

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

MOTION NO. 23-573

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

WHEREAS, in December 2011, the Army Corps of Engineers approved construction of the 35th Ave SE & 180th St SE Intersection Improvement (RC1333) under Permit #NWS 2008-1433; and

WHEREAS, in order for this project to be constructed, a Critical Area Study dated January 2009 was prepared for the project; and

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

WHEREAS, Parcel 27050900305800 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 24<sup>th</sup> day of January, 2024.

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 3**  
Project Name and #: **35<sup>th</sup> Ave SE and 180<sup>th</sup> St SE Intersection Improvement (RC1333)**  
Site Address: **35<sup>th</sup> Ave SE and 180<sup>th</sup> St SE, Bothell**  
Tax Acct #: **27050900305800**

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 2008-1433 issued in connection with this intersection improvement project.

REFERENCE NUMBER(S) OF RELATED DOCUMENTS:

GRANTOR(S): **Snohomish County Public Works**

GRANTEE(S): **The Public**

### Legal Description:

That portion of the West one-half of the South one-half of the South one-half of the Southwest Quarter of the Southwest Quarter of Section 9, Township 27 North, Range 5 East, W. M., described as follows:

Commencing at the Southwest corner of said Section 9;

Thence N01°53'07"E, along the West line of said Section 9, a distance of 328.74 feet to the Westerly extension of the North line of the above described Parcel;

Thence S88°36'44"E, along said extension, a distance of 30.00 feet to the Northwest corner of said Parcel;

Thence S01°53'07"W, along the West line of said Parcel, a distance of 207.00 feet to the **True Point of**

#### Beginning;

Thence S88°06'53"E, a distance of 5.00 feet as measured perpendicular to said West line;

Thence S01°53'07"E, parallel with the West line of said Parcel, a distance of 51.44 feet to a tangent curve to the left having a radius of 22.00 feet;

Thence along said curve through a central angle of 90°33'26" an arc distance of 34.77 feet;

Thence S88°40'19"E, parallel with the South line of said Parcel, a distance of 22.32 feet;

Thence S01°19'41"W, a distance of 6.00 feet;

Thence S88°40'19"E, a distance of 45.00 feet;

Thence S77°40'06"E, a distance of 36.67 feet;

Thence S88°40'19"E, a distance of 50.42 feet;

Thence S01°19'41"W, a distance of 5.00 feet to the South line of said Parcel;

Thence N88°40'19"W, along the South line of said Parcel, a distance of 181.13 feet to the Southwest corner of said Parcel;

Thence N01°53'07"E, along the West line of said Parcel, a distance of 91.71 feet to the **True Point of**

#### Beginning.

**Additional legal description is on page 2 of document**

### 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.

**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 2 OF 3**  
Project Name and #: **35<sup>th</sup> Ave SE and 180<sup>th</sup> St SE Intersection Improvement (RC1333)**  
Site Address: **35<sup>th</sup> Ave SE and 180<sup>th</sup> St SE, Bothell**  
Tax Acct #: **27050900305800**

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 2008-1433 issued in connection with this intersection improvement project.

REFERENCE NUMBER(S) OF RELATED DOCUMENTS:

GRANTOR(S): **Snohomish County Public Works**

GRANTEE(S): **The Public**

### **Legal Description:**

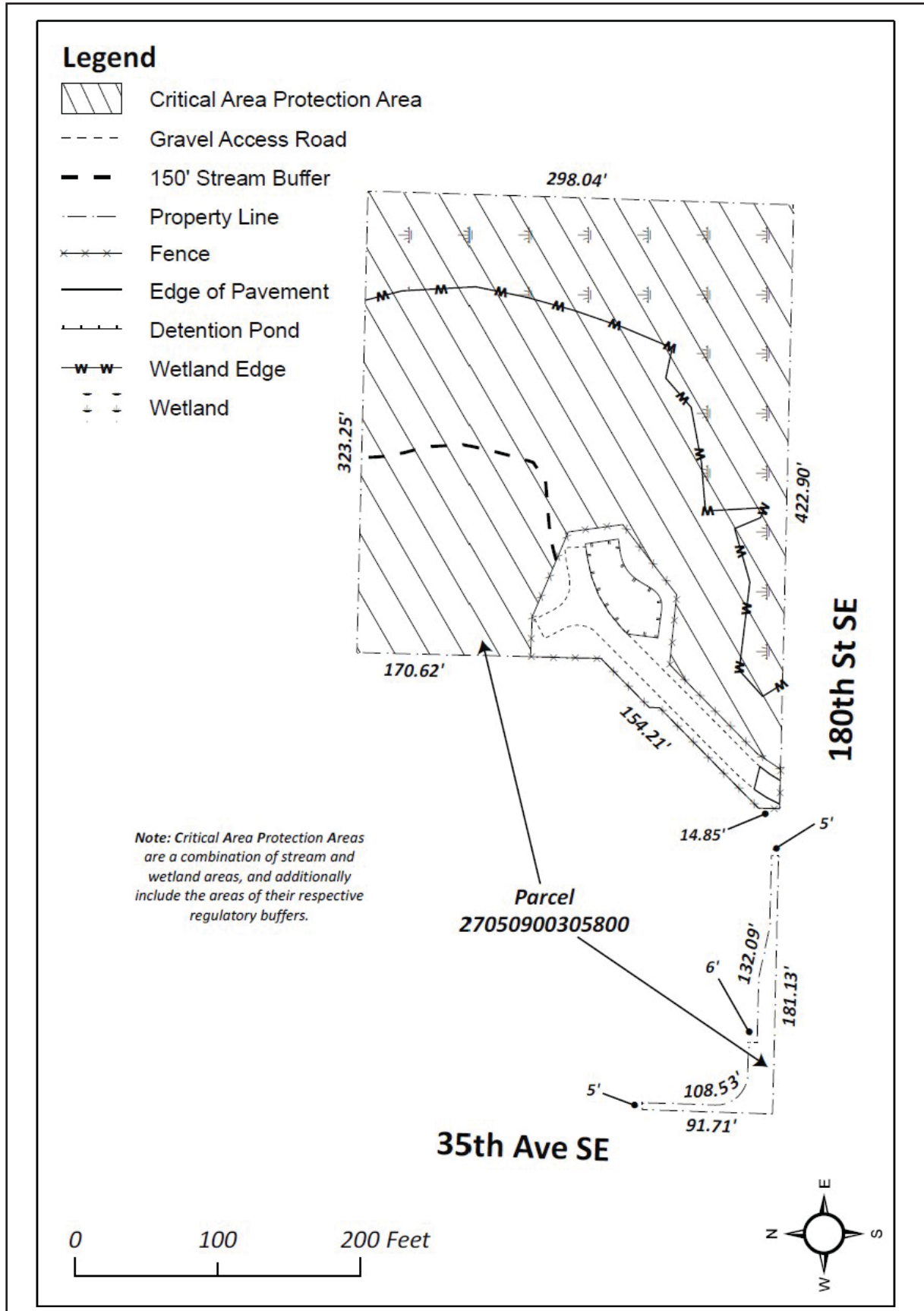
**Together** with that portion of the West one-half of the South one-half of the South one-half of the Southwest Quarter of the Southwest Quarter of Section 9, Township 27 North, Range 5 East, W. M., described as follows:

Commencing at the Southwest corner of said Section 9;  
Thence N01°53'07"E, along the West line of said Section 9, a distance of 328.74 feet to the Westerly extension of the North line of the above described Parcel;  
Thence S88°36'44"E, along said extension, a distance of 30.00 feet to the Northwest corner of said Parcel;  
Thence S01°53'07"W, along the West line of said Parcel, a distance of 298.71 feet to the Southwest corner of said Parcel;  
Thence S88°40'19"E, along the Southerly line of said Parcel, a distance of 213.76 feet to the **True Point of Beginning**;  
Thence N01°24'19"E, a distance of 14.85 feet;  
Thence N45°21'38"E, a distance of 98.83 feet;  
Thence N01°24'28"E, a distance of 7.20 feet;  
Thence N45°21'40"E, a distance of 48.18 feet;  
Thence N01°23'19"E, a distance of 170.62 feet to the North line of said Parcel;  
Thence S88°36'44"E, along the North line of said Parcel, a distance of 323.25 feet to the Northeast corner of said Parcel;  
Thence S01°51'15"W, along the East line of said Parcel, a distance of 298.04 feet to the Southeast corner of said Parcel;  
Thence N88°40'19"W, along the South line of said Parcel, a distance of 422.90 feet to the **True Point of Beginning**.

Containing 105,647 square feet or 2.43 acres, more or less.

**Additional legal description is on page 1 of document**

SITE PLAN



McCormick,  
Douglas

Digitally signed by McCormick,  
Douglas  
Date: 2023.12.13 09:55:58 -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: 2024.01.24 10:17:15 -08'00'

APPROVED Ken Klein  
Snohomish County Executive Executive Director

Date: \_\_\_\_\_