

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

MOTION NO. 25-292

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

WHEREAS, in January 2018, the Army Corps of Engineers approved the construction of the 35th Ave SE 180th St SE to 152nd St SE, Phase 1 Corridor Improvement Project (RC1628), hereinafter referred to as "Project"; and

WHEREAS, in order for this Project to be constructed, a Critical Area Study was prepared in March 2017; and

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

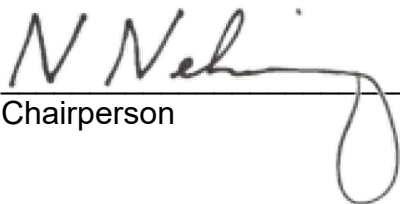
WHEREAS, Parcel 27050900206200 was chosen for the critical area impact mitigation site to be protected in perpetuity; and

WHEREAS, in order to permanently protect this property, 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 9th day of July, 2025.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington


Chairperson

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 Name and #: **35th Ave SE 180th St SE to 152nd St SE, Phase 1 (RC1628)**
Tax Acct #: **27050900206200**

This Critical Area Site Plan is recorded to provide permanent protection for critical areas to comply with conditions of the Army Corps of Engineers Permit #NWS-2017-766-WRD issued in connection with the 35th Ave SE 180th St SE to 152nd St SE, Phase 1 (RC1628).

REFERENCE NUMBER(S) OF RELATED DOCUMENTS:

Snohomish County Superior Court Case 17-2-090-31

GRANTOR(S): Snohomish County

GRANTEE(S): The Public

Legal Description:

All that real property in the Southwest quarter of the Northwest quarter of Section 9, Township 27 North, Range 5 East, Willamette Meridian, in the County of Snohomish, State of Washington, being portions of that parcel conveyed by Deed recorded at Auditor's File No. 9308230363, Records of said County, and described as follows:

Acquisition Area:

The East 262.00 feet of said parcel, as measured along the North line thereof;

Containing 86,167 square feet, more or less;

Access Easement:

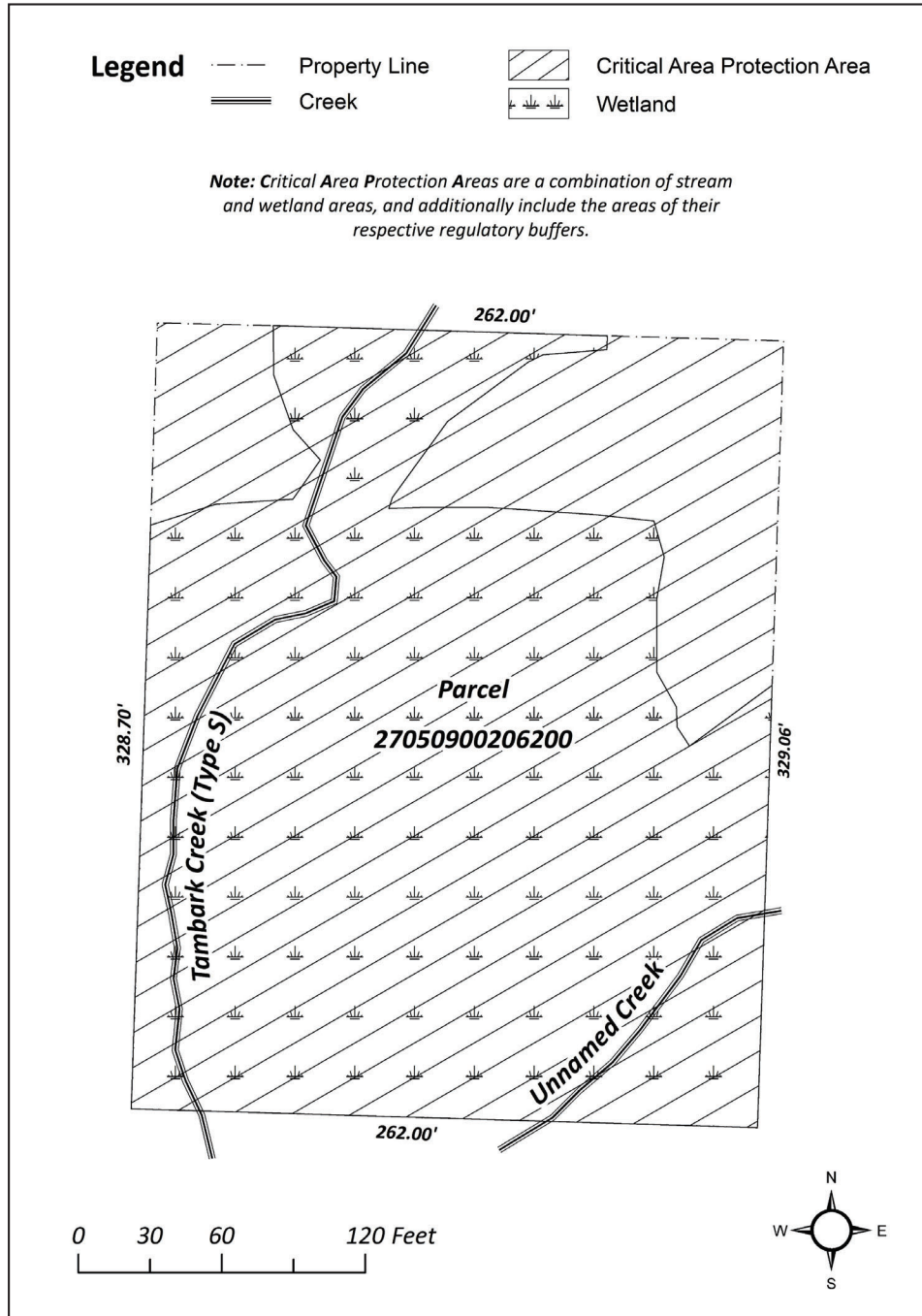
All that portion of said parcel conveyed by Deed recorded at Auditor's File No. 9308230363, being a strip 20.00 feet in width, contiguous with the North line of said parcel, being bounded on the West by the southerly projection of the West margin of 35th Drive SE, as it is shown on the plat of Westbrook Run recorded at Auditor's File No. 201502045003, records of said County, and bounded on the East by the West line of the Acquisition Area described above.

Containing 3,980 square feet, more or less.

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



McCormick,
Douglas

Digitally signed by McCormick,
Douglas
Date: 2025.01.07 16:01:19 -08'00'

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

Klein, Ken

Digitally signed by Klein, Ken
Date: 2025.07.10 08:27:45
-07'00'

APPROVED Ken Klein
Snohomish County Executive Executive Director

Date: _____