



## Snohomish County Council

**Committee:** Public Works  
**ECAF:** #68241  
**Proposal:** Ord. 19-030

**Analyst:** Jed Gonzales  
**Date:** June 04, 2019

### **Consideration:**

Ordinance accepting statutory warranty deed and establishing county road 197<sup>th</sup> PL SW.

### **Background**

On January 2017, Prospect Development, LLC submitted an application to the Department of Planning and Development Services (PDS) for approval of an administrative site plan for a 37-unit Single-Family Detached Unit (SFDU) residential development known as the Summerland SFDU. The subject property is on 4.19 acres zoned Low Density Multiple Residential (LDMR) located in Council District 4 east of I-405, west of Filbert Road (SR 524), between 198<sup>th</sup> PI SE and Filbert Drive. The applicant proposed to connect existing public roadway 1<sup>st</sup> Ave W with proposed 197<sup>th</sup> PI SW to Filbert Road. On July 2017, PDS approved the administrative site plan for the Summerland SFDU development subject to conditions. The establishment of county public road 197<sup>th</sup> PL SW for access is a condition of occupancy and final building approval for the proposed SFDU.

Pursuant to [SCC 30.66B.065](#)<sup>1</sup>, the county has the authority to condition land development approvals upon adequate access to the public road system that often requires dedication of public road ROW. [SCC 13.90.020](#)<sup>2</sup> contains the process required for the establishment of county roads.

### **Current Proposal**

*Scope:* The proposed roadway is classified as non-arterial with 51 feet of ROW width that includes 28 feet of driving surface, 6-inch curbs, 5-foot planters, 5-foot sidewalks, and 1-foot behind each sidewalk. The County Engineer finalized a report on May 2019 pursuant to [RCW 36.81.050](#)<sup>3</sup> and [SCC 13.090.040](#)<sup>4</sup> investigating whether the establishment of county road 197<sup>th</sup> PL SW is necessary and practicable and will benefit the public.

Based on findings by Public Works, the County Engineer recommends establishment be granted provided that administrative costs are paid for by the developer and that the road meets all county road standards after inspection by Public Works of the finished construction. In addition, the County Engineer reviewed the statutory warranty deed conveying the road ROW, recommends Council approval and that it be recorded upon the terms and conditions of the proposed ordinance.

Approval by Ordinance is sought from Council accepting the statutory warranty deed and establishing county road 197<sup>th</sup> PL SW. No public expenditures will be required for the road construction as these costs will be paid in full by the developer.

*Fiscal Implications:* Current year costs total \$2,800. All administrative costs associated with processing the road establishment are to be reimbursed in full by the developer

prior to the recording of the Ordinance and statutory warranty deed for establishment in accordance with [SCC 13.90.070](https://snohomish.county.codes/SCC/13.90.070)<sup>5</sup>.

**2019 Budget:**

*Is this in the current year budget:* YES in Road Fund 102; DACs 102.50610471011 and 102.50610474145.

*Priority package ID#:* 135 within the TES Reimbursable program.

*Additional context:* The Roads budget consists of the following 4 divisions: Transportation & Environmental Services (TES), Engineering Services (ES), Road Maintenance (RM), and Administrative Operations (AO). Each division contains the following 4 programs: Operations (O), Maintenance (M), Capital (C), and Reimbursable (R).

**Future Budget Impacts:** N/A.

**Handling:** EXPEDITE.

**Approved-as-to-form:** YES (Ordinance).

**Risk Management:** N/A.

**Executive Recommendation:** APPROVE.

**Attachments:** Refer to the submitted ECAF that includes the following attachments:

- (1) Proposed Ordinance;
- (2) Statutory Warranty Deed;
- (3) Engineer's Report - Road Establishment Request #18-112945 RWE; and
- (4) Exhibits 1-7.

**Amendments:** NONE.

**Request:** Move to set time and date for a public hearing.

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<sup>1</sup> <https://snohomish.county.codes/SCC/30.66B.065>

<sup>2</sup> <https://snohomish.county.codes/SCC/13.90.020>

<sup>3</sup> <https://app.leg.wa.gov/RCW/default.aspx?cite=36.81.050>

<sup>4</sup> <https://snohomish.county.codes/SCC/13.90.040>

<sup>5</sup> <https://snohomish.county.codes/SCC/13.90.070>