

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

MOTION NO. 26-256

APPROVING AND AUTHORIZING THE COUNTY EXECUTIVE
TO EXECUTE A CRITICAL AREA SITE PLAN

WHEREAS, in January 2015, Snohomish County Public Works completed construction of the North Road Corridor Improvement Project (RC1545); and

WHEREAS, in order for the North Road Corridor Improvement project to be constructed, a Critical Area Study was prepared for the project dated May 2012; and

WHEREAS, the Critical Area Study called for a designated site that would be left permanently undisturbed in a substantially natural state for compensatory mitigation of the North Road Corridor Improvement Project's impacts to critical areas; and

WHEREAS, Parcel 27051800107400, also known as Old Bailey Farm, was designed for the critical area impact mitigation site to be protected in perpetuity; and

WHEREAS, since then, other Public Works projects were able to obtain permit approvals to use said Parcel as compensatory mitigation for their project impacts to critical areas, specifically Seattle Hill Road Corridor Improvement Project (RC1635), Manor Way Pedestrian Improvement Phase 1 (RC7399), SWIFT II Pedestrian Improvements (RC1719), and North Creek Trail (RC1546); and

WHEREAS, in order to permanently protect the Old Bailey Farm Parcel as a multi-project mitigation site, a Critical Area Site Plan is required to be approved by the Snohomish County Council and recorded with the Snohomish County Auditor;

NOW, THEREFORE, ON MOTION, the Snohomish County Council hereby authorizes the critical area protection on County property as shown on the Critical Area Site Plan as attached hereto and incorporated by reference herein and authorizes the County Executive to execute the same.

PASSED this ____ day of _____, 2026.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

Council Chair

ATTEST:

Deputy Clerk of the Council

Return Address:
Public Works MS 607
3000 Rockefeller Ave MS 607
Everett, WA 98201

CRITICAL AREA SITE PLAN

Applicant/Project Proponent: **Snohomish County Public Works** PAGE 1 OF 2
Project Names and #: **North Road (RC1545), Manor Way Ped Imp Ph1 (RC7399),
Seattle Hill Road (RC1635), Swift II 196 St SE Ped Imp (RC1719), North Creek Trail
(RC1546)**
Tax Acct #: **27051800107400**

This Critical Area Site Plan is recorded to provide permanent protection for critical areas to comply with conditions of the Army Corps of Engineers (ACOE) Permit NWS-2012-546 (North Road), Critical Area Study for Manor Way (April 2015), ACOE Permit NWS-2016-126-WRD (Seattle Hill Road), Amended Critical Area Study for SWIFT II (December 2018), and ACOE Permit NWS-2018-1129-WRD (North Creek Trail) issued in connection with the referenced projects.

REFERENCE NUMBER(S) OF RELATED DOCUMENTS: **N/A**

GRANTOR(S): **Snohomish County**

GRANTEE(S): **The Public**

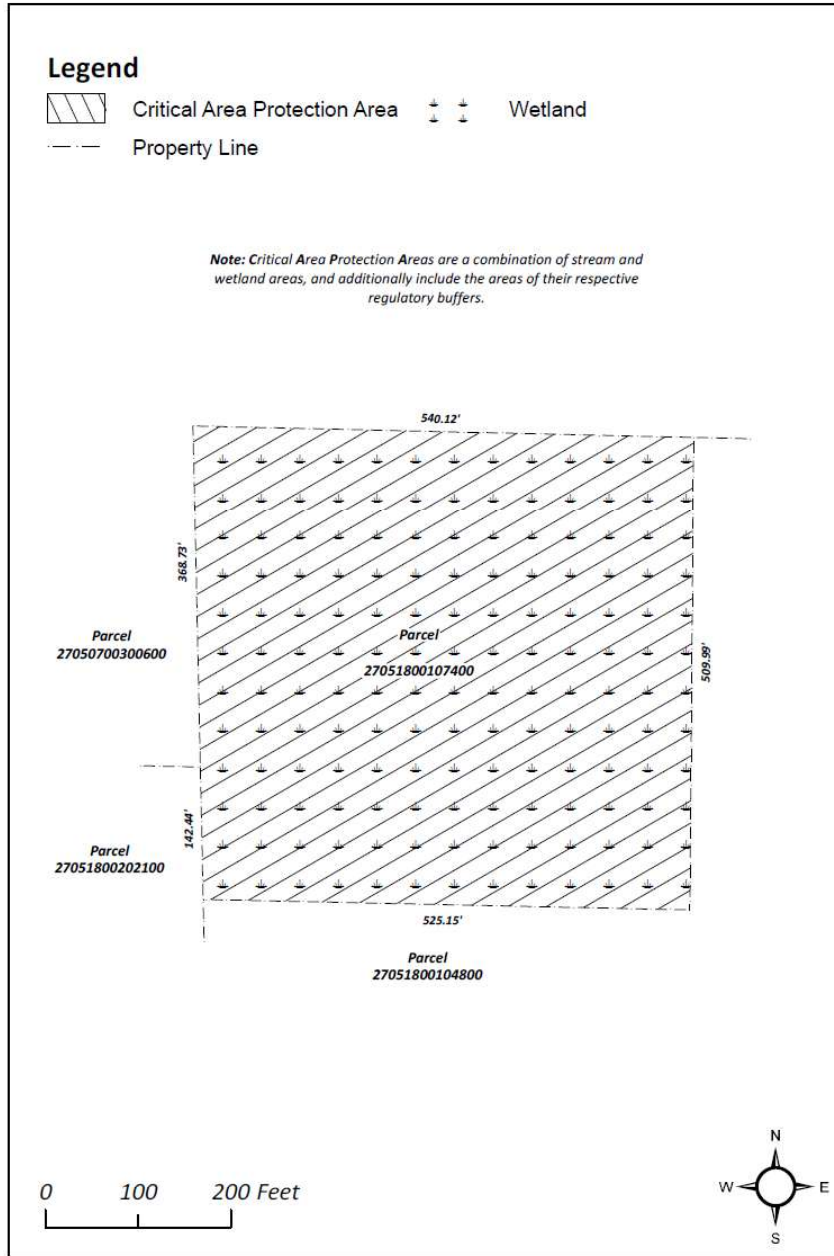
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Notes:

1. Mitigation areas and associated maintenance activities to improve wetland, stream and buffer functions exist on this parcel. Future restoration or mitigation measures are permitted including unavoidable temporary disturbance to soils and vegetation to achieve improvement of ecological functions.
2. The restrictions imposed by this Critical Area Site Plan do not supersede or otherwise diminish previously established easements, conveyances, or other legally established uses.
3. The following activities are restricted: (a) construction of new structures; (b) removal of existing native vegetation; and (c) other development activities that would adversely affect the functions and values of the critical areas and buffers. Habitat enhancement in wetland(s), fish and wildlife habitat conservation area(s) and buffers are allowed. Representations on this site plan may be approximations only and should not be used for purposes other than for determining general locations of critical areas and buffers. Development activities beyond the scope of this plan may require additional studies and regulatory approvals, including compensatory mitigation.

SITE PLAN (Old Bailey Farm Mitigation Site)



McCormick Digitally signed by
 k, Douglas McCormick, Douglas
 Date: 2026.06.12
 08:12:52 -07'00'

APPROVED as compliant with Chapter
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 Snohomish County Public Works
 Douglas W. McCormick, County Engineer
 Date: 6/12/2026

APPROVED
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Date: _____

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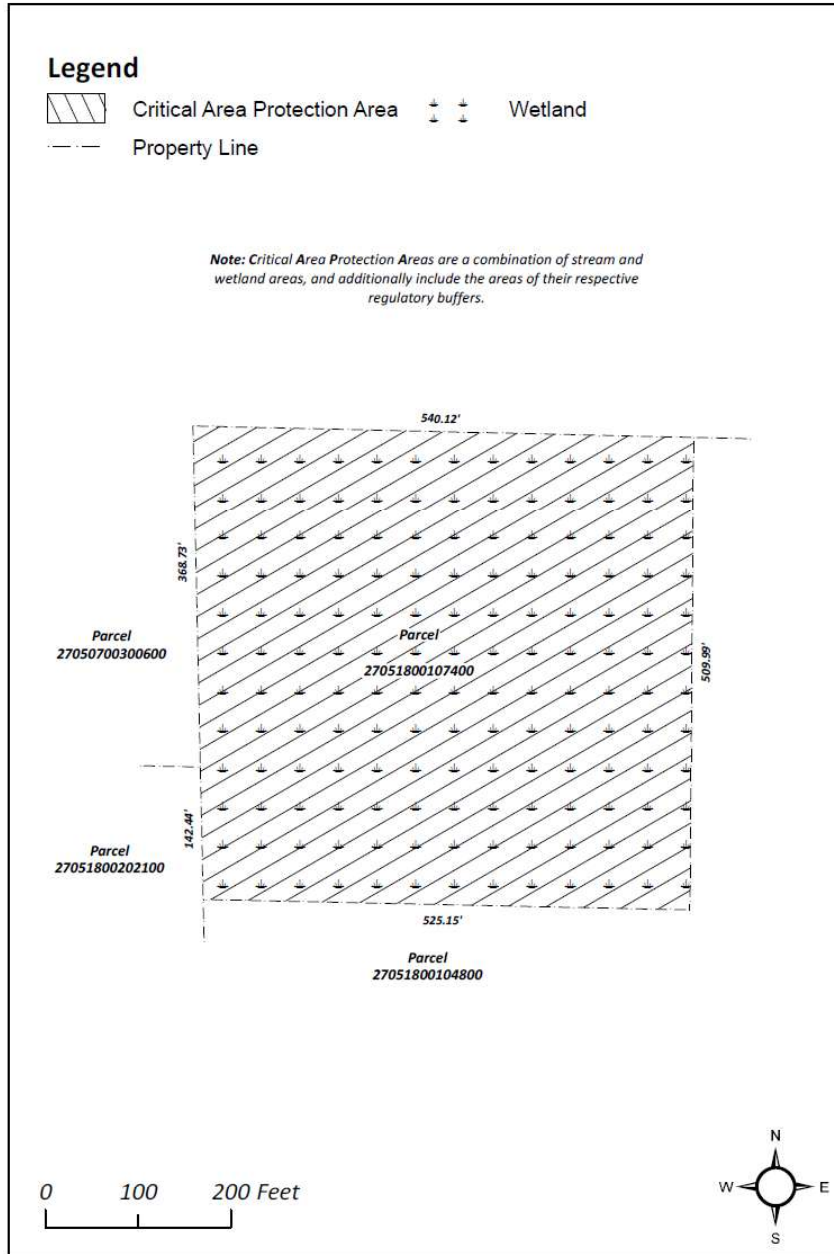
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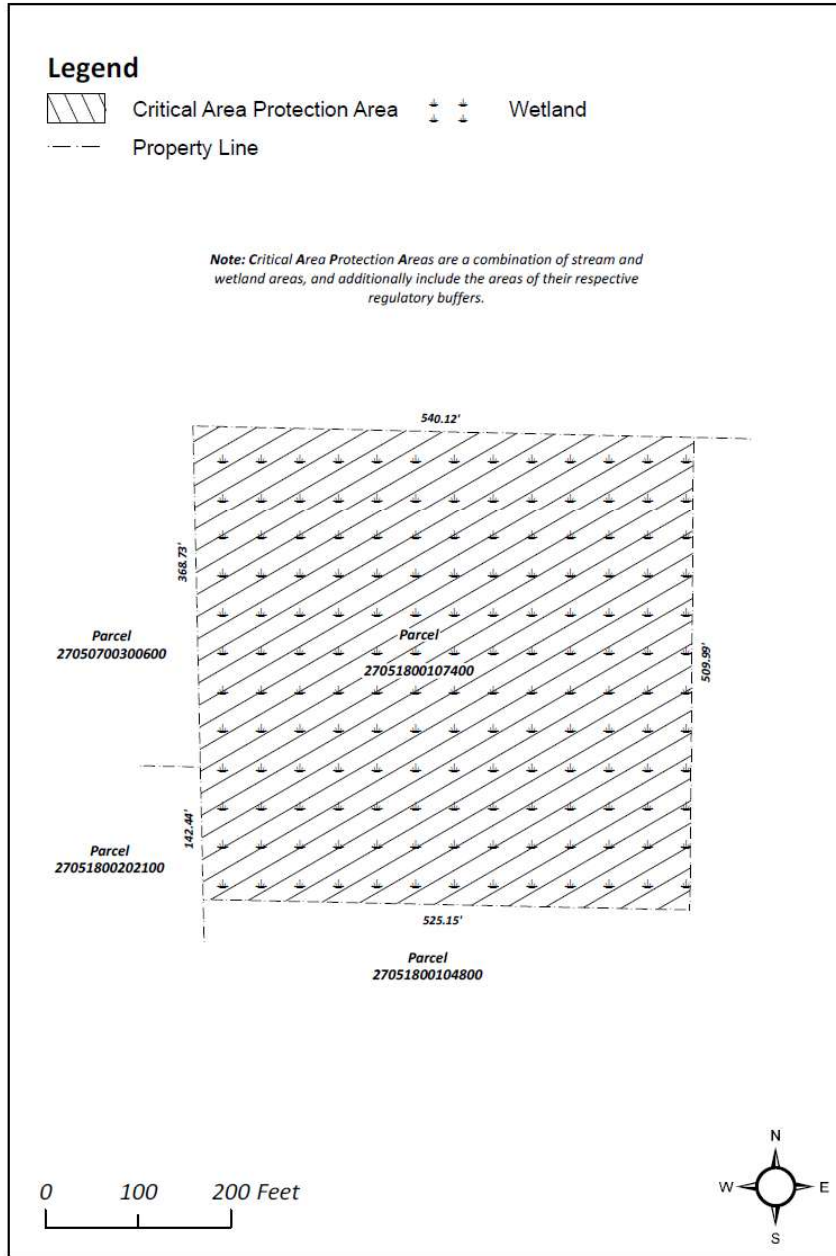
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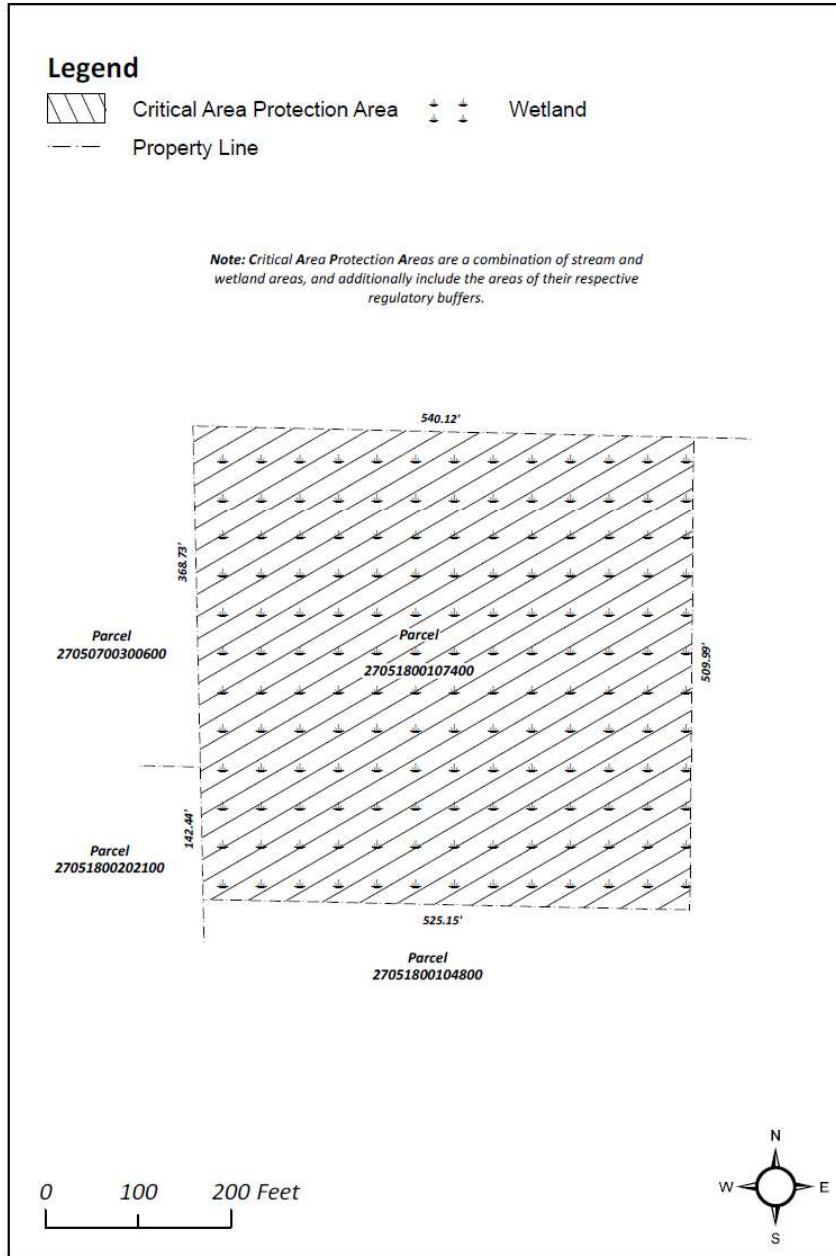
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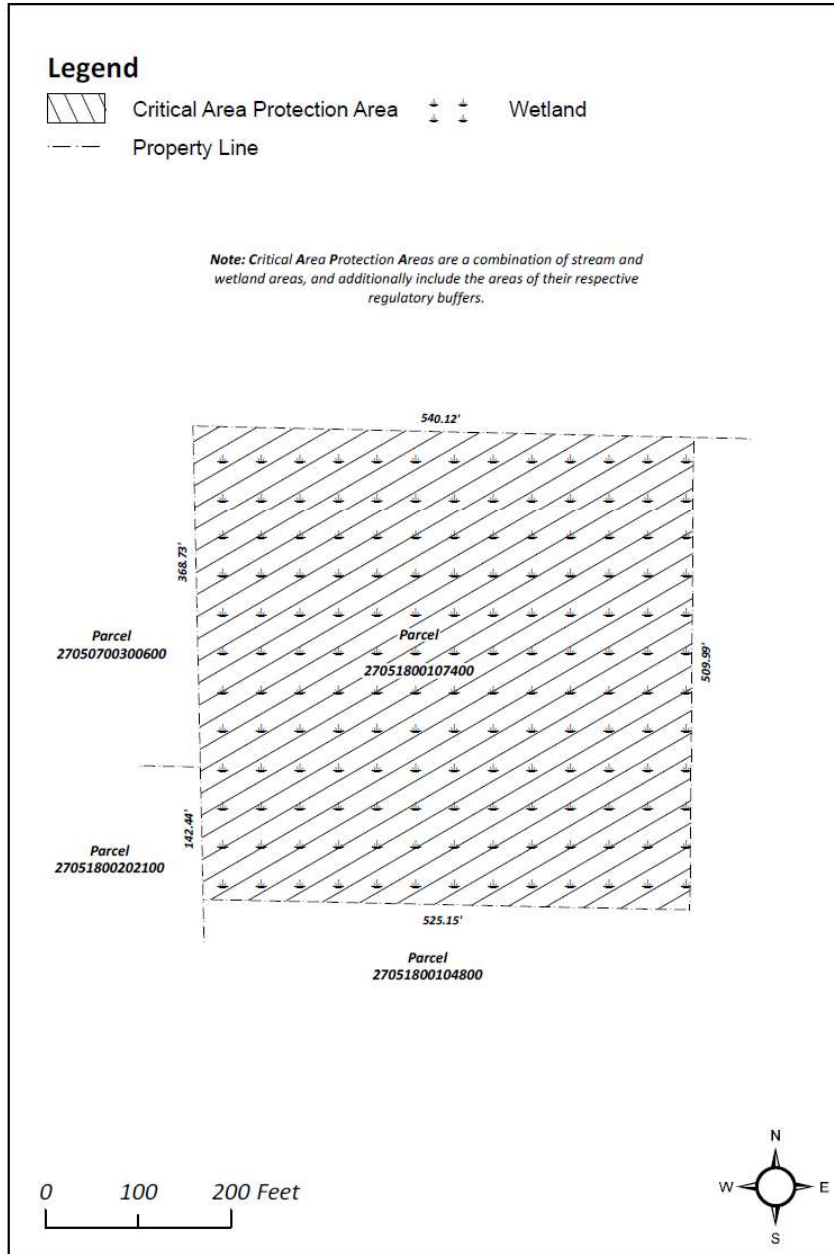
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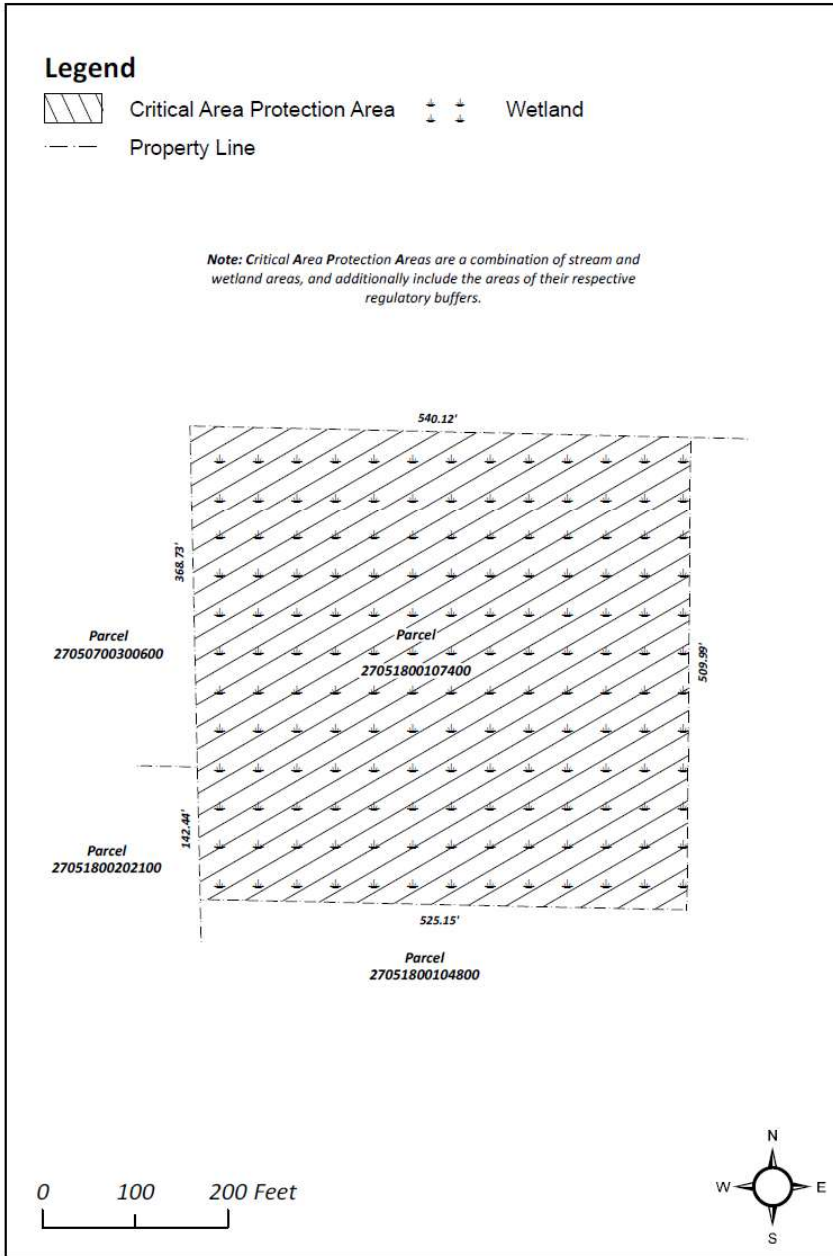
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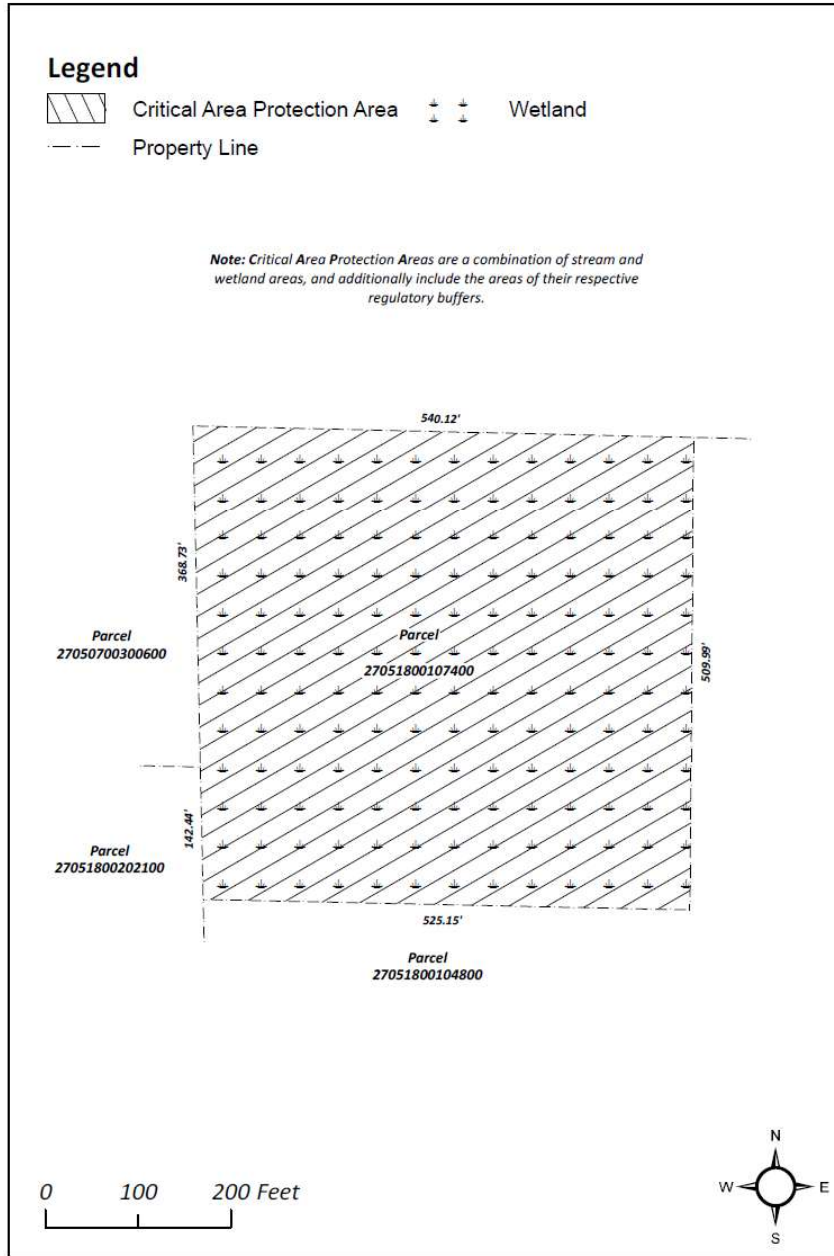
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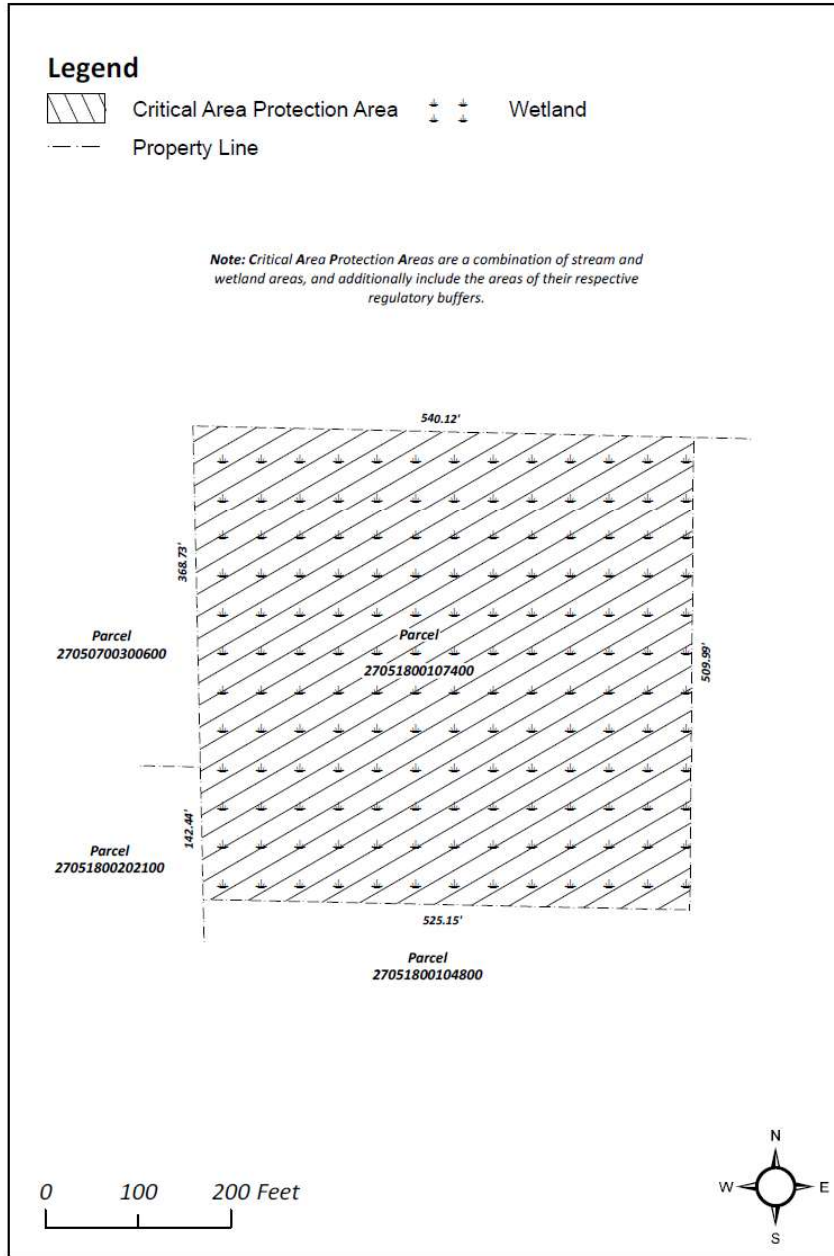
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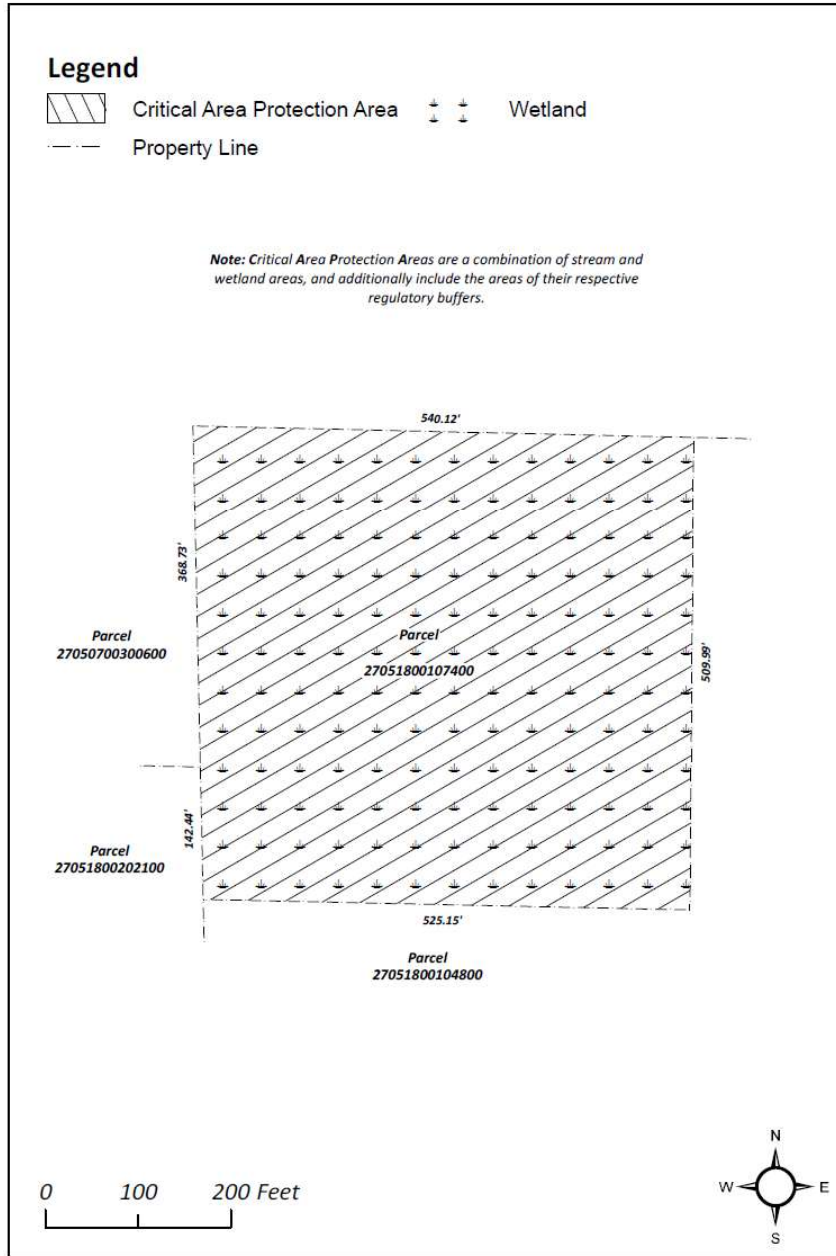
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REFERENCE NUMBER(S) OF RELATED DOCUMENTS: **N/A**

GRANTOR(S): **Snohomish County**

GRANTEE(S): **The Public**

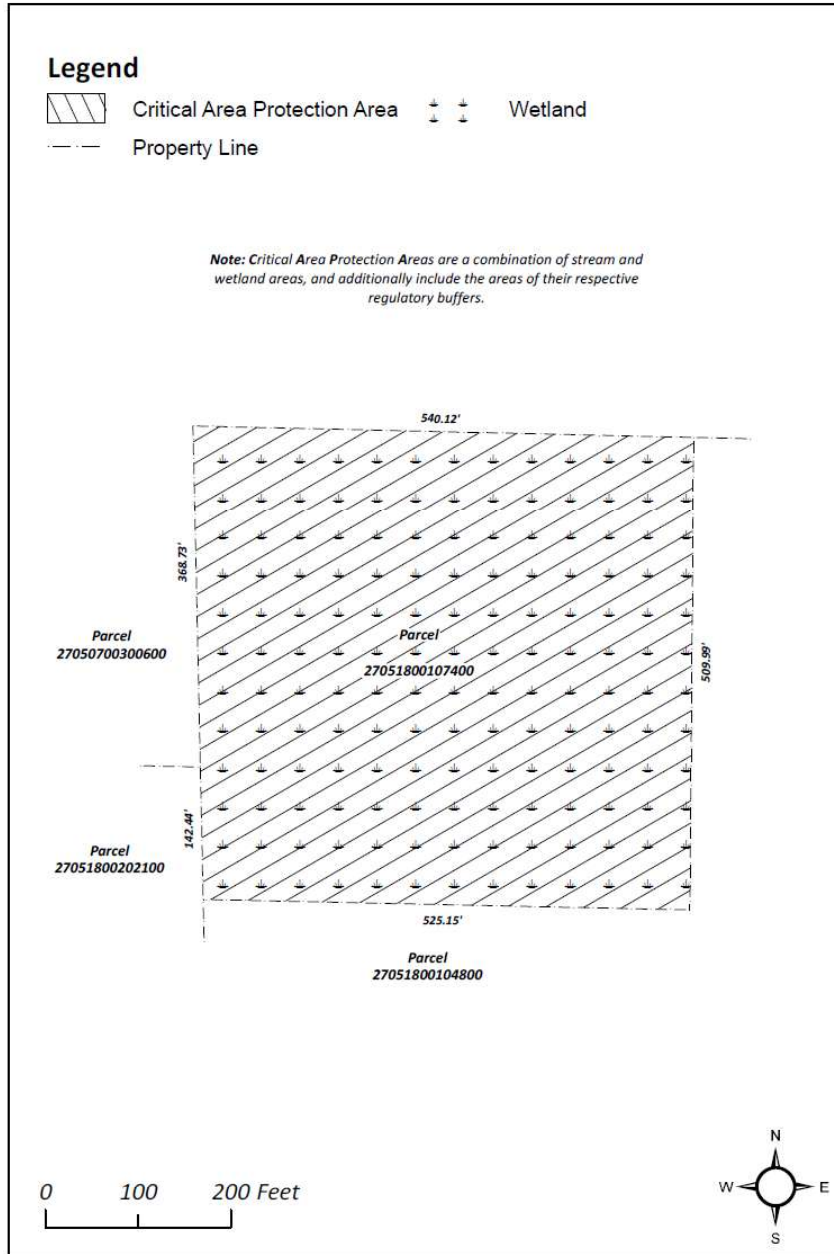
Legal Description:

SEC 18 TWP 27 RGE 05TR OF LAND IN N1/2 OF SEC LY N OF BAILEY RD (AKA 183RD ST SE) DAF - BEG AT N1/4 COR SD SEC TH S88*54 32E 540FT TH S00*12 20W 510FT TH N88*59 22W 540FT M/L TO W LN OF NW1/4 NE1/4 TH N ALG SDW LN TO N1/4 COR OF SD SEC & TPB (CRP #91-704)

Notes:

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SITE PLAN (Old Bailey Farm Mitigation Site)



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 k, Douglas McCormick, Douglas
 Date: 2026.06.12
 08:12:52 -07'00'

APPROVED as compliant with Chapter
 30.62A SCC
 Snohomish County Public Works
 Douglas W. McCormick, County Engineer
 Date: 6/12/2026

APPROVED
 Snohomish County Executive

Date: _____

Return Address:
Public Works MS 607
3000 Rockefeller Ave MS 607
Everett, WA 98201

CRITICAL AREA SITE PLAN

Applicant/Project Proponent: **Snohomish County Public Works** PAGE 1 OF 2
Project Names and #: **North Road (RC1545), Manor Way Ped Imp Ph1 (RC7399),
Seattle Hill Road (RC1635), Swift II 196 St SE Ped Imp (RC1719), North Creek Trail
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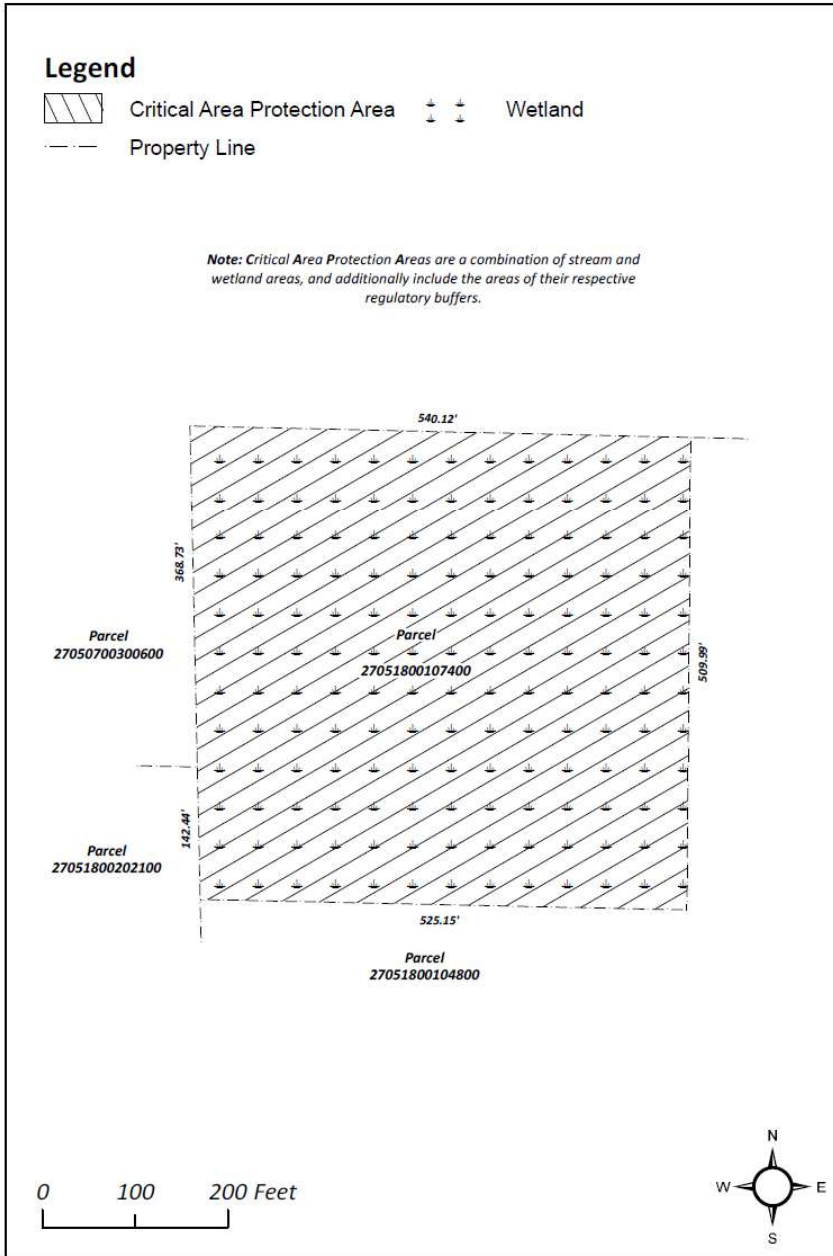
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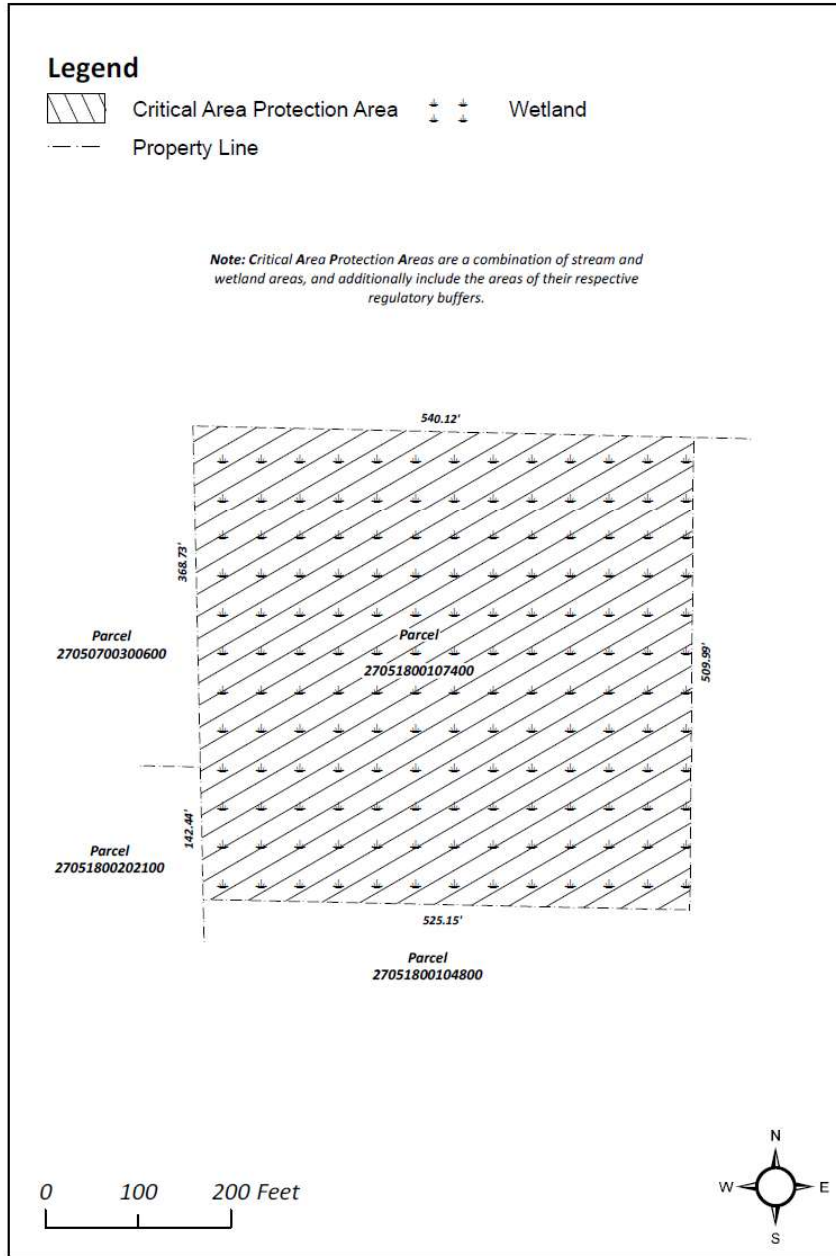
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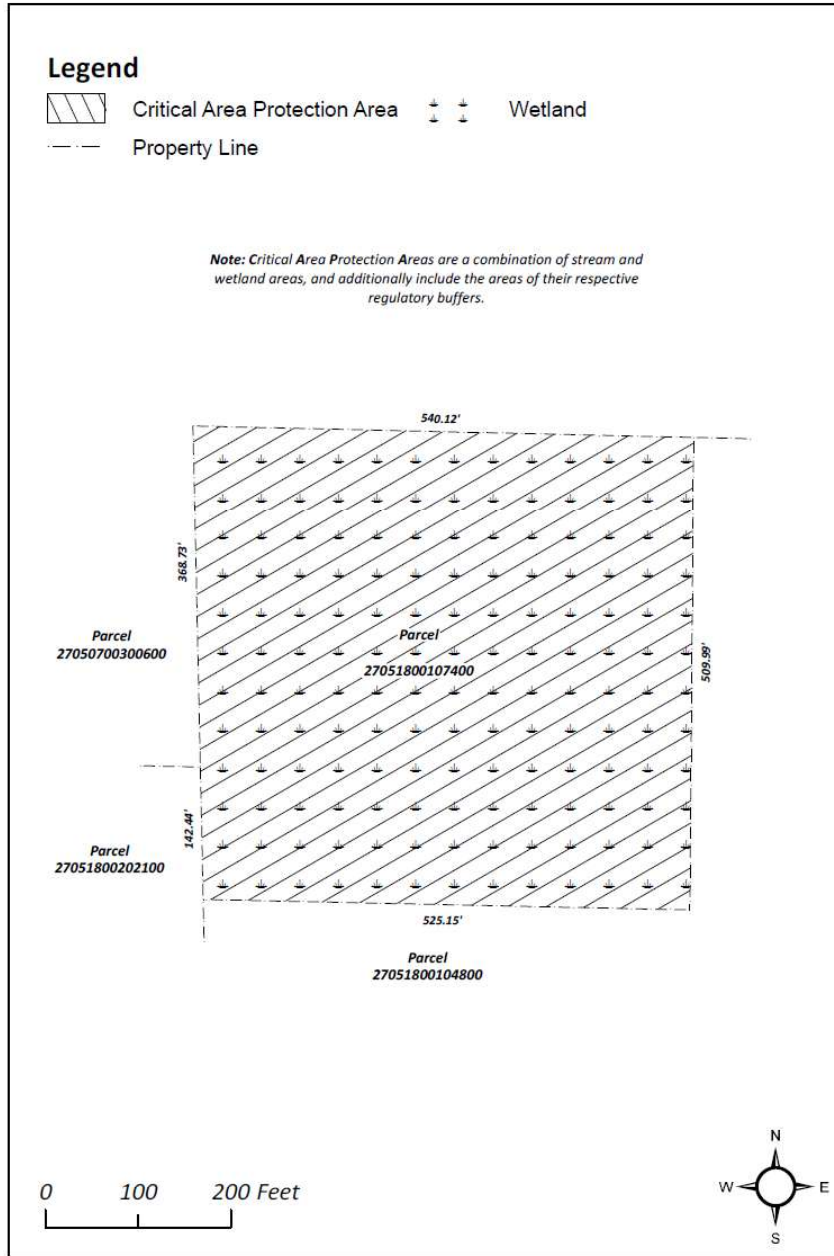
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