



**Department of Public Works**

**ENGINEER'S REPORT**

**PROJECT SUMMARY**

**DPW PROJECT FILE NUMBER:** 18 121767 RWE

**APPLICATION DATE:** August 17, 2018

**PROJECT NAME:** Maltby, now known as Ruby Bridges Elementary and Middle School  
PFN 17 110535 CUP

**APPLICANT:** Northshore School District # 417

**OWNER:** Northshore School District # 417  
22105 23<sup>rd</sup> Drive SE, Bothell, WA 98021-4409

**TYPE OF REQUEST** ROAD ESTABLISHMENT

**ROAD NAME** 49<sup>TH</sup> Drive SE

**LOCATION** 4705 Maltby Road, Woodinville

**SECTION/TOWNSHIP/RANGE** Section 21 Township 27 N, Range 05 E W.M.

**TAX PARCEL NUMBER(S)** 27052100400100, 27052100400101,  
27052100400300, 27052100400400,  
27052100400500, 27052100400800

**ACREAGE** 32.14

**TRANSPORTATION SERVICE AREA** "E" outside the urban growth area (UGA)

**RECOMMENDATIONS** APPROVAL

**CITE BASIS** SCC 13.90.020

## PETITION REQUEST 18 121767 RWE

### FOR THE ESTABLISHMENT OF A NEW COUNTY ROAD RIGHT-OF-WAY IDENTIFIED AS

#### ***49<sup>th</sup> Drive SE***

### **INTRODUCTION**

Revised Code of Washington (RCW) 36.75 gives Snohomish County (the County) legislative authorities broad authority to acquire land for County Road purposes by purchase, gift, or condemnation. Snohomish County Code (SCC) 13.90.010 provides that the Snohomish County Council (County Council) also has the authority to establish public roads independent of the statutory establishment provisions of RCW 36.81. The County legislative authority's use of this broad authority must be made under the advice and supervision of the Snohomish County Engineer (County Engineer).

SCC 13.90.010 provides that when the County Engineer determines that the criteria for road establishment have been met, road establishment may be initiated independently by the County Engineer. The County also has the authority under SCC 30.66B to condition land development approvals upon adequate access to a public road, which often requires dedication of public road right-of-way (ROW). The process required for establishment of County roads is found in SCC 13.90.020.

### **FACTS/BACKGROUND**

1. On June 30, 2017, Northshore School District (NSD) # 417 (the Owner), applied to the Snohomish County Department of Planning and Development Services (PDS), requesting approval for a conditional use permit (CUP) to authorize construction of a 76,191 square foot, three story elementary school, and a 120,184 square foot, three story middle school named Maltby Elementary and Middle School, now known as Ruby Bridges. (See Exhibit 1, Notice of Application)
2. The subject property is located at 4709 Maltby Road, Woodinville, on the north side of Maltby Road (SR 524) in the SE1/4 of Section 21, Township 27 N, Range 05 E, W.M. (See Exhibit 2, Assessor and Aerial Maps)
3. The proposed school is to be constructed on 32.14 acres, on tax parcels 27052100400100, 27052100400101, 27052100400300, 27052100400400,

27052100400500, 27052100400800. One of the proposed schools has been constructed on parcels 27052100400300 and 27052100400500. (See Exhibit 3, Assessor Map)

4. As a condition of approval, the County Department of Public Works (DPW) and PDS required the Owner establish a new County Road identified as 49<sup>th</sup> Drive SE, in the administrative site plan Project File Number (PFN) 17 110535 CUP.
5. On March 14, 2018, the development was granted preliminary approval and on August 22, 2018, the construction plans for the development, including the road, were approved.

## FINDINGS

1. On August 17, 2018, a road establishment request was received by DPW from the Owner. The new proposed road in the August 22, 2018, approved administrative site plan is identified as 49<sup>th</sup> Drive SE.
2. The proposed project fronts Maltby Road, a State Highway (SR 524). The proposed school will take access from the new public arterial road (49<sup>th</sup> Drive SE) which will be constructed to the Snohomish County Engineering Design and Development Standards (EDDS) requirements.
3. The Owner constructed a new roundabout at the proposed new road intersection with Maltby Road. The improvements needed for the new intersection were determined by Washington State Department of Transportation (WSDOT).
4. The new centerline alignment for SR 524 has been recorded under Auditor's File Number (AFN) 202306085005. (See Exhibit 4)
5. The new road is classified as minor collector arterial road. The ROW being provided has sufficient width to contain the required road and improvements and will comply with all applicable code and EDDS requirements.
6. The new road begins at approximately 93 feet from the centerline of SR 524 and is approximately 1,022 feet in length and the width varies from 49 feet to 75 feet. A record of survey depicting the ROW limits and alignment of the road has been recorded under AFN 202401305003. (See Exhibit 5, Recorded Record of Survey)

7. Establishment of the new road is necessary, practicable, and will benefit the public because operation of the arterial road system is improved by dispensing local traffic onto multiple roads and access points; response time for emergency services is reduced; and use of transit systems, pedestrian facilities, and bicycle facilities are promoted.
8. Establishment of a new road is also consistent with the requirements set forth in SCC 30.24, "General Development Standards – Access and Road Network", and EDDS 3-01(7), "Road Circulation", including the requirement that a public road connection shall be constructed to any public road stubs in any adjacent parcel when the County Engineer determines the connection is necessary, practicable, and feasible.
9. Plans for the construction of the road to County standards have been approved by DPW and PDS. The road has already been built and approved by PDS Inspector on 09/18/2020. Per RCW 36.32.590, the Owner is exempt from bonding/insurance, and cost estimates for the construction of the new public road are not required.
10. DPW has reviewed the Statutory Warranty Deed (SWD) and recommends the deed be accepted by the County. (See Exhibit 6)
11. The public administrative costs estimated to be incurred by the County in examining, investigating, and processing the establishment application, to be paid by the Owner, are as follows:

|  |                  |
|--|------------------|
| Estimated Public Works Charges           | \$ 4, 500.00     |
| Application Fee Credit                   | \$ 500.00        |
| <br>Total Estimated Administrative Costs | <br>\$ 4, 000.00 |

12. The Owner shall be responsible for the advertising costs and recording fees, which are listed as follows:

|  |               |
|--|---------------|
| Total Estimated Fees<br>(for Notice of Introduction & Enactment) | \$ 300.00     |
| Estimated Recording Fees   | \$ 410.00     |
| <br>Total Estimated Administrative Costs                         | <br>\$ 710.00 |

## RECOMMENDATIONS

Based on the foregoing Findings, the establishment of 49<sup>th</sup> Drive SE is necessary, practicable, and in the best interest of the public. The County Engineer recommends the establishment be granted provided that: (1) the administrative costs are paid by the Owner to the County Road Fund pursuant to SCC 13.90.070; and (2) PDS and DPW, after inspection, determines that all County Road standards have been met.

The County Engineer also recommends that the County Council accept the SWD conveying ROW for the road and that it be recorded upon the terms and conditions of the Ordinance.

Approved by:

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Douglas W. McCormick P.E.  
Deputy Director/County Engineer

\_\_\_\_\_  
Date

Prepared By:

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Heather L. Noble  
ROW Investigator III

\_\_\_\_\_  
Date