



Szabolcs Pasztor <szabolcs@farmerfrog.org>

## Paradise Farm Improvement Project

Middaugh, Randy <Randy.Middaugh@co.snohomish.wa.us>

Thu, May 11, 2017 at 1:51 PM

To: "Lucas, Amy" <Amy.Lucas3@co.snohomish.wa.us>, "Dragoo, Paul" <Paul.Dragoo@co.snohomish.wa.us>, "Samy, Rebecca" <Rebecca.Samy@co.snohomish.wa.us>, "Gaczol, Przemyslaw" <Przemyslaw.Gaczol@co.snohomish.wa.us>  
Cc: "Countryman, Ryan" <ryan.countryman@snoco.org>, "Bosanko, Russ" <Russ.Bosanko@co.snohomish.wa.us>, Zsofia Pasztor <zs.pasztor2011@gmail.com>, Szabolcs Pasztor <szabolcs@farmerfrog.org>

Hi Amy, if what you are doing is an ag activity as defined below, then the project would be exempt from an LDA under 30.63B.070(5). My opinion in this case the roads and parking lot are listed as a potential ag activities. So the key is whether or not the project is occurring ...*"in connection with the commercial production of farm products"*.

### 30.91A.090 Agricultural activities.

"Agricultural activities" means a condition or activity which occurs on a farm in connection with the commercial production of farm products and includes, but is not limited to, marketed produce at roadside stands or farm markets, noise, odors, fumes, operation of machinery and irrigation pumps, movement of water, including, but not limited to, use of current county ditches, streams, rivers, canals, and drains, and use of water for agricultural activities; ground and aerial application of seed, fertilizers, conditioners, and plant protection products; employment and use of labor; roadway movement of equipment and livestock; protection from damage by wildlife; prevention of trespass; construction and maintenance of buildings, fences, roads, bridges, ponds, drains, waterways, and similar features and maintenance of streambanks and watercourses; and conversion from one agricultural activity to another

### 30.63B.070 LDA Exemptions

(5) Agricultural activities defined in chapter 30.32B SCC or SCC 30.91A.090 are exempt from obtaining a land disturbing activity permit, provided that:

- (a) The activity occurs on property on which agriculture is a legal use of the property;
- (b) The activity requires no other permit or project approval from Snohomish County except for a flood hazard permit under chapter 30.43C SCC; and
- (c) The activity does not occur in a wetland as defined by state law, unless:
  - (i) The activity is exempt from wetlands regulations under section 404(f) of the federal Clean Water Act; or

(ii) The wetland is an area of no greater than 5,000 square feet of nonriparian wetland Categories II or III or 10,000 square feet of nonriparian Category IV wetlands, pursuant to SCC 30.62A.230(2).

**Randy Middaugh** | *Principal Planner*

Snohomish County Planning and Development Services

3000 Rockefeller Ave M/S 604, Everett, Wa. 98201

425-262-2306 | [Randy.Middaugh@snoco.org](mailto:Randy.Middaugh@snoco.org)

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**From:** Lucas, Amy

**Sent:** Wednesday, May 10, 2017 12:52 PM

**To:** Middaugh, Randy <[Randy.Middaugh@co.snohomish.wa.us](mailto:Randy.Middaugh@co.snohomish.wa.us)>; Dragoo, Paul <[Paul.Dragoo@co.snohomish.wa.us](mailto:Paul.Dragoo@co.snohomish.wa.us)>; Samy, Rebecca <[Rebecca.Samy@co.snohomish.wa.us](mailto:Rebecca.Samy@co.snohomish.wa.us)>

**Cc:** Countryman, Ryan <[ryan.countryman@snoco.org](mailto:ryan.countryman@snoco.org)>; Bosanko, Russ <[Russ.Bosanko@co.snohomish.wa.us](mailto:Russ.Bosanko@co.snohomish.wa.us)>; Zsofia Pasztor <[zs.pasztor2011@gmail.com](mailto:zs.pasztor2011@gmail.com)>; Szabolcs Pasztor <[szabolcs@farmerfrog.org](mailto:szabolcs@farmerfrog.org)>

**Subject:** Paradise Farm Improvement Project

Hi Randy, Paul, and Rebecca,

Were you able to verify whether the parking lot expansion at Paradise Valley Conservation Area is exempt from the LDA permit and SEPA review due to the farm use of the property? The parking lot would serve both the PVCA recreational trails and the Paradise Farm, while the access road improvements will solely benefit the farm. I've attached an updated version of the project charter and maps. Can we get a summary of what permits we will need based on the parking lot expansion, access road improvements, and the septic and well improvements? It looks like we may be exempt from the landscaping requirements of SCC 30.25 as well?

Thanks,

Amy

*Amy L. Lucas*

**Senior Park Planner**

Snohomish County Parks, Recreation and Tourism

6705 Puget Park Drive

Snohomish, WA 98296

Office (425) 388-6620

Cell (425) 287-2333

[Amy.Lucas3@snoco.org](mailto:Amy.Lucas3@snoco.org)

[snocoparks.org](http://snocoparks.org)



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