



Snohomish County Council

Committee: Public Works
ECAF: 2021-0201
Proposal: Ord 21-024

Analyst: Jim Martin
Date: April 22, 2021

Consideration:

Ordinance accepting a statutory warranty deed and establishing 21st Avenue West as a new County Road.

Background

On May 24, 2018, RMH LLC submitted a development application to the Snohomish County Department of Planning and Development Services. As a condition of development approval, the County Engineer required the Petitioner to construct and establish 21st Avenue West as a new public road. On May 8, 2019, the Petitioner submitted an application to the Snohomish County Department of Public Works for the establishment of 21st Avenue West as a new County Road, under SCC 13.90.010.

SCC 13.90.0101 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. Pursuant to SCC 30.66B.0652, 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 13.90.0203 contains the process required for the establishment of county roads.

Current Proposal

The County Engineer has prepared a report determining that the establishment of 21st Avenue West as a County Road is necessary and practicable, and will benefit the public. The County Engineer has also determined that the road construction plans depicting all required improvements to occur within the new ROW comply with the County's Engineering Design and Development Standards. Construction of 21st Avenue West to the County's EDDS shall be by the Petitioner at their own expense, and a two-year maintenance security shall be provided by the Petitioner upon acceptance of the construction of 21st Avenue West.

Approval of this Ordinance would authorize the County Executive to accept the construction of 21st Avenue West and the properly executed Statutory Warranty Deed on the County's behalf. Establishment of the County ROW is not effective until DPW files a certification with the Clerk of the Council stating that all administrative and advertising costs enumerated by the Department of Public Works have been paid; PDS and DPW have inspected and accepted final construction of 21st Avenue West; a two-year maintenance security has been submitted by the Petitioner and accepted by the County, and the Statutory Warranty Deed has been recorded.

Duration: N/A

Fiscal Implications: Estimated Administrative Costs are \$3,047.60, to be paid by the Petitioner, in accordance with SCC 13.90.070.

2021 Budget: Yes

Future Budget Impacts: None.

Handling: Expedite

Approved-as-to-form: Yes.

Risk Management: N/A.

Executive Recommendation: APPROVE.

Attachments: See ECAF packet.

Amendments: NONE.

Request: Move to Council to set time and date for a Public Hearing.