopes of at least 35 percent in gradient.
- (2) Areas designated on the comprehensive land use plan or the county park and recreation plan as potential parks, trails, or open space, or designated as a critical area or environmentally sensitive area.
- (3) Areas which have plant or animal species which are considered rare, sensitive, threatened or endangered by an authority recognized by the county.
- (4) Sites within urban areas to be left in their natural state where the site is of at least one acre in size and is predominantly forested with mature, specimen trees.
- (5) Areas which are in an undeveloped, natural state and are not under the jurisdiction of the state Shoreline Management Act and are situated within stream corridors, i.e., streams and/or their associated stream buffers on either side of the stream. Buffer width may be increased from the standards for streams listed in SCC [30.62A.320](#) Table 2a due to topographic, vegetative or wildlife habitat features which would logically suggest a wider buffer.
- (6) Undeveloped, natural areas adjacent to water bodies which come under the jurisdiction of the state Shoreline Management Act and are designated by the Snohomish County Shoreline Management Program.
- (7) Sites within an urban area which would serve as a buffer between residential development and tracts of land in excess of five acres which are designated on an adopted comprehensive plan for commercial or industrial development:
  - (a) Where the site area is covered by stands of trees in excess of 20 feet in height; and
  - (b) Where the ground vegetation creates a visual separation of at least 50 feet between the residential tracts of land and the commercial or industrial lands; or
  - (c) Where the topographic features of the site form a physical separation from the abutting commercial or industrial lands by reason of a gully or ravine or similar land condition.
- (8) Areas that would safely provide either public vehicular or pedestrian access to public bodies of water:
  - (a) Where the site area abutting the water is at least 60 feet in width for vehicular access; or
  - (b) Where the site area abutting the water is at least 25 feet in width for pedestrian access.
- (9) Areas which provide a scenic vista to which the general public has safe vehicular or pedestrian access.

- (10) Sites devoted to private outdoor recreational pursuits such as golf courses, riding stables, lakes, etc., PROVIDED That access to such facilities and areas is provided to the general public free of charge or at reasonable, customary rates.
- (11) Areas which contain features of unique historic, cultural or educational values which are open to the public's use, (e.g., public access to displays, interpretive centers, etc.), free of charge or at reasonable, customary rates:
- (a) Where there are several varieties or species of flora, fauna, or both present on the site making it desirable for educational study; or
  - (b) Where there are habitats or species of plant life which are considered rare, sensitive, threatened or endangered by an authority recognized by the county; or
  - (c) Where there is or are recognized landmarks present on the site which provide visual reference and orientation for surrounding terrain (would include major promontories and rock formations but would exclude mountain forms and ranges); or
  - (d) Where there are historic or archeological features on the site of at least 50 years of age, which would have value to future generations due to the uncommon nature or rare representation of past times and events.
- (12) Areas located adjacent to public parks, public trails or other public lands which would materially add to or enhance the recreational opportunities of that facility:
- (a) Where such a site would constitute a logical extension of the park or other public lands including provisions for public use but had been excluded principally by lack of funds; or
  - (b) Where the site would provide additional public access to such lands during the duration of its open space classification; or
  - (c) Where the site contains unique features of recreational value which if public use of the site were allowed would expand the variety of recreational opportunities contained in the park or public lands; or
  - (d) Where the site would act as a buffer between the park and surrounding development.
- (13) Areas which contain or abut managed or monitored wildlife preserves or sanctuaries, arboretums or other designated open space and which will enhance the value of those resources:
- (a) Where the open space designation would encompass a minimum of 10 acres in land area; and
    - (i) Where plant life and/or animal life contained within the site are found in abundant varieties; or
    - (ii) Where the site area can be distinguished from surrounding lands due to the unusualness of the vegetation or the animal life inhabitants.

- (14) Wetland areas of at least one-fourth acre in size. Associated wetland buffers may also be included. The wetland buffer width may be increased from the standard wetland buffer listed in SCC [30.62A.320](#) Table 2b due to topographic, vegetative or wildlife habitat features which would logically suggest a wider buffer.
- (15) Areas which lie adjacent to scenic highways which if not designated as open space would otherwise be subject to pressures for intense development:
- (a) Where such highways have been designated by a city, the county or the state as scenic; and
  - (b) Where at least one-half of the total site lies within 200 feet of the highway; and
  - (c) Where pressures for urbanization are evident either due to provision of public water and sewer facilities to the area, subdivision activity in the immediate vicinity of the site, or the development of previously platted lands.
- (16) Undeveloped areas five acres and larger which are not within the 100-year flood plain, suitable for agricultural pursuits which may not currently be devoted to such use:
- (a) Where the comprehensive land use plan or the agricultural preservation plan designates the site as suitable for agricultural development; or
  - (b) Where more than 75 percent of the total site area contains tillable class 2 or 3 agricultural soils as categorized by the Natural Resources Conservation Service land capability classification system.
- (17) Undeveloped areas which contain a minimum of five acres which are located within the 100-year flood plain as established by Snohomish County.
- (18) Areas where the entire site is in an undeveloped, natural state and is considered geologically hazardous by an authority recognized by the county.
- (19) Areas which are protective buffers as required by development regulations implementing the Growth Management Act.
- (20) Farm and agricultural conservation land as defined in RCW [84.34.020\(8\)](#):
- (a) Land that was previously classified under RCW [84.34.020\(2\)](#) that no longer meets the criteria of subsection RCW [84.34.020\(2\)](#), and that is reclassified under RCW [84.34.020\(1\)](#); or
  - (b) Land that is traditional farmland that is not classified under chapter [84.33](#) or [84.34](#) RCW, that has not been irrevocably devoted to a use inconsistent with agricultural uses, and that has a high potential for returning to commercial agriculture. (Added by Ord. 92-080, July 23, 1992; Amended by Amended Ord. 12-025, June 6, 2012, Eff date July 27, 2012; Amended by Amended Ord. 14-054, Aug. 20, 2014, Eff date Sept. 4, 2014).

**The Snohomish County Code is current through legislation passed March 8, 2023.**

Disclaimer: The Clerk of the Council's Office electronically retains the ordinances as passed by Council and subsequently enacted. The Snohomish County Code is updated on the web as new ordinances become effective, and includes new ordinances through 23-009. New ordinances do not necessarily become effective in chronological or numerical order. Users should contact the Clerk of the Council's Office for information on legislation not yet reflected in the web version.

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or call [425-388-3311](tel:425-388-3311).

**Code Enforcement:** <https://www.snohomishcountywa.gov/1152/Code-Enforcement> or call [425-388-3650](tel:425-388-3650).

[County Website: snohomishcountywa.gov](http://snohomishcountywa.gov)

[Code Publishing Company, A General Code Company](#)