

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

MOTION NO. 22-460

APPROVING AND AUTHORIZING THE ESTABLISHMENT AND ACCEPTANCE OF REAL
PROPERTY IDENTIFIED AS ADMIRALTY WAY

WHEREAS, under Chapter 36.75 RCW and Chapter 36.81 RCW, Snohomish County ("County") has the authority to acquire County right-of-way (ROW) and to establish roads for public purposes by purchase, gift, or condemnation; and

WHEREAS, under SCC 13.90.010, road establishment procedures may be initiated at the request of the Snohomish County Council ("County Council") or, when the Snohomish County Engineer (County Engineer) determines that the criteria for road establishment exists. Such roads may be initiated independently by the County Engineer or in response to a freeholders' petition; and

WHEREAS, on March 28, 2019, Ravenswood Apartments LLC, submitted a development application to Planning and Development Services (PDS); and

WHEREAS, a public hearing is required for the establishment of a new County road and, in accordance with SCC 13.90.080, the hearing before the Snohomish County Hearing Examiner on December 11, 2019, fulfilled this requirement; and

WHEREAS, on December 11, 2019, the Snohomish County Hearing Examiner issued a decision requiring the developer to construct and establish Admiralty Way as a new public road; and

WHEREAS, the County Engineer, pursuant to SCC 13.90.040 has determined that the public would benefit from the new County road and as a recommended condition of development approval that Admiralty Way be constricted by Ravenswood Apartments LLC, and established as a new County road; and

WHEREAS, on February 11, 2020, Ravenswood Apartments LLC (Owner), under SCC 13.90 010, submitted an application to the Department of Public Works (DPW) for the establishment of Admiralty Way; and

WHEREAS, on October 12, 2022, under RCW 36.81.050 and SCC 13.90.040, the County Engineer prepared a report determining that the establishment of Admiralty Way is necessary and practicable and will benefit the public; and

WHEREAS, a properly executed statutory warranty deed has been provided conveying sufficient ROW to ensure that County road standards can be met; and

WHEREAS, a properly filed record of survey depicting the ROW limits and road alignment has been recorded under Snohomish County Auditor's File Number (AFN) 202204115001 and was amended under AFN 202208185007; and

WHEREAS, the County Engineer has determined that the road construction plans depicting all required improvements to occur within the new ROW are in compliance with the County's Engineering Design and Development Standards (EDDS); and

WHEREAS, under SCC 13.90.020, a properly executed project guarantee improvement bond to ensure proper performance of road improvements constructed in conjunction with the establishment process was obtained and submitted to PDS; and

WHEREAS, there will be no public expenditures for the construction of the Admiralty Way; and

WHEREAS, the Council has considered the County Engineer's Report recommending that the statutory warranty deed be accepted, and the establishment of the Admiralty Way be granted; and

NOW, THEREFORE, ON MOTION, the Snohomish County Council approves of the following actions:

1. Snohomish County's acceptance and acquisition, at no cost to the County, of real property for the establishment of Admiralty Way as a new public road.
2. The Public Works Director or County Engineer shall have the authority to approve, sign, and execute all documents necessary to effectuate the acquisition and transfer of the real property from Ravenswood Apartments LLC to Snohomish County as is generally shown in the Record of Survey under AFN 202208185007.
3. Establishment of the County ROW is not effective until DPW files a certification with the Clerk of the Council that the administrative and advertising costs are paid, DPW has inspected and accepted final construction of Admiralty Way, a two-year maintenance security has been submitted by the Owner and accepted by the County, and the Statutory Warranty Deed has been recorded.

PASSED this 23rd day of November, 2022.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



Council Chair

ATTEST:



Asst. Clerk of the Council