



**Snohomish County**  
Planning and Development  
Services

# Recreational Facilities Not Otherwise Listed on A-10 Zoned Ag Land



**AG**  
Bulletin  
**# 4**

Revised June 2016

## Visit us at :

2nd Floor Robert J. Drewel Bldg.  
3000 Rockefeller Avenue  
Everett, WA 98201

425-388-3311  
1-800-562-4367, ext. 3311  
[www.snoco.org](http://www.snoco.org)



## ONLINE INFORMATION

[www.snohomishcountywa.gov/1190](http://www.snohomishcountywa.gov/1190)



This Agricultural Bulletin only applies to property within unincorporated Snohomish County and does not apply to property within incorporated city limits.

## Code Requirements

“Recreational facilities not otherwise listed” are recreational facilities that do not include any primary use otherwise listed in the use matrices of the county code, chapter 30.22. These types of recreational facilities are allowed in the A-10 zone, upon the issuance of a conditional use permit EXCEPT within lands designated in the Comprehensive Plan as Local Commercial Farmland, Upland Commercial Farmland, or Riverway Commercial Farmland.

- Permissible recreational uses must include only non-motorized field games or sports and must be conducted on uncovered fields under private ownership and control.
- Site development must include only these temporary improvements: ball fields, dugouts, seating, fencing, field equipment, storage structures for sports and field maintenance equipment, concession stands, parking areas, and other such temporary improvements as may be associated with the proposed recreational use.
- All buildings and parking areas must be set back a minimum of 50 feet from the property boundaries. A larger setback may be imposed by the county if an adjacent property is adversely affected by the recreational use by such factors as noise, vibration, and light.
- All buildings need to be less than 300 square feet in size and located in close proximity to the property areas.
- There can be a maximum of two concession stands, but food service equipment cannot be permanently installed.
- Perimeter landscaping and a parking area will be required.
- Unfenced playing fields need to be set back 50 feet from property boundaries.
- A perimeter fence (at least 6 feet high) may be placed within the 50-foot setback, but it is subject to perimeter landscaping requirements only; no outdoor lighting is allowed.
- Uses are restricted to daylight hours only.
- Structures need to meet all provisions of federal, state, and local statutes and laws, including provisions to ensure water quality and flood protection.

## PDS Pre-Application Meeting

A pre-application meeting with PDS is strongly recommended prior to submitting a Recreational Facilities Not Otherwise Listed on A-10 Zoned Land application. There is a \$480 fee from the pre-application meeting plus a 3% technology surcharge.

This bulletin is intended only as an information guide. The information may not be complete and is subject to change. For complete legal information, refer to Snohomish County Code, Title 30.

To schedule a Pre-Application submittal appointment with staff go to [www.snohomishcountywa.gov/1204](http://www.snohomishcountywa.gov/1204) and click on “Commercial Pre-Application Review” under “Other Commercial Forms” or call 425-388-3311 ext. 2790.

## Submittal Requirements

The application package for approval of “recreational facilities not otherwise listed” may be submitted by appointment only. The application submittal package must be complete or the project will not be accepted for review. Prior to submitting your application, you must review in a Pre-Submittal Conference the traffic related aspects of your development proposal to determine if a traffic study is necessary, and to ensure that the application is submitted with adequate information for the review process. You can find the Pre-Submittal Conference form online by going to: [www.snohomishcountywa.gov/2564](http://www.snohomishcountywa.gov/2564) or request one by calling (425) 388-6440.

The county has prepared a minimum submittal requirements checklist to ensure that necessary information is included within the application package for a comprehensive review of the project. You may view this checklist online or by visiting the PDS Customer Support Center, 2<sup>nd</sup> Floor Robert J. Drewel Building. (To view the checklist online for an existing structure go to [www.snohomishcountywa.gov/DocumentCenter/View/7471](http://www.snohomishcountywa.gov/DocumentCenter/View/7471). To view the checklist for building a new structure go to [www.snohomishcountywa.gov/DocumentCenter/View/7459](http://www.snohomishcountywa.gov/DocumentCenter/View/7459).)

## Cover Letter

The most important elements of the submittal package are the cover letter (containing a description of the project) and the site plan. The cover letter needs to contain the information requested on the minimum submittal requirements checklist, describe the non-motorized field game or sport that will be played, and state that the game or sport will be conducted on uncovered fields under private ownership or control.

The cover letter should also provide a statement that the uses will occur only during daylight hours and that no outdoor lighting will be provided.

## Site Plan

The site plan should meet the requirements of the minimum submittal checklist.

Permit application(s), site plans, description of proposal, the minimum submittal checklist items, and applicable fees are standard submittal requirements.

## Q: What if I have other questions?

**A:** Call (425)388-3311 or submit questions online at [AskPermitTech@snoco.org](mailto:AskPermitTech@snoco.org). Remember, asking questions first can save lots of headaches, heartaches and money!

## Contacts

For permit information:  
Permitting Services (425) 388-3311.

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