

SNOHOMISH COUNTY COUNCIL
PUBLIC HEARING PACKET

ORDINANCE 22-009 **APPROVING AND AUTHORIZING THE VACATION AND ABANDONMENT OF A PORTION OF RICHMOND ROAD AND A PORTION OF 208TH ST SE, SNOHOMISH COUNTY ROAD RIGHTS-OF WAY**

ECAF: 2022-0183

Date/Time: Wednesday, March 23, 2022, at 10:30 a.m.

Staff Person: Deb Bell

DPA: Justin Kasting

EXHIBIT LIST

Click on Exhibit # to view document.

| Exhibit # | Date | Exhibit Description |
|------------------|-------------|---|
| 1 | 3/01/22 | Council Staff Report |
| 2 | 2/17/22 | ECAF Received |
| 3 | 2/17/22 | Ordinance Introduction Slip Signed |
| 4 | 2/07/22 | Engineer's Report |
| 5 | 2/17/22 | Appraised Value - Tax parcel:00373001900801 |
| 6 | 2/17/22 | Appraised Value - Tax parcel:00373001900903 |

1 After Recording Return To:
2 Clerk of the Council
3 Snohomish County Council
4 3000 Rockefeller Avenue – M/S 609
5 Everett, WA 98201
6
7
8

9 *In the matter of Richmond Road and 208th Street SE Vacation and Abandonment*
10

11 SNOHOMISH COUNTY COUNCIL
12 Snohomish County, Washington
13

14 ORDINANCE NO. 22-009
15

16 APPROVING AND AUTHORIZING THE VACATION AND ABANDONMENT
17 OF A PORTION OF RICHMOND ROAD AND A PORTION OF 208TH ST SE,
18 SNOHOMISH COUNTY ROAD RIGHTS-OF WAY
19

20
21 WHEREAS, under Chapter 36.87 RCW and Chapter 13.100 Snohomish
22 County Code (SCC), Snohomish County (the “County”) has the authority to
23 vacate and abandon County rights-of-way determined to be useless; and
24

25 WHEREAS, on August 10, 2020, Prospect Development LLC submitted a
26 petition pursuant to RCW 36.87.020 and SCC 13.100.030 to vacate and abandon
27 a portion of Richmond Road and a portion of 208th St SE, both Snohomish
28 County road rights-of-way; and
29

30 WHEREAS, on February 19, 2021, Prospect Development LLC, conveyed
31 property known as the Camberfield SFDU to Pacific Ridge-DRH LLC, via bargain
32 and sale deed recorded under Snohomish County Auditor’s File Number
33 202102190908; and
34

35 WHEREAS, with the transfer of the Camberfield SFDU, Pacific Ridge-
36 DRH LLC became the vacation and abandonment petitioner (“Petitioner”); and
37

38 WHEREAS, the Camberfield SFDU abuts the portions of rights-of-way
39 petitioned to be vacated and abandoned; and
40

41 WHEREAS, on _____, the Snohomish County Road Engineer (“County
42 Engineer”), pursuant to RCW 36.87.040 and SCC 13.100.040, prepared a report
43 examining the road rights-of-way proposed to be vacated and abandoned; and
44

45 WHEREAS, the Snohomish County Council (“County Council”),
46 considered the County Engineer’s report and the exhibits attached to the report
47 supporting his recommendation; and

1
2 WHEREAS, the County Engineer has determined that all criteria to vacate
3 and abandon a portion of Richmond Road and a portion of 208th St SE exists and
4 recommends that said County road rights-of-way be vacated and abandoned;
5 and
6

7 WHEREAS, on this _____ day of _____, 2022, pursuant to
8 RCW 36.87.060 and SCC 13.100.060, the County Council held a public hearing
9 to consider the County Engineer's report and to receive public testimony;
10

11 NOW, THEREFORE, BE IT ORDAINED:
12

13 **Section 1.** The County Council adopts and incorporates the foregoing
14 recitals as findings as if set forth fully herein.
15

16 **Section 2.** The County road rights-of-way described in Exhibits A and
17 Exhibit B and depicted on Exhibits A1 and B1, both attached to this ordinance
18 and incorporated herein by reference, are useless for County road purposes and
19 the public will be benefited by their vacation.
20

21 **Section 3.** The County road rights-of-way described and depicted in the
22 attached exhibits are vacated upon satisfaction of the terms and conditions
23 contained in this ordinance.
24

25 **Section 4.** Under Chapter 36.87 RCW and Chapter 13.100 SCC, the
26 vacation of the County road rights-of-way granted herein shall not take effect
27 unless within one year of the date this ordinance is passed by the County Council
28 the Department of Public Works (DPW) files a certification with the Clerk of the
29 Council stating the Petitioner has paid the itemized costs and expenses of the
30 proceedings enumerated by DPW under SCC 13.100.070 and identified in the
31 Engineer's Report.
32

33 **Section 5.** Generally, under Chapter 36.87 RCW and Chapter 13.100
34 SCC the vacation of a County road right-of-way shall not take effect unless within
35 one year of the date this ordinance passed by the County Council the Petitioner
36 has paid the County the value of the road rights-of-way vacated according to the
37 schedule set forth in SCC 13.100.080. The road rights-of-way petitioned to be
38 vacated and abandoned here are classified as Class C under SCC
39 13.100.040(7)(d) and, therefore generally under SCC 13.100.085, the Petitioner
40 is required to compensate the County 50 percent of the appraised value of
41 \$57,619.62 which equals \$28,809.81, unless such requirement is waived by the
42 County Council under SCC 13.100.080(3). Here, the County Engineer
43 recommends that the County Council waive the compensation for the proposed
44 rights-of-way vacation because the Petitioner is providing a new County road as
45 part of the Camberfield SFDU of greater utility to public transportation purposes

1 to replace the portions of the rights-of-way being vacated by this ordinance.
2 Consistent with this recommendation, and as allowed under SCC
3 13.100.080(3)(d), the requirement that the Petitioner pay 50 percent of the
4 appraised value of the vacated portions of rights-of-way is waived.
5

6 **Section 6.** The County retains an easement in respect to the vacated
7 land for the construction, repair and maintenance of utilities and services within
8 the vacated portions of the rights-of-way vacated by this ordinance as allowed
9 under RCW 36.87.140 and SCC 13.100.100.
10

11 **Section 7.** Upon the Clerk of the County Council receiving confirmation
12 from DPW that the Petitioner has made timely and full payment as required by
13 Chapter 36.87 RCW and Chapter 13.100 SCC, this ordinance shall be recorded
14 and become effective. In the event the Petitioner fails to make payment of the
15 compensation required within one year of the date this ordinance is passed by
16 the County Council, this ordinance shall automatically become void and have no
17 further force or effect.
18

19 **Section 8.** This ordinance shall not be recorded, and the vacation of the
20 rights-of way shall not be effective until the new Richmond Road extension
21 identified as "Road A" in the May 4, 2021, administrative site plan approval for
22 the Camberfield SFDU (File Number 19 113061 SPA) is constructed and
23 accepted by the County and established as a County road.
24

25
26 Passed this day _____ of _____, 2022.
27

28
29 SNOHOMISH COUNTY COUNCIL
30 Snohomish County, Washington
31

32 _____
33 Chairperson
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ATTEST:

Clerk of the Council


() APPROVED

() EMERGENCY

() VETOED _____ County Executive _____ Date

ATTEST:

APPROVED AS TO FORM:

 2/3/22

Deputy Prosecuting Attorney

Exhibit A

LEGAL DESCRIPTION ROAD RIGHT-OF-WAY VACATION

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., BEING A PORTION OF LOTS 9, BLOCK 19, ALDERWOOD MANOR NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 79-83, INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 9;
THENCE NORTH 89°45'09" WEST, ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 364.85 FEET TO A POINT ON THE EASTERLY MARGIN OF THAT PORTION OF CUL-DE-SAC AREA DEEDED TO SNOHOMISH COUNTY PER QUIT CLAIM DEED RECORDED UNDER AFN. 8007300168, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF RICHMOND ROAD AND THE TRUE POINT OF BEGINNING;
THENCE ALONG SAID EASTERLY MARGIN SOUTH 7°03'03" EAST A DISTANCE OF 35.40 FEET TO THE SOUTHEAST CORNER OF SAID AREA DEEDED TO SNOHOMISH COUNTY;
THENCE CONTINUING ALONG THE SOUTHERLY MARGIN OF SAID AREA DEEDED TO SNOHOMISH COUNTY SOUTH 42°35'04" WEST A DISTANCE OF 61.78 FEET;
THENCE NORTH 18°21'38" WEST A DISTANCE OF 11.39 FEET TO A POINT OF CURVATURE TO THE RIGHT WHOSE RADIUS IS 143.50 FEET;
THENCE ALONG SAID CURVE AN ARC LENGTH OF 70.91 FEET THROUGH A CENTRAL ANGLE OF 28°18'47";
THENCE SOUTH 89°45'09" EAST A DISTANCE OF 46.19 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SAID PARCEL HAVING 3,001 SQUARE FEET.



C.E.S. NW INC.

CIVIL ENGINEERING & SURVEYING

429 - 29TH ST. NE, SUITE D
PUYALLUP, WA 98372

PH: (253) 848-4282
ceservices@cesnwin.com

CAMBERFIELD SDFU

ROAD ROW VACATION

7/13/2021

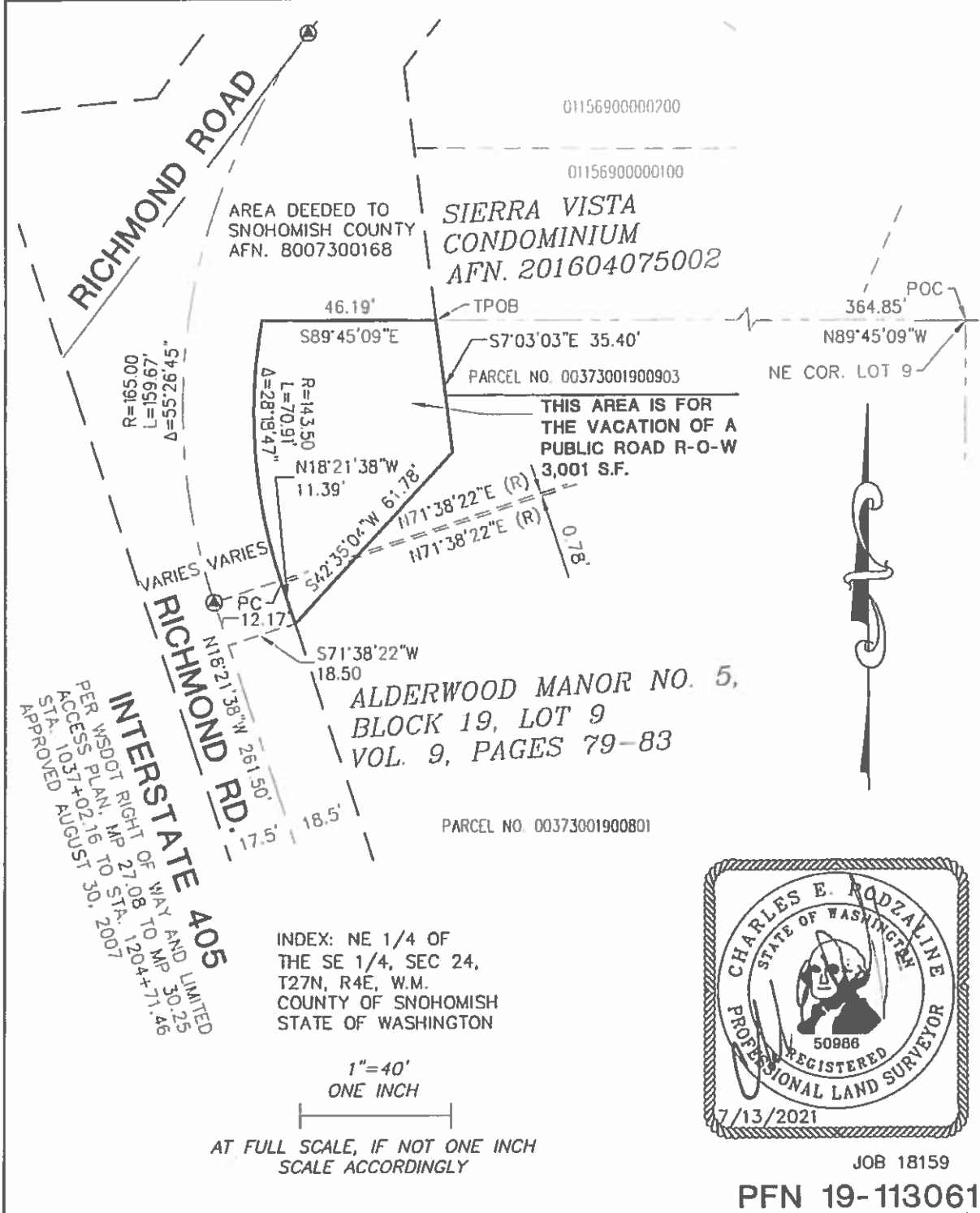


Exhibit A1

Exhibit B

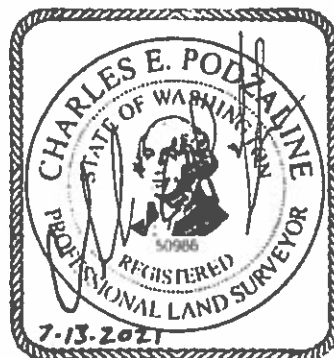
LEGAL DESCRIPTION ROAD RIGHT-OF-WAY VACATION

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., BEING A PORTION OF LOT 8 , BLOCK 19, ALDERWOOD MANOR NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 79-83, INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 8;
THENCE NORTH 0°14'51" EAST ALONG THE EAST LINE OF SAID LOT 8 A DISTANCE OF 10.00 FEET TO THE NORTH LINE OF AREA DEEDED TO SNOHOMISH COUNTY BY INSTRUMENT RECORDED UNDER AUDITORS FILE NUMBER 2213804, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;
THENCE NORTH 89°45'09" WEST, ALONG SAID NORTH LINE A DISTANCE OF 245.36 FEET TO A POINT ON THE EASTERLY LINE OF CULC-DE-SAC AREA DEEDED TO SNOHOMISH COUTNY BY QUIT CLAIM DEED RECORDED UNDER AFN. 8007300168, RECORDS OF SNOHOMISH COUNTY WASHINGTON, AND THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 89°45'09" WEST A DISTANCE OF 21.23 FEET TO A NON-TANGENT CURVE TO THE RIGHT WHOSE RADIUS BEARS NORTH 24°37'54" EAST AND WHOSE RADIUS IS 106.50 FEET;
THENCE ALONG THE CURVE AN ARC DISTANCE OF 52.39 FEET THROUGH A CENTRAL ANGLE OF 28°11'08" TO A POINT ON THE NORTH MARGIN OF SAID AREA DEEDED TO SNOHOMISH COUNTY;
THENCE NORTH 87°09'47" EAST ALONG THE NORTH MARGIN OF SAID AREA DEEDED TO SNOHOMISH COUNTY A DISTANCE OF 50.14 FEET TO THE NORTHEAST CORNER OF SAID AREA;
THENCE SOUTH 18°21'38" EAST ALONG THE EASTERLY MARGIN OF SAID AREA DEEDED TO SNOHOMISH COUNTY A DISTANCE OF 36.90 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SAID PARCEL HAVING 1,345 SQUARE FEET.



C.E.S. NW INC.

CIVIL ENGINEERING & SURVEYING

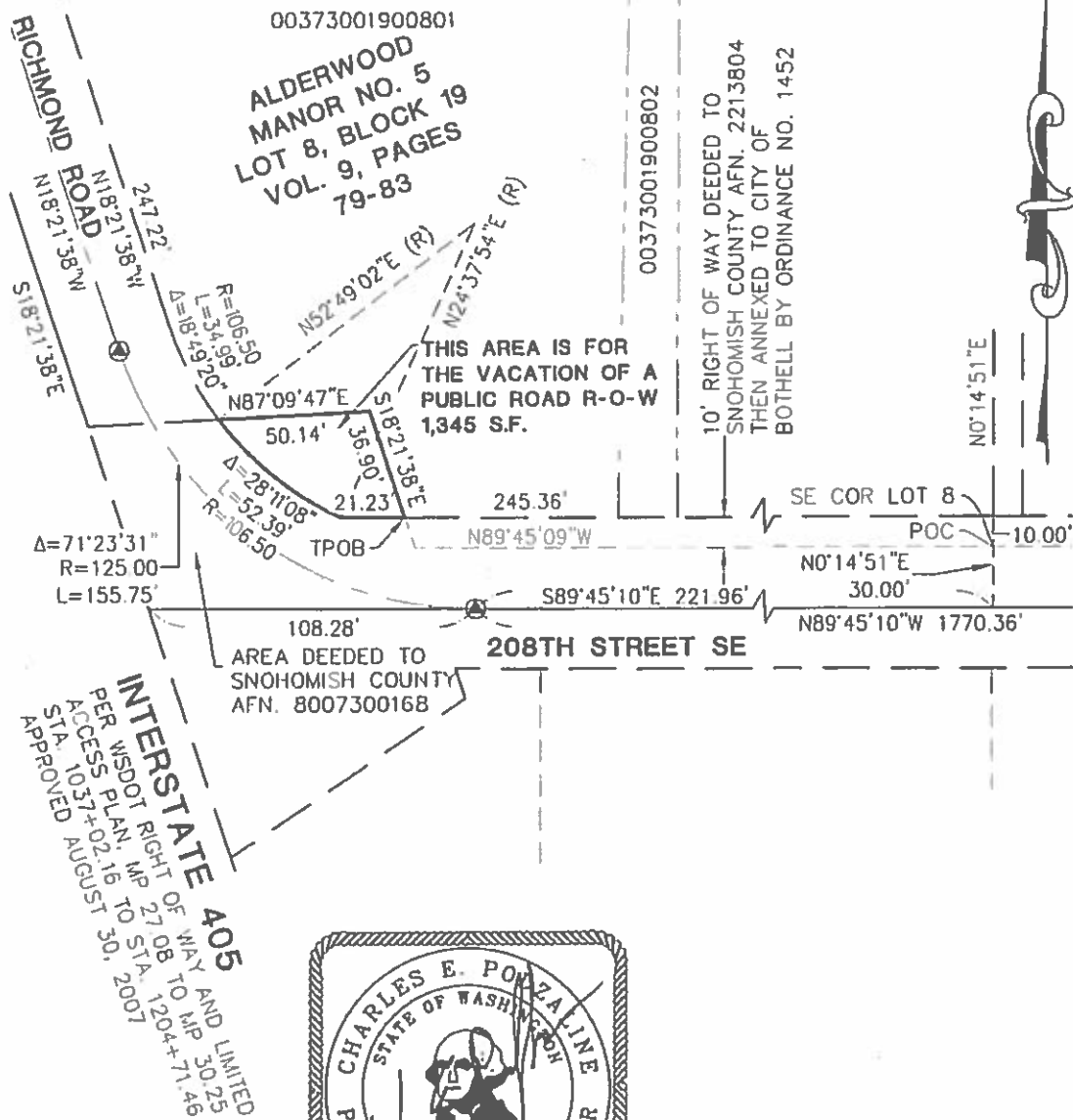
429 - 29TH ST. NE, SUITE D
PUYALLUP, WA 98372

PH: (253) 848-4282
ceservices@cesanwinc.com

CAMBERFIELD

ROAD VACATION

7/13/2021



1"=60'
ONE INCH

AT FULL SCALE, IF NOT ONE INCH
SCALE ACCORDINGLY

PFN 19-113061

Exhibit B1



Snohomish County Council

SNOHOMISH COUNTY COUNCIL

EXHIBIT # 1

FILE ORD 22-009

Committee: Public Works and Infrastructure
ECAF: 2022-0183
Proposal: Ord. 22-009

Analyst: Deb Evison Bell
Date: March 1, 2022

Consideration:

The proposal is to follow Snohomish County Code 13.100.010 to vacate and abandon portions of county right-of-way and to waive the fair market expense requirement of compensation, per SCC 13.100.080(3)¹.

Background:

On August 10, 2020, petitioners Prospect Development LLC (transferred to Pacific Ridge-DRH LLC with acquisition February 19, 2021), submitted an application to vacate and abandon that portion of opened, maintained, constructed and paved county road and road right-of-way (ROW) of Richmond Road and 208th Street Southeast. Originally known as East Filbert Rd, the area was dedicated by the Plat of Alderwood Manor No. 5, in 1918 and recorded in the Auditor's File Number 247322.

On July 30, 1980, the Washington State Department of Transportation conveyed via quick claim deed to Snohomish County the described real property recorded under Auditor's File Number 8007300168, as State Route 405 bisected the older roads, essentially creating two dead-end segments. The subject portion of Richmond Road currently ends at SR 405 with a constructed and maintained cul-de-sac. The same is true for 208th Street SE, as it also dead ends at SR 405. The proposal would vacate the cul-de-sac bulbs and connect the two dead-end streets with a new dedicated connection road (Ordinance 22-010). The proposed vacation is located in the SE¼ of Section 24, Township 27 North, Range 4 East, W.M., and the SW¼ of Section 19, Township 27 North, Range 5 East W.M.

Current Proposal:

The County Engineer has determined that it is in the best interest of the general public and recommends the vacation and abandonment of the subject ROW. Approval by ordinance is sought from council to authorize the ROW vacation and to waive the fair market value expense. In accordance with RCW 36.87.040 and SCC 13.100.040, the county engineer has prepared a report examining the petitioned ROW that includes the following findings:

1. Richmond Road and 208th St SE are opened, maintained, constructed, and paved roads as shown on aerial photographs taken from 1955 and current. (See Exhibit 8 of Engineers Report)
2. The portions of the County roads petitioned to be vacated do not abut a body of salt or fresh water per SCC 13.100.090.

¹ [ch. 13.100 Vacation | Snohomish County Code](#)

3. Inquiries to the local utilities revealed existing utilities are located within the rights-of-way proposed for vacation and abandonment. PUD currently has an overhead line and possibly two poles within the area. (See Exhibit 9) RCW 36.87.140 and SCC 13.100.100 allow the County to retain an easement in respect to the vacated portion of the rights-of-way for construction, repair, and maintenance of utilities and services.
4. The portion of Richmond Road and 208th St SE petitioned to be vacated as Classified as Class C roads under SCC 13.100.010 (7)(d). Class C roads and rights-of-way are those in which the county has an easement interest and public expenditures were made.
5. DPW determined the fair market value of that portion of Richmond Road and 208th St SE petitioned to be vacated at \$57,619.62, per SCC 13.100.085(1). Unless waived, the Petitioner is required to pay fifty percent (50%) per SCC 13.100.080(2) which equals \$28,809.81.
6. Under SCC 13.100.080(3), The County Engineer may recommend, and the Council shall have the authority, to waive some or all of the compensation required under sub sections (1) and (2) of this section. (See Exhibit 10).

CONDITIONS

1. The vacation of the rights-of-way shall not be effective until the new Richmond Road extension identified as "Road A" in May 4, 2021, administrative site plan approval for the Camberfield SFDU (File Number 19 113061 SPA) is constructed and accepted by the County and established as a County road.
2. An easement for utilities shall be granted by Pacific Ridge – DRH LLC and benefiting Snohomish County over the vacated portions of Richmond Road and 208th St SE for the construction, repair and maintenance of public utilities and services as per RCS 36.87.140 and SCC 13.100.100. Such easement shall be recorded with the Snohomish County Auditor.
3. All associated costs incurred by the County in processing the petition to vacate and the value of the portions of the rights-of-way (unless waived) shall be paid by Pacific Ridge – DRH LLC, per SCC 13.100.070 and SCC 13.100.080. These expenses and the balance owing are estimated as follows:

| | |
|--------------------------------|------------|
| Estimated Public Works Charges | \$4,200.00 |
| Estimated Advertising Costs | \$300.00 |
| Total | \$4,500.00 |
| Application Credit | <500.00> |
| Estimated Balance | \$4,000.00 |

4. Failure to make payments required under SCC 13.100.070 and SCC 13.100.080 within one year of the date the Ordinance is approved by the Council means the Ordinance should not be recorded and the portions of Richmond Road and 208th

Street SE petitioned to be vacated shall not be considered vacated as per SCC 13.100.080(4).

Duration: Under Chapter 36.87 RCW and Chapter 13.100 SCC, vacation of the opened county ROW shall not take effect unless the Petitioner pays the itemized costs and expenses of the proceedings identified in the engineer's report.

Fiscal Implications: All associated costs incurred by the County in processing the petition to vacate and the value of the portions of the rights-of-way, \$28,809.81 (unless waived) shall be paid by Pacific Ridge-DRH LLC, as per SCC 13.100.070 and SCC 13.100.080. The County Engineer supports waiving the fair market value expense of \$28,809.81, as the developer will be installing a new connecting road (Ordinance 22-010). The County Engineer does recommend compensation for the administrative expenses incurred during the petition process of approximately \$4,000.00

2022 Budget: NA

Future Budget Impacts: NA

Handling: Expedite

Approved-as-to-form: YES

Risk Management: APPROVE.

Executive Recommendation: APPROVE.

Attachments: See ECAF packet/Engineers Report.

Amendments: NONE.

Request: The requested action is for council to move this to GLS on March 2nd to set a time/date for a Public Hearing (March 23, 2022, at 10:30 am is suggested).



Legislation Text

File #: 2022-0183, Version: 1

Executive/Council Action Form (ECAF)

ITEM TITLE:

Ordinance 22-009, approving and authorizing the vacation and abandonment of a portion of Richmond Road and a portion of 208th Street SE, Snohomish County road rights-of-way

DEPARTMENT: Public Works

ORIGINATOR: Maria Acuario

EXECUTIVE RECOMMENDATION: Approve - Ken Klein

PURPOSE: Council approval of an Ordinance to grant vacation of public road rights-of-way.

BACKGROUND: • On August 10, 2020, Prospect Development LLC submitted application to the Department of Public Works for the vacation and abandonment of a portion of Richmond Road and a portion of 208th Street SE. • On February 19, 2021, Prospect Development LLC conveyed the proposed development to Pacific Ridge- DRH LLC, a Delaware Limited Liability Company via Bargain and Sale Deed. With the transfer of the Camberfield SFDU, Pacific Ridge became the petitioner. • Richmond Road and 208th Street SE are opened, maintained, constructed, and paved roads. • The proposed vacation is in Council District # 4. • See Engineer’s Report for additional facts, background, and conditions.

FISCAL IMPLICATIONS:

| EXPEND: FUND, AGY, ORG, ACTY, OBJ, AU | CURRENT YR | 2ND YR | 1ST 6 YRS |
|--|------------|--------|-----------|
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| | | | |
| TOTAL | | | |

| REVENUE: FUND, AGY, ORG, REV, SOURCE | CURRENT YR | 2ND YR | 1ST 6 YRS |
|---|------------|--------|-----------|
| | | | |
| | | | |
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| | | | |
| TOTAL | | | |

DEPARTMENT FISCAL IMPACT NOTES: Click or tap here to enter text.

CONTRACT INFORMATION:

| | | |
|-----------|-----------|--------|
| ORIGINAL | CONTRACT# | AMOUNT |
| AMENDMENT | CONTRACT# | AMOUNT |

Contract Period

| | | |
|-----------|-------|-----|
| ORIGINAL | START | END |
| AMENDMENT | START | END |

OTHER DEPARTMENTAL REVIEW/COMMENTS: Approved as to form by DPA Justin Kasting 2/3/22.
Reviewed and approved by Risk and Finance.

ECAF NO.:
ECAF RECEIVED:

**ORDINANCE
INTRODUCTION SLIP**

SNOHOMISH COUNTY COUNCIL

TO: Clerk of the Council

EXHIBIT # 3

TITLE OF PROPOSED ORDINANCE:

FILE ORD 22-009

~~~~~  
  
\_\_\_\_\_  
Councilmember Date

Clerk's Action: Proposed Ordinance No. \_\_\_\_\_

Assigned to: \_\_\_\_\_ Date: \_\_\_\_\_

~~~~~  
STANDING COMMITTEE RECOMMENDATION FORM

On _____, the Committee considered the item and by ____ Consensus /
____ Yeas and ____ Nays, made the following recommendation:

____ Move to Council to schedule public hearing _____

Public Hearing Date 3/23/2022 **at** 10:30 a.m.

____ Move to Council as amended to schedule public hearing

____ Move to Council with no recommendation

This item ____ should/ ____ should not be placed on the Consent Agenda.

(Consent agenda may be used for routine items that do not require public hearing and do not need discussion at General Legislative Session)

This item ____ should/ ____ should not be placed on the Administrative Matters Agenda

(Administrative Matters agenda may be used for routine action to set time and date for public hearings)



Committee Chair



SNOHOMISH COUNTY COUNCIL

ENGINEER'S REPORT

EXHIBIT # 4

PETITION REQUEST # 20 111677 RWE FILE ORD 22-009

FOR THE VACATION AND ABANDONEMENT OF PORTIONS OF
AN OPENED COUNTY ROAD RIGHTS-OF-WAY IDENTIFIED AS
Richmond Road and 208th Street SE

INTRODUCTION

Chapter 36.87 Revised Code of Washington (RCW) gives county legislative authorities broad authority to vacate and abandon land that was acquired for county road purposes. Chapter 13.100 Snohomish County Code (SCC) provides that Snohomish County (the County) also has the authority to vacate and abandon public road right-of-way (ROW) independent of the statutory vacation provisions of Chapter 36.87 RCW. The County's legislative authority's use of this broad authority must be made under the advice and supervision of the County Engineer.

SCC 13.100.010 provides that the road or ROW vacation and abandonment procedures may be initiated either in response to Council request or when the County Engineer determines that the criteria for the road or ROW vacation and abandonment exists. Vacation and abandonment procedures may also be initiated independently by the Engineer on his/her own initiative or in response to a frontage owner's petition. This proposed vacation is in response to a frontage owner's petition.

FACTS/BACKGROUND

1. Richmond Road and 208th St SE (formerly known as East Filbert Road) were dedicated by the Plat of Alderwood Manor No. 5 on October 1, 1918, and recorded on November 26, 1918 under Auditor's File Number 247322, and are located in the SE $\frac{1}{4}$ of Section 24, Township 27 North, Range 4 East, W.M., and SW $\frac{1}{4}$ of Section 19, Township 27 North, Range 5 East, W.M. (See Exhibit 1)
2. On July 30, 1980, in accordance with General Maintenance Agreement (GM) 984, dated July 20, 1979, the Washington State Department of Transportation (WSDOT) conveyed and quitclaimed, to the county all its right, title and interest, in and to the described real property situated in Snohomish County as stated on the Quitclaim Deed recorded under Auditor's File Number 8007300168. (See Exhibit 2)

3. On April 30, 1992, a portion of 208th St SE, west of its intersection with Royal Anne Road was annexed to the City of Bothell under Ordinance No. 1462 and recorded under Auditor's File Number 9204300872.
4. On September 29, 2019, Prospect Development LLC, submitted an application to Planning and Development Services (PDS), requesting approval of a Single-Family Dwelling Unit (SFDU) named Camberfield. (See Exhibit 3)
5. The proposed Camberfield development contains six parcels, located at 20715 Richmond Road in Bothell. The 48 lot SFDU is to be built on Lots 6 through 9, Block 19, Plat of Alderwood Manor No. 5. (See Exhibit 4)
6. Prospect Development LLC proposes a road connection between existing Richmond Road and 208th Street SE between the Camberfield SFDU and I-405. Vacation of two portions of County right-of-way is required on the northwest and southwest corners of the proposed development where the new Richmond Road alignment intersects with existing Richmond Road and 208th Street SE. (See Exhibit 5)
7. The proposed development is served by 208th Street SE, which is in the jurisdiction of the City of Bothell. The applicant is showing frontage improvements along 208th Street SE. An additional 10 feet of right-of-way is to be deeded to the City of Bothell. (See Exhibit 6)
8. On August 10, 2020, Prospect Development LLC submitted an application to Department of Public Works (DPW) for the vacation and abandonment of a portion of Richmond Road and a portion of 208th St SE.
9. On February 19, 2021, Prospect Development LLC conveyed the proposed development to Pacific Ridge - DRH LLC, a Delaware Limited Liability Company via Bargain and Sale Deed recorded under Auditor's File Number 202102190908. With the transfer of Camberfield SFDU, Pacific Ridge-DRHLLC became the vacation and abandonment petitioner. (See Exhibit 7)
10. On October 20, 2021, Pacific Ridge-DRH LLC, submitted a minor revision to the approved administrative site plan dated May 4, 2021, to add additional unit to the site, and increase the dwelling units from a total of 48 to a total of 49 units. This additional unit is located on the northwest corner of the site and along the edge of a line-of-sight easement.

FINDINGS

1. Richmond Road and 208th St SE are opened, maintained, constructed, and paved road as shown on aerial photographs taken from 1955 and current. (See Exhibit 8)
2. The portions of the County roads petitioned to be vacated do not abut a body of salt or fresh water as per SCC 13.100.090.

3. Inquiries to the local utilities revealed existing utilities are located within the rights-of-way proposed for vacation and abandonment. PUD currently has an overhead line and possibly two poles within the area. (See Exhibit 9) RCW 36.87.140 and SCC 13.100.100 allow the County to retain an easement in respect to the vacated portions of the rights-of-way for construction, repair, and maintenance of utilities and services.
4. The portion of Richmond Road and 208th St SE petitioned to be vacated are Classified as Class C roads and under SCC 13.100.010 (7)(d). Class C roads and rights-of-way are those in which the county has an easement interest and public expenditures were made.
5. DPW determined the fair market value of that portion of Richmond Road and 208th St SE petitioned to be vacated at **\$57,619.62**, per SCC 13.100.085(1). Unless waived, the Petitioner is required to pay fifty percent per SCC13.100.080(2)(b) which equals **\$28,809.81**.
6. Under SCC 13.100.080(3), The County Engineer may recommend, and the Council shall have the authority, to waive some or all of the compensation required under sub sections (1) and (2) of this section. (See Exhibit 10)

RECOMMENDATIONS

1. The public will be benefited if those portions of Richmond Road and 208th Street SE petitioned to be vacated and abandoned are in fact vacated and abandoned. First, the taxable value of Petitioner's property will increase with the addition of the vacated rights-of-way. Second, Petitioner, as part of the Camberfield SFDU development and in exchange for the petitioned rights-of-way vacation, will construct a new portion Richmond Road, a County road, along the western boundary of the development that will allow better vehicular circulation in and around the development. Those portions of Richmond Road and 208th Street SE petitioned to be vacated should be vacated.
2. It is not advisable to preserve all or a portion of those portions of Richmond Road or 208th Street SE proposed to be vacated for the County transportation system of the future as they are no longer needed given that Petitioner will construct a new portion of Richmond Road connecting to 208th Street SE at the southwest corner of the Camberfield SFDU.
3. The County Engineer recommends that the Council waive the compensation for the proposed rights-of-way vacation as allowed under SCC 13.100.080(3)(d) because a new County road of equal or greater utility to public transportation purposes is provided by the Petitioner to replace the utility of the vacated portions of the County rights-of-way.
4. DPW recommends that Vacation Petition Request # 20-111677 RWE for the vacation and abandonment of portions of Richmond Road and 208th Street SE described on Exhibits A and B and depicted on Exhibits A1 and B1, to the accompanying Ordinance, is in the best interest of the general public and should be granted based on the following conditions.

CONDITIONS

1. The vacation of the rights-of-way shall not be effective until the new Richmond Road extension identified as "Road A" in the May 4, 2021, administrative site plan approval for the Camberfield SFDU ((File Number 19 113061 SPA) is constructed and accepted by the County and established as a County road.
2. An easement for utilities shall be granted by Pacific Ridge - DRH LLC and benefiting Snohomish County over the vacated portions of Richmond Road and 208th St SE for the construction, repair and maintenance of public utilities and services as per RCW 36.87.140 and SCC 13.100.100. Such easement shall be recorded with the Snohomish County Auditor.
3. All associated costs incurred by the County in processing the petition to vacate and the value of the portions of the rights-of-way (unless waived) shall be paid by Pacific Ridge, DRH LLC, as per SCC 13.100.070 and SCC 13.100.080. These expenses and the balance owing are estimated as follows:

| | |
|-------------------------------|-------------|
| Estimated Public Work Charges | \$ 4,200.00 |
| Estimated Advertising Costs | \$ 300.00 |
| Total | \$ 4,500.00 |

| | |
|--------------------|-------------|
| Application Credit | <500.00> |
| Estimated Balance | \$ 4,000.00 |

4. Failure to make payments required under SCC 13.100.070 and SCC 13.100.080 within one year of the date the Ordinance is approved by the Council means the Ordinance should not be recorded and the portions of Richmond Road and 208th Street SE petitioned to be vacated shall not be considered vacated as per SCC 13.100.080(4).

Approved by:



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

2/7/2022
Date

Prepared by:

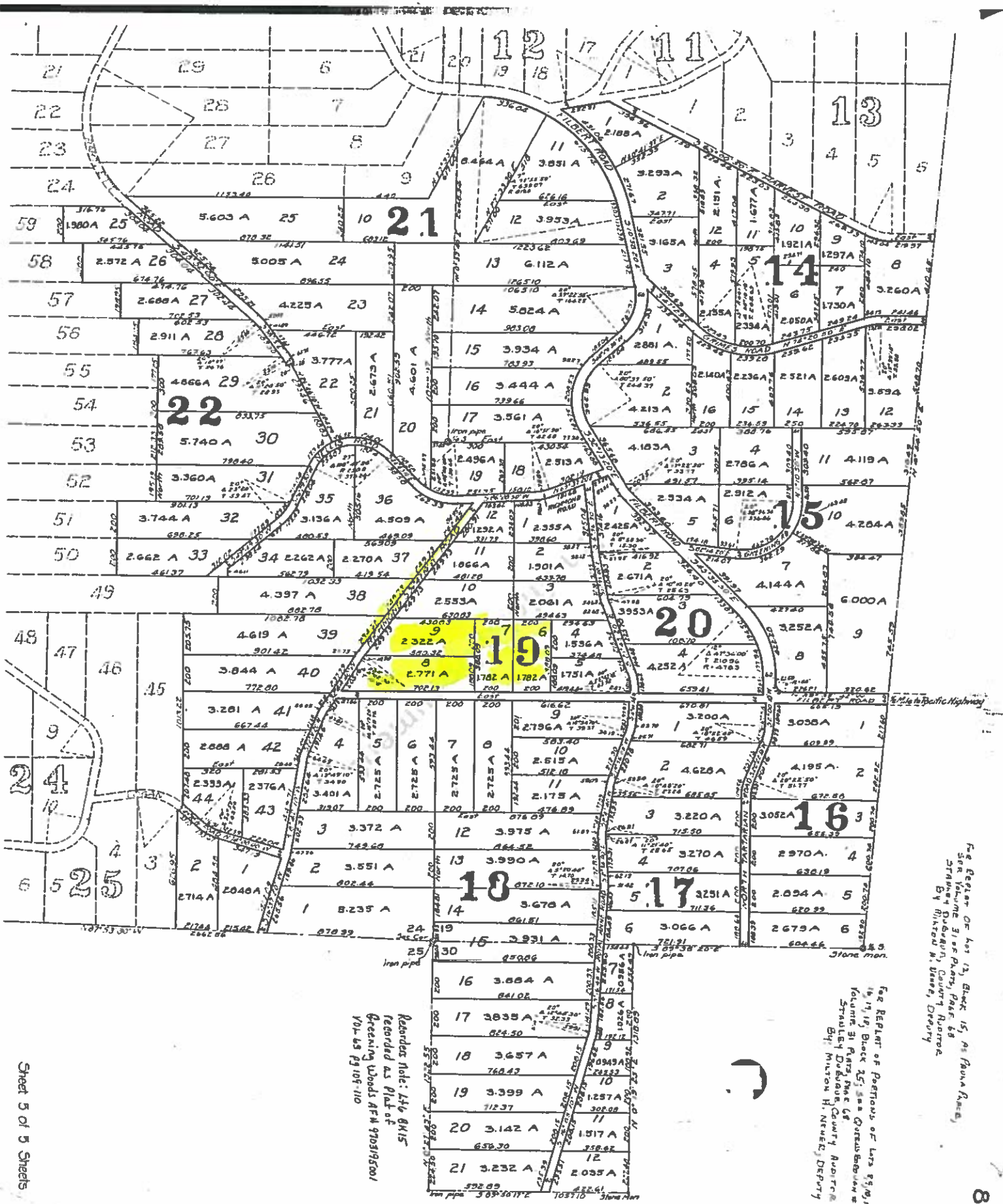


Maria Acuario
ROW Investigator III

2/4/2022
Date

EXHIBITS

Exhibit 1 Page 2



Recorded as Plat of
Greening Woods A.P.M. 9703195001
Vol. 65 Pg. 105-110

See Report of Partitions of Lrs. 85, 86, 12,
16, 17, 18, Block 15, 1st. Q. 1st. 1st. 1st.
Volume 31, Page 106 of
Stanley Dubois County Record
By Milton H. Newell, Deputy

See Report of Partitions of Lrs. 85, 86, 12,
16, 17, 18, Block 15, 1st. Q. 1st. 1st. 1st.
Volume 31, Page 106 of
Stanley Dubois County Record
By Milton H. Newell, Deputy

Exhibit 1 Page 3

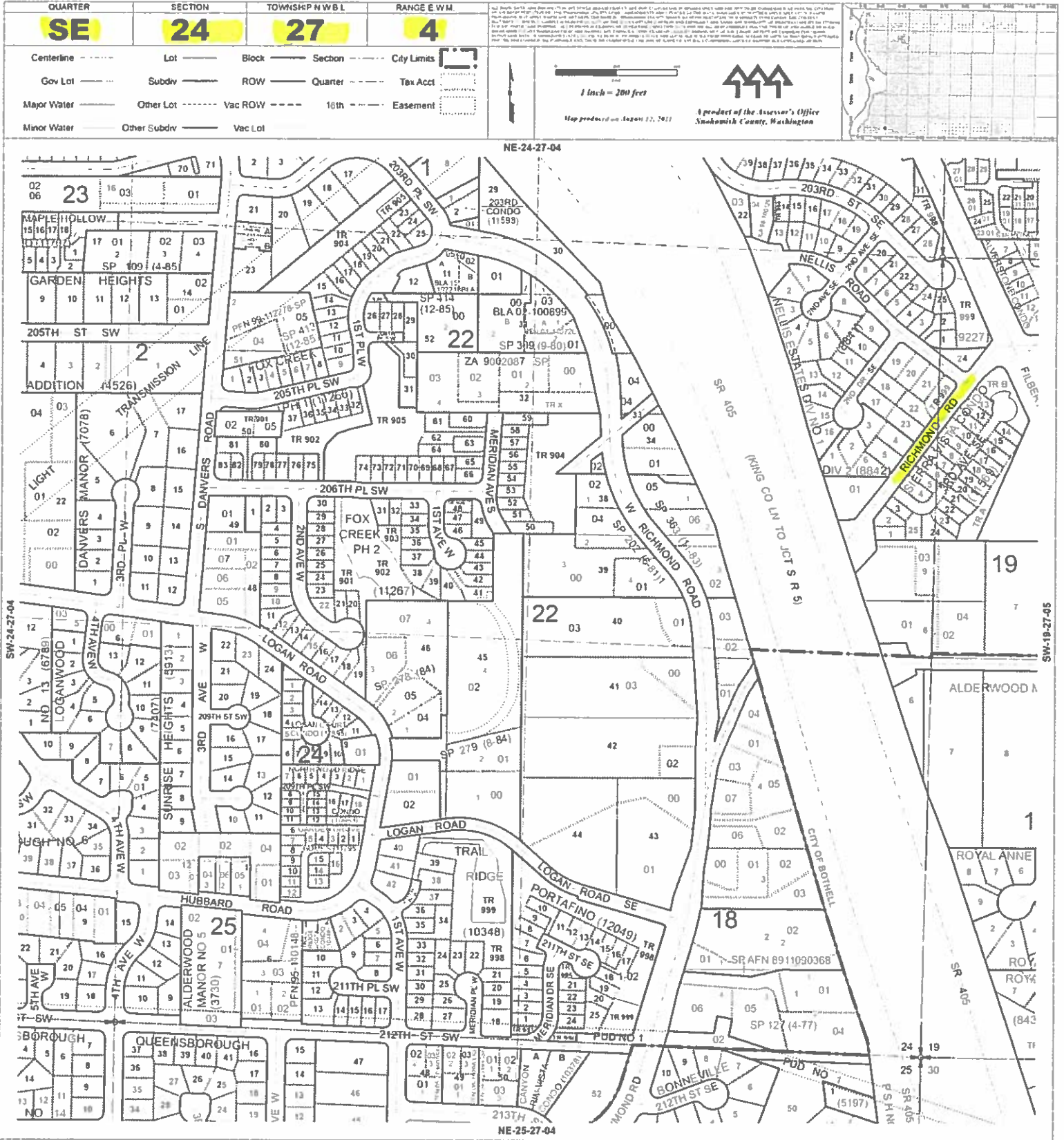
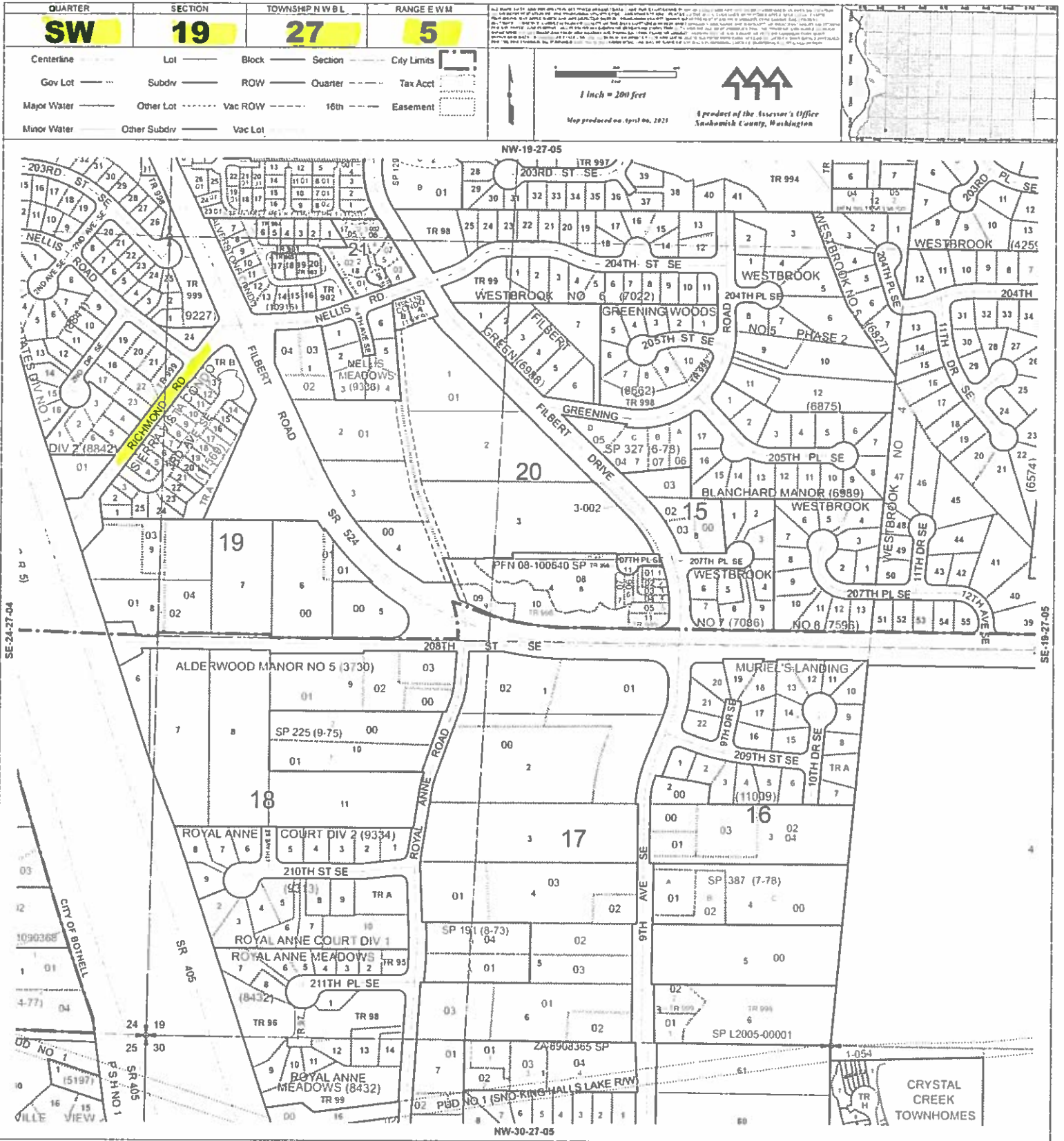


Exhibit 1 Page 4



THIS AGREEMENT, is made and entered into this 20th day of July, 1979, between the STATE OF WASHINGTON, Department of Transportation, acting by and through the Secretary of the Department of Transportation, hereinafter called the "State", and Snohomish County, Washington, acting by and through its authorized agent, hereinafter called the "County";

WHEREAS, the State has constructed a portion of SR 405, King County Line to SR 5 on a limited access highway through the County; and

WHEREAS, in connection with the construction of the aforementioned section of highway, the State has constructed certain County roads, frontage roads, cul-de-sacs, and/or other pertinent features; and

WHEREAS, the said rearranged County roads, frontage roads, cul-de-sacs and other features have been constructed in the locations shown on Sheet 3 of 4 Sheets of Right-of-Way plan entitled "SR 405, County Road Connection, NE 195th St. to NE 240th St.", and Sheets 5 through 12 of 25 Sheets of Right-of-Way plan entitled "SR 405, King County Line to SR 5" and referenced hereto as Exhibit "A"; and

WHEREAS, it is necessary to describe the division of responsibility of the State and the County in the ownership, maintenance and reconstruction of these roadways and other features and provide for the transfer of rights accordingly:

NOW, THEREFORE, pursuant to the "Policy and Design Standards for Rearranged County Roads, Frontage Roads, Intersections, Ramps and Crossings" approved by the Washington State Highway Commission by

Exhibit 2 Page 1

"Certification and Relinquishment of Highways and Local Roads and Streets to Counties and Cities", it is mutually agreed that:

I

The State will notify the County in writing that it will transfer jurisdiction of these features. The County agrees to accept said rearranged County roads, frontage roads, cul-de-sacs and other features, including rights-of-way and other property rights, and to relieve the State from all responsibility in the operation, maintenance and reconstruction of these features, in accordance with this agreement.

II

Within six months following the notice to transfer jurisdiction, the State will furnish the County a recorded conveyance for those rights-of-way shown in red color on the plans marked Exhibit "A", Sheets 1 through 9 of 9 Sheets, attached hereto and by this reference made a part of this agreement.

III

The County agrees to perform all maintenance, repair, or reconstruction of the frontage roads, rearranged County roads, cul-de-sacs, access roads and surplus State Highways, including rights-of-way, as shown on the plans marked Exhibit "A", Sheets 1 through 9 of 9 Sheets, attached hereto and by this reference made a part of this agreement. Exhibit "A" is illustrated as follows: Red indicates new construction or improvements to be turned back to the County; and yellow indicates areas to be maintained by the County, including snow and ice removal (with reconstruction County responsibility).

The County agrees to indemnify and hold harmless the State from all costs, claims, demands, and liabilities including attorney fees arising from or in any manner caused or occasioned in whole or in

part by the performance of the terms of this agreement on the part of the County or the failure of the County to perform any of the obligations undertaken pursuant to this agreement. Nothing herein shall be deemed to require the County to hold the State harmless from costs, claims, demands or liabilities caused or resulting from the sole negligence of the State.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the day and year first above written.

SNOHOMISH COUNTY

Attest:

[Signature] JUL 2 1979
CHAIRMAN, Board of County Commissioners

Catherine V...
Approved as to form: *[Signature]*

STATE OF WASHINGTON
DEPARTMENT OF TRANSPORTATION

May 8, 19 79

By: *R. D. Andreas*
State Design Engineer

By: *Spencer W. Daniels*
Assistant Attorney General

Approved as to form:
[Signature]
Deputy Prosecuting Attorney

8007300168

IN THE MATTER OF SR 405 (PSH No. 1), N.E. 140th St. to Jct. SR 5, County
Road Connection, N.E. 195th St. to N.E. 240th St., and SR 405 (PSH No.
1), King Co. Line to Jct. SR 5 (Turnbacks).

Agreement GM 984

KNOW ALL MEN BY THESE PRESENTS, that the STATE OF WASHINGTON, for
and in accordance with that Agreement of the parties entitled GM 984,
dated the 20th day of July 1979, heruby conveys and quitclaims unto
SNOHOMISH COUNTY, a political subdivision of the State of Washington,
all its right, title and interest, in and to the following described
real property situated in Snohomish County, State of Washington:

**NO SALES TAX
REQUIRED**

JUL 30 1980

Those portions of the south half of the southwest quarter of
Section 33, Township 27 North, Range 5 East, W.M., lying within
the 39th Ave. S.W. widening right of way of State Highway Route
No. 405, as shown hatched on Exhibit "A", being sheet 3 of that
certain plan entitled "SR 405, N.E. 140th St. to Jct. SR 5,
County Road Connection, N.E. 195th St. to N.E. 240th St.," at-
tached hereto and by this reference made a part hereof, and those
portions of the northwest quarter of Section 32, said Township
and Range, the northeast quarter of the northeast quarter of
Section 31, said Township and Range, the southeast quarter of the
southeast quarter of the southwest quarter of the southwest quarter,
the southeast quarter of the northwest quarter and Government Lot
1, Section 30, said Township and Range, the northeast quarter of
the northeast quarter of Section 25, Township 27 North, Range 4
East, W.M., the southeast quarter, the west half of the northeast
quarter and the northwest quarter of Section 24, said Township
and Range, the south half of the southwest quarter of Section 13,
said Township and Range, and of the north half of the southeast
quarter and the southwest quarter of the northeast quarter of
Section 14, said Township and Range, lying within the HJ Line
right of way of State Highway Route No. 405, the HJ2 Line right
of way of said Highway, the relocated 19th Ave./228th St. S.E.
intersection right of way of said Highway, the TR Line Over-
crossing rights of way of said Highway, the Royal Anne Rd. Cul-
de-Sac right of way of said Highway, the RN Line right of way of
said Highway, the Occidental Rd., Richmond Rd. and Nellis Rd.
Cul-de-Sacs rights of way of said Highway, the Danvers Rd. ter-
mination right of way of said Highway, the DB Line right of way
of said Highway, the DM Line Overcrossing rights of way of said
Highway, the DB Line right of way of said Highway, the BL Line
right of way of said Highway, the Bing Rd. and Kentish Rd. Cul-
de-Sacs rights of way of said Highway, the PB Line Overcrossing
rights of way of said Highway, the FL Line right of way of said
Highway, the FM Line of said Highway and the Magnolia Rd. Cul-
de-Sac right of way of said Highway, all as shown hatched on Exhibit
"A", being sheets 5, 6, 7, 8, 9, 10, 11 and 12 of that certain
plan entitled "SR 405, King Co. Line to Jct. SR 5," attached
hereto and by this reference made a part hereof.

The grantees herein, its successors or assigns, is subject to
and/or will maintain the control of ingress and egress to, from
and between the lands herein conveyed and the lands adjacent
thereto, as indicated by the prohibition of access symbol ap-
pearing on said Exhibit "A".

13, 14, 24, 25-27-4 & 30, 31, 32, 33-27-5
(Original Filed at 13-27-4)
1676/2639
(Ref: 24-27-4; 172/331)

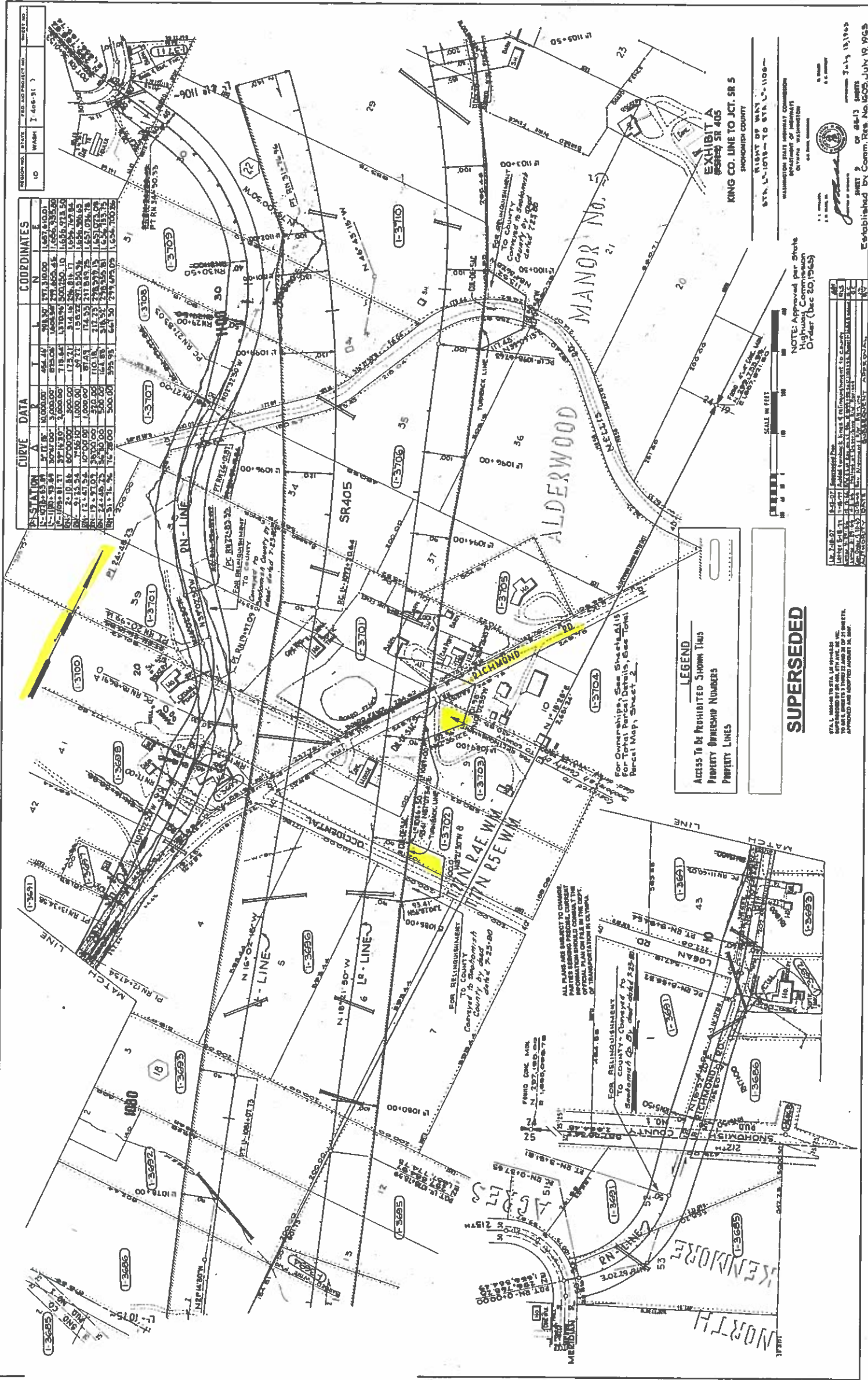
Exhibit 2 Page 4

8007300168

VOL 1676

PAGE 26

Exhibit 2 Page 5



DRAWN 35 SEQUENCE 07

Established by Comm. Res. No. 1905, July 19, 1965
 SHEET 5 OF 24-13 SHEETS
 EXHIBIT A
 KING CO. LINE TO JCT. SR 5
 SPOKANE COUNTY

STATIONING FROM STA. 1+000 TO STA. 3+000

WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
 OLYMPIA, WASHINGTON



NOTICE

NOTICE OF APPLICATION

File Name: Camberfield SFDU

File Number: 19 113061 SPA

Project Description: Administrative Site Plan for 45 SFDU

Location: 20715 Richmond Road, Bothell

Tax Account Number: 003730-019-004-01, 003730-019-006-00, 003730-019-006-01, 003730-019-007-00, 003730-019-008-01, 003730-019-008-02, 003730-019-008-04 and 003730-019-009-03

Applicant: Prospect Development LLC

Date of application/Completeness Date: September 3, 2019

Approvals required: Administrative Site Plan approval, environmental review (SEPA) and associated construction permits.

Concurrency: This project will be evaluated to determine if there is enough capacity on county roads to accommodate the project's traffic impacts, and a concurrency determination will be made. Notice of the concurrency determination will be provided in the notice of project decision. The notice of decision will be provided to all parties of record for the project.

Comment Period: Submit written comments on or before: **October 21, 2019**

Project Manager: Haleh Ghazanfarpour, 425.262.2938

Project Manager E-mail: Haleh.Ghazanfarpour@snoco.org

Date of Notice: September 29, 2019

HOW TO USE THIS BULLETIN

To learn more about a project:

- Call the planner assigned to the project.
- Review project file at Snohomish County Planning and Development Services (PDS) 2nd Floor Customer Service Center County Administration Building East
- Permit Center and Record Center Hours are
 - 8:00 AM to 4:00 PM - Monday, Tuesday, Wednesday, Friday
 - 10:00 AM to 4:00 PM - Thursday
 - Please call ahead to be certain the project file is available.

To comment on a project:

- Submit written comments to PDS at the address below or email the project manager listed above. All comments received prior to issuance of a department decision or recommendation will be reviewed. To ensure that comments are addressed in the decision or recommendation, they should be received by PDS before the end of the published comment period
- Comments on a project scheduled for a hearing before the hearing examiner, may be made by submitting them to PDS prior to the open record hearing.
- PDS only publishes the decisions that are required by Snohomish County Code. Persons will receive notice of all decisions that they have submitted written comment on, regardless of whether or not they are published.
- You may become a party of record for a project by: 1. submitting original written comments and request to become a party of record to the county prior to the hearing, 2. testifying at the hearing or 3. entering your name on a sign-up register at the hearing. NOTE: only parties of record may subsequently appeal the hearing examiner's decision or provide written or oral arguments to the county council if such an appeal is filed.

To appeal a decision:

- There is no appeal opportunity for this application at this point in the process. Additional notice will be provided of any future appeal opportunities.

HOW TO REACH US:

The Customer Service Center for the Snohomish County Planning and Development Services is located on the 2nd floor of the Robert J. Drewel Building, 3000 Rockefeller Avenue, M/S 604, Everett, WA 98201
425-388-3311 TTY.

More information can be reviewed online at snohomishcountywa.gov/PDSPostcard

ADA NOTICE: Accommodations for persons with disabilities will be provided upon request. Please make arrangements as soon as possible but no later than 48 hours before the hearing by contacting the Hearing Examiner's office at 425-388-3538, or Department of Planning and Development Services at 425-388-7119.

VERIFICATION OF NOTICE POSTING

A COPY OF THIS NOTICE SHALL BE RETURNED TO THE DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES WITHIN 14 DAYS OF APPLICATION

I hereby verify that on the _____ day of _____, 2019, I posted the above property in at least two (2) conspicuous places on the subject property in accordance with Snohomish County regulations. Said signs are posted at the following locations:

_____ and _____

Signed: _____

Exhibit 3

RETURN TO: Snohomish County Planning & Development Services
ATTN: Legal Notice Center
3000 Rockefeller Avenue, M/S 604
Everett, WA 98201

19 113061 SPA

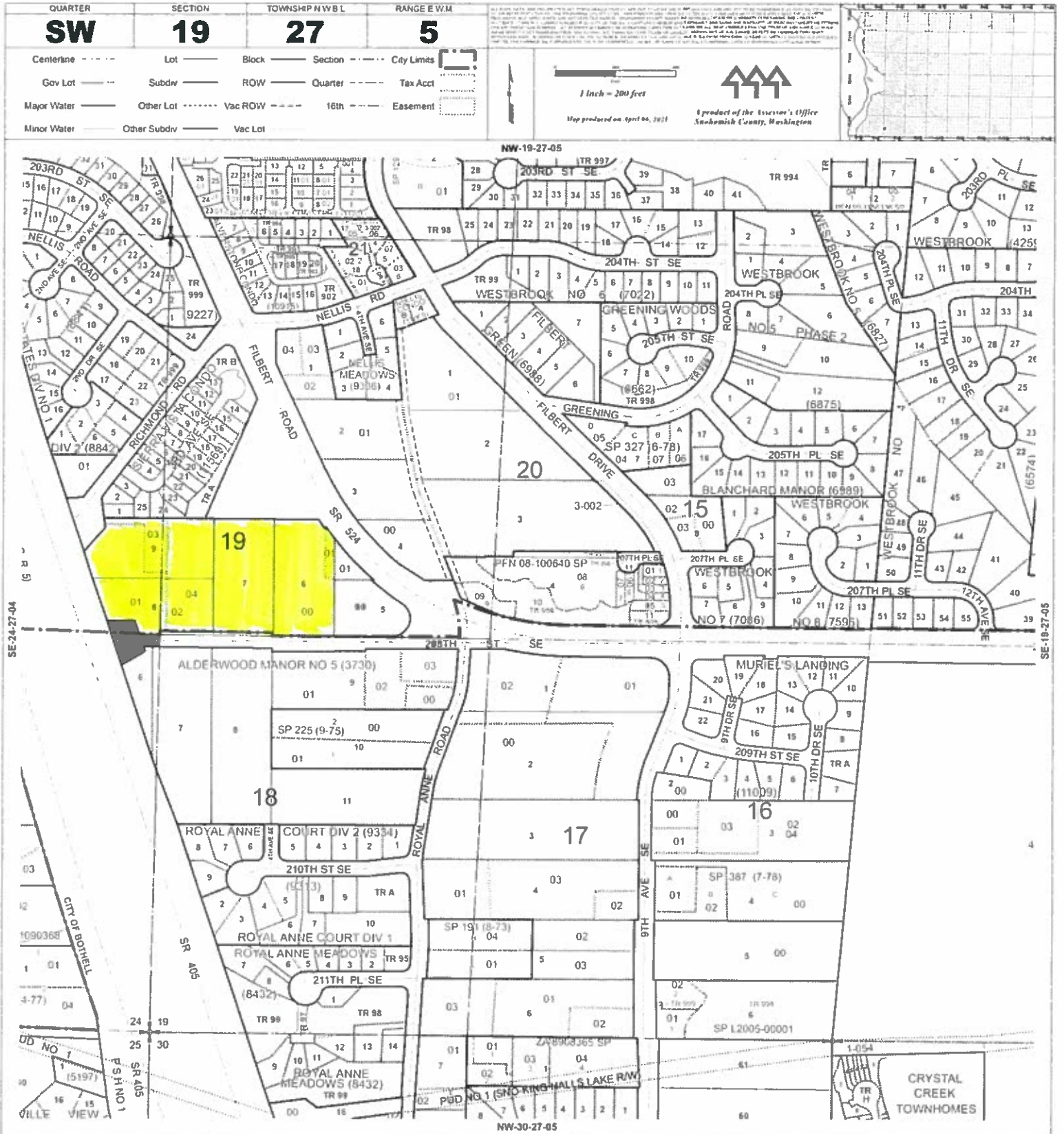


Exhibit 4 Page 1

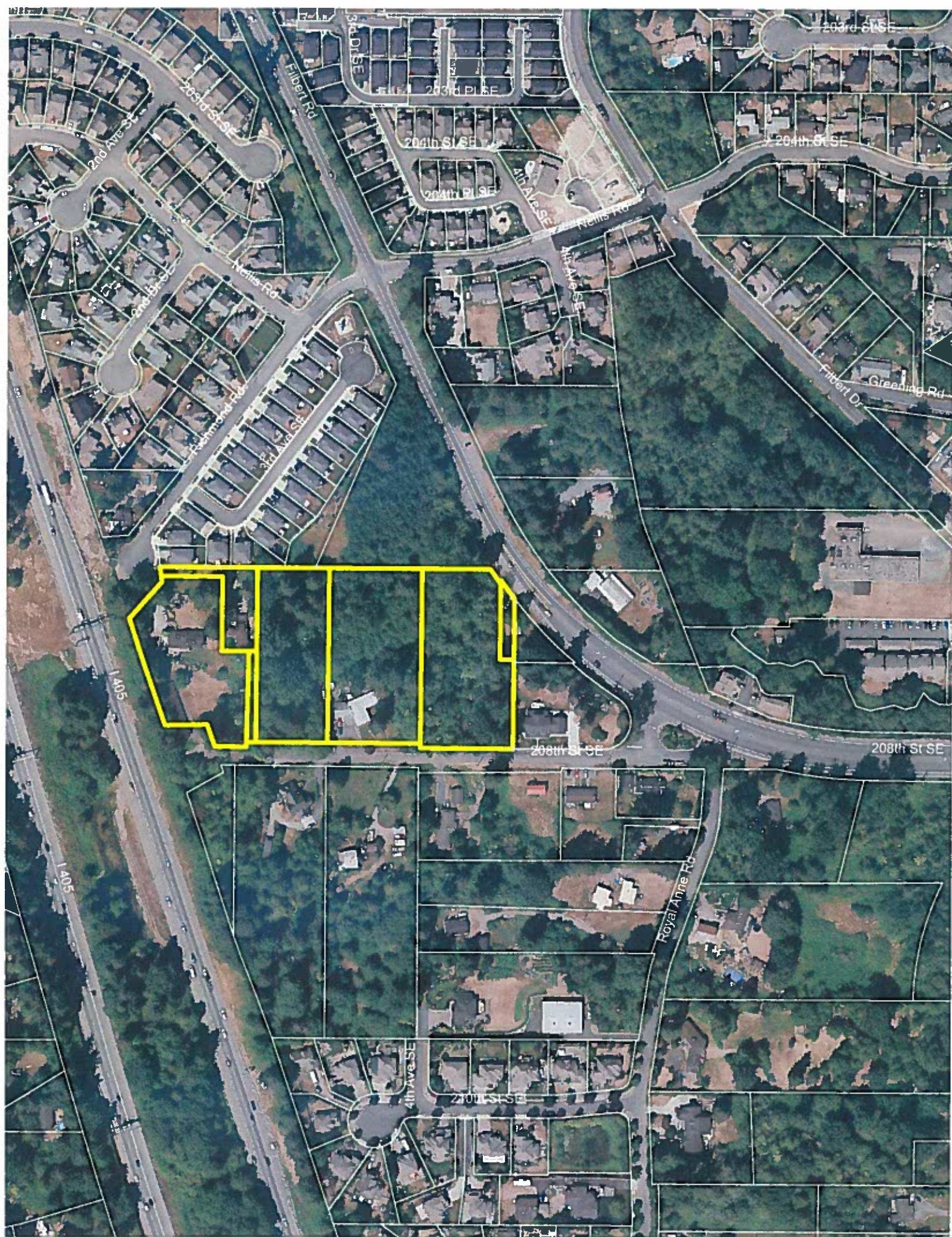
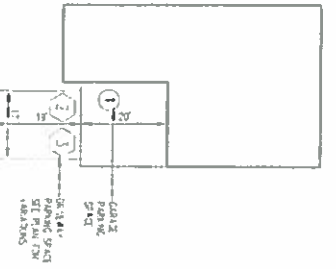


Exhibit 4 Page 2

PARKING

REQUIRED STALLS: 217
 217 STALL PER 400 SQ FT PER 40,000 SQ FT TOTAL AREA
 217 STALLS REQUIRED
 217 STALLS PROVIDED



CAMBERFIELD SFDU

A PORTION OF SE 1/4 OF SEC. 24, TWP. 27N, RGN. 4E & SE 1/4 OF SEC. 19, TWP. 27N, RGN. 5E
 WILLAMETTE METROPOLITAN, SNOHOMISH COUNTY, WASHINGTON

PERMIT CALCULATIONS

DENSITY CALCULATION
 SHEET CALCULATION PER SEC. 33.23.020
 MAXIMUM DENSITY 1.4 PER ACRE
 DENSITY (COUNT AREA) 1800 SF / 127 SQ FT = 14.17 PER ACRE
 DENSITY (COUNT AREA) 2200 SF / 155 SQ FT = 14.19 PER ACRE
 MAXIMUM DENSITY 14.19 PER ACRE

BUILDING SERVICES

PERMITS REQUIRED:
 18 FEET (PUBLIC ROAD)
 18 FEET (PRIVATE ROAD)
 18 FEET (SIDEWALK)
 18 FEET (SIDEWALK)
 18 FEET (SIDEWALK)
 18 FEET (SIDEWALK)
 18 FEET (SIDEWALK)
 18 FEET (SIDEWALK)

SHEET INDEX

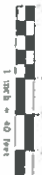
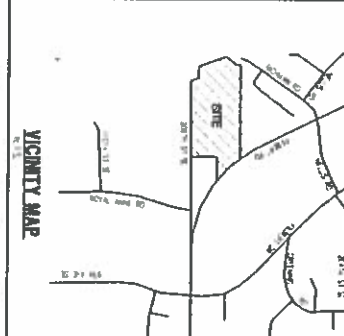
| | |
|----|---|
| P1 | ADMINISTRATIVE SITE PLAN |
| P2 | PRELIMINARY UTILITY & GRADING PLAN |
| P3 | PRELIMINARY FIRE MOUNT & FIRE LANE SIGNAGE PLAN |
| P4 | EXISTING CONDITIONS SURVEY |

PARCEL NUMBERS

2015 PARCEL MAP NO. 201500001-201500003
 2015 PARCEL MAP NO. 201500004-201500007
 2015 PARCEL MAP NO. 201500008-201500011

UTILITIES

ALL UTILITIES SHOWN ARE BASED ON THE 2005 FIELD SURVEY AND THE 2005 FIELD SURVEY. THE UTILITY LOCATIONS AND DEPTHS ARE APPROXIMATE AND NOT TO BE USED FOR CONSTRUCTION. ALL UTILITIES SHOWN ARE BASED ON THE 2005 FIELD SURVEY AND THE 2005 FIELD SURVEY. THE UTILITY LOCATIONS AND DEPTHS ARE APPROXIMATE AND NOT TO BE USED FOR CONSTRUCTION.



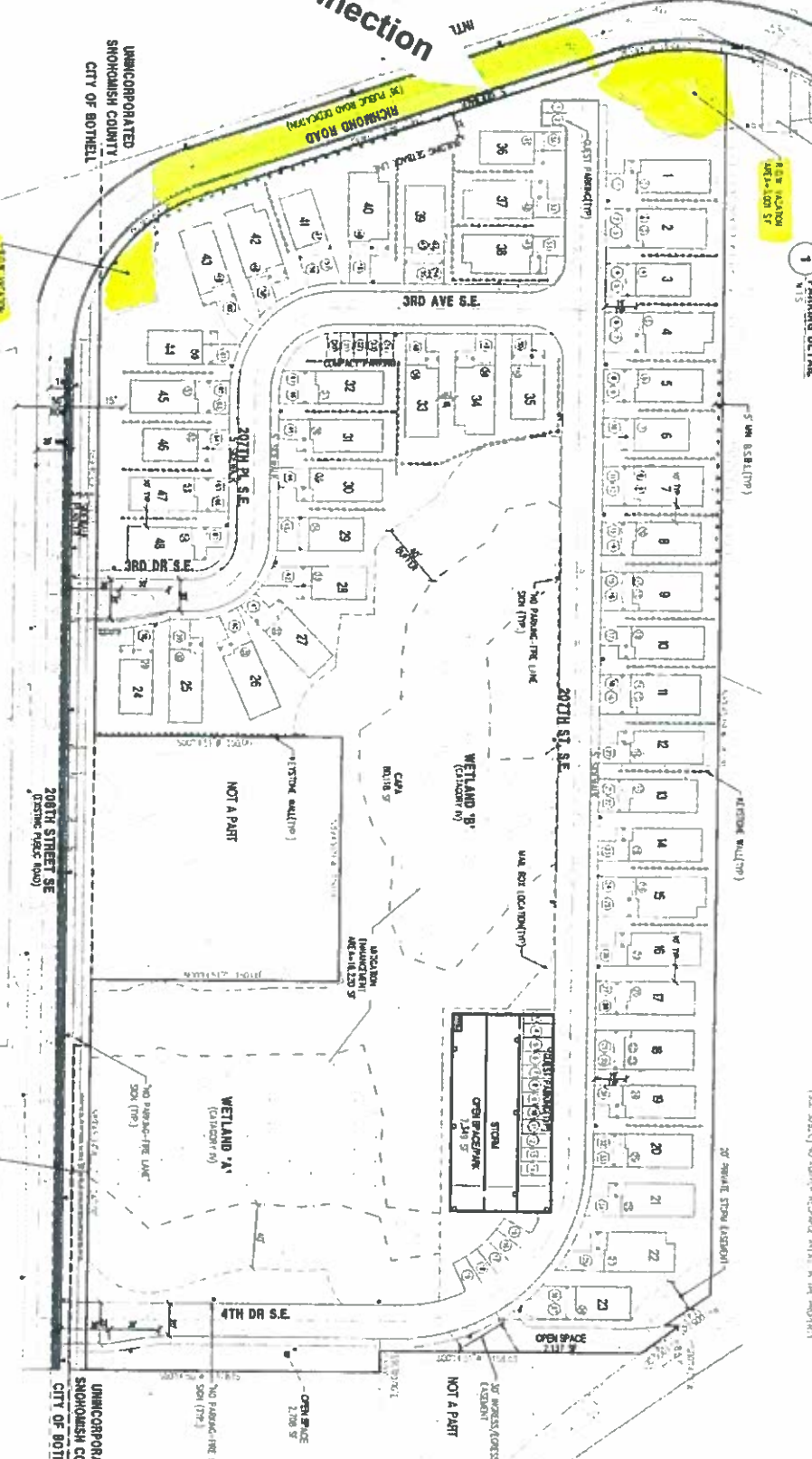
SYMBOLS

| | |
|----------|-------------|
| (Symbol) | DESCRIPTION |
| (Symbol) | DESCRIPTION |
| (Symbol) | DESCRIPTION |

ENGINEER
 C.E.S. NW INC.
 CIVIL ENGINEERING & SURVEYING
 12251 BOTHELL AVENUE
 SUITE 200
 BOYD, WA 98021
 (206) 848-1278

DESIGNER
 PACIFIC RIDGE HOMES
 12251 BOTHELL AVENUE
 SUITE 200
 BOYD, WA 98021
 (206) 848-1278

Proposed Road Connection



- PERMITTING NOTES**
1. ALL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION.
 2. OBTAIN PERMITS FROM SNOHOMISH COUNTY AND CITY OF BOTHELL.
 3. OBTAIN PERMITS FROM SNOHOMISH COUNTY AND CITY OF BOTHELL.
 4. OBTAIN PERMITS FROM SNOHOMISH COUNTY AND CITY OF BOTHELL.
 5. OBTAIN PERMITS FROM SNOHOMISH COUNTY AND CITY OF BOTHELL.

- SURVEY REFERENCES**
- PACIFIC RIDGE HOMES
 12251 BOTHELL AVENUE, SUITE 200, BOYD, WA 98021
 (206) 848-1278

Plan Approval for Snohomish County jurisdiction only
 No Approval for work within WSJOT or City of Bothell jurisdictions.

Snohomish County
 Planning & Development Department
 525/271
 RW Permit No. 20-118028-SC

Approved Site Plan

CAMBERFIELD SFDU ADMINISTRATIVE SITE PLAN

C.E.S. NW INC.
 CIVIL ENGINEERING & SURVEYING

PACIFIC RIDGE HOMES

P1





202102190908
DEEDS (EXCEPT QCBS)
 Rec: \$106.50
 2/19/2021 3:43 PM 1 of 4
 SNOHOMISH COUNTY, WA
 Electronically Recorded

When recorded return to:
 Pacific Ridge-DRH LLC, a Delaware Limited
 Liability Company
 17921 Bothell Everett Highway, Suite 100
 Bothell, WA 98012

Thank you for your payment
 E157015 \$166,430.00
 BRUCE E 02/19/2021

Filed for record at the request of:

 **CHICAGO TITLE**
COMPANY FOR WASHINGTON
 3002 Colby Ave., Suite 200
 Everett, WA 98201

Easrow No.: 500095247

**INSURED BY
 CHICAGO TITLE**

BARGAIN AND SALE DEED

THE GRANTOR(S)

Prospect Development LLC, a Washington limited liability company
 for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand
 paid, bargains, sells, and conveys to
 Pacific Ridge-DRH LLC, a Delaware Limited Liability Company

the following described estate, situated in the County of Snohomish, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
 Abbreviated Legal: (Required if full legal not inserted above.)

Lot D BLA #202007085002 and being a Ptn. Lots 6 and 7, Block 19, AWM #5 and
 Lots 8 and 9, Block 19, AWM #5 *ptr w/ 8 & 9*

Tax Parcel Number(s): 003730-019-008-01, 003730-019-008-02, 003730-019-008-04,
 003730-019-007-00, 003730-019-006-00, 003730-019-009-03
 *(IOP) *(IOP)

Dated: February 18, 2021

Prospect Development LLC, a Washington limited liability company

By: McGowan Holding Group, Inc. a Washington Corporation
 as its Manager/Member

BT 
 Ryan C. McGowan
 President

Exhibit 7 Page 1

BARGAIN AND SALE DEED
(continued)

State of WA
Pierce County of Pierce

I certify that I know or have satisfactory evidence that Ryan C McGowan

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the President of McGowan Holdings to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2-17-21

Sheila M Hartman
Name: Sheila M Hartman
Notary Public in and for the State of WA
Residing at: Puyallup
My appointment expires: 10/31/2023

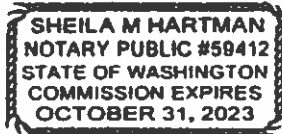


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 003730-019-008-01, 003730-019-008-02, 003730-019-008-04,
003730-019-007-00, 003730-019-006-00 and 003730-019-009-03

PARCEL A:

THAT PORTION OF LOTS 8 AND 9, BLOCK 19, ALDERWOOD MANOR NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 79 THROUGH 83, INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9,
THENCE WEST, ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 155.00 FEET;
THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOTS 8 AND 9, A DISTANCE OF 180.00 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED;
THENCE CONTINUING SOUTH A DISTANCE OF 208.09 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID LOT 8;
THENCE WEST ALONG SAID SOUTH LINE A DISTANCE OF 85.88 FEET TO AN INTERSECTION WITH THE EASTERLY MARGIN OF THE CUL-DE-SAC AT THE TERMINUS OF 208TH STREET;
THENCE NORTH 18 ° 38'26" WEST A DISTANCE OF 48.80 FEET;
THENCE SOUTH 88 ° 55'01" WEST A DISTANCE OF 93.41 FEET TO AN INTERSECTION WITH THE EASTERLY MARGIN OF INTERSTATE HIGHWAY 405;
THENCE NORTH 18 ° 36'26" WEST ALONG THE EASTERLY MARGIN OF INTERSTATE HIGHWAY 405, A DISTANCE OF 250.00 FEET TO AN INTERSECTION WITH THE EASTERLY MARGIN OF THE CUL-DE-SAC AT THE TERMINUS OF RICHMOND ROAD;
THENCE NORTH 42 ° 20'16" EAST ALONG THE EASTERLY MARGIN OF SAID CUL-DE-SAC A DISTANCE OF 102.96 FEET;
THENCE NORTH 7 ° 17'51" WEST A DISTANCE OF 13.94 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND LYING 20.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 9;
THENCE EAST ALONG SAID PARALLEL A DISTANCE OF 131.92 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND LYING 230.00 FEET WEST OF THE EAST LINE OF SAID LOTS 8 AND 9;
THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOTS 8 AND 9 A DISTANCE OF 180.00 FEET;
THENCE EAST A DISTANCE OF 75.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE SOUTHERLY MOST 10.00 FEET THEREOF FOR ROAD.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B:

THE EAST 155 FEET OF LOTS 8 AND 9, BLOCK 19, ALDERWOOD MANOR NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 79 THROUGH 83, INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE SOUTH 10.00 FEET THEREOF CONVEYED TO SNOHOMISH COUNTY BY DEED RECORDED UNDER AUDITOR'S FILE NO. 2213804, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL C:

NEW PARCEL D, BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FKILE NO 202007080812 AND AS DELINEATED ON THAT SURVEY RECORDED UNDER AUDITOR FILE NO. 202007085002 RECORDS OF SNOHOMISH COUNTY BEING A PORTTION OF TRACTS 6 AND 7, BLOCK 19, ALDERWOOD MANOR NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 79 THROUGH 83, INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON,

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EXHIBIT "A"
Legal Description
(continued)

PARCEL D:

ALL THAT PORTION OF LOT 9, BLOCK 19, ALDERWOOD MANOR NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 79 TO 83, INCLUSIVE, RECORDS OF THE AUDITOR OF THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9,
THENCE DUE WEST ALONG THE NORTH LINE OF SAID LOT 9 FOR 155.0 FEET TO THE TRUE POINT OF BEGINNING;
THENCE DUE SOUTH FOR 180.00 FEET;
THENCE DUE WEST FOR 75.00 FEET;
THENCE DUE NORTH FOR 180.00 FEET;
THENCE DUE WEST FOR 130 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF A CUL-DE-SAC AT THE END OF RICHMOND ROAD;
THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE TO THE NORTH LINE OF SAID LOT 9;
THENCE DUE EAST TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**S 19 T 27 R 5
1955**



**S 24 T 27 R 4
1955**

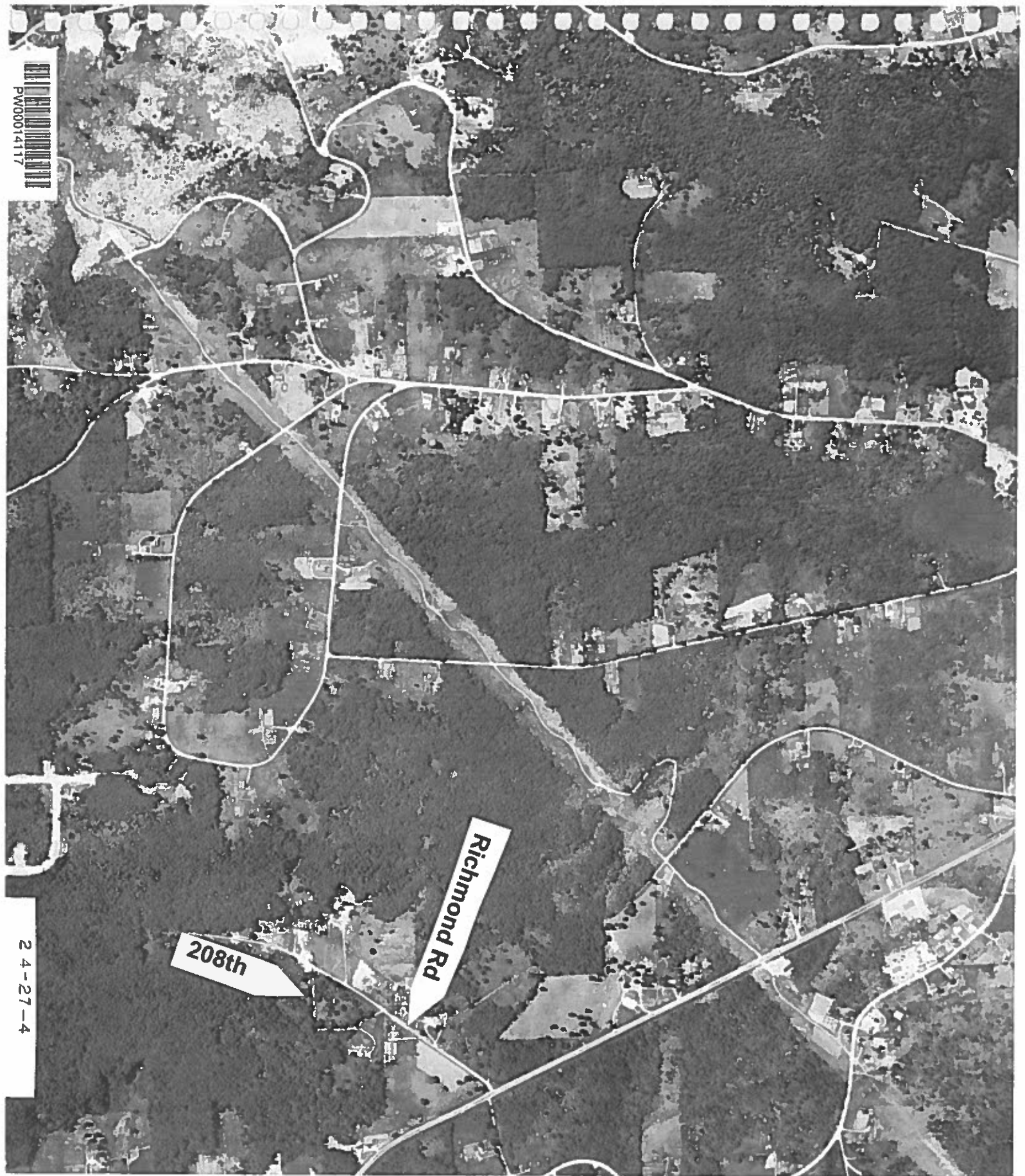
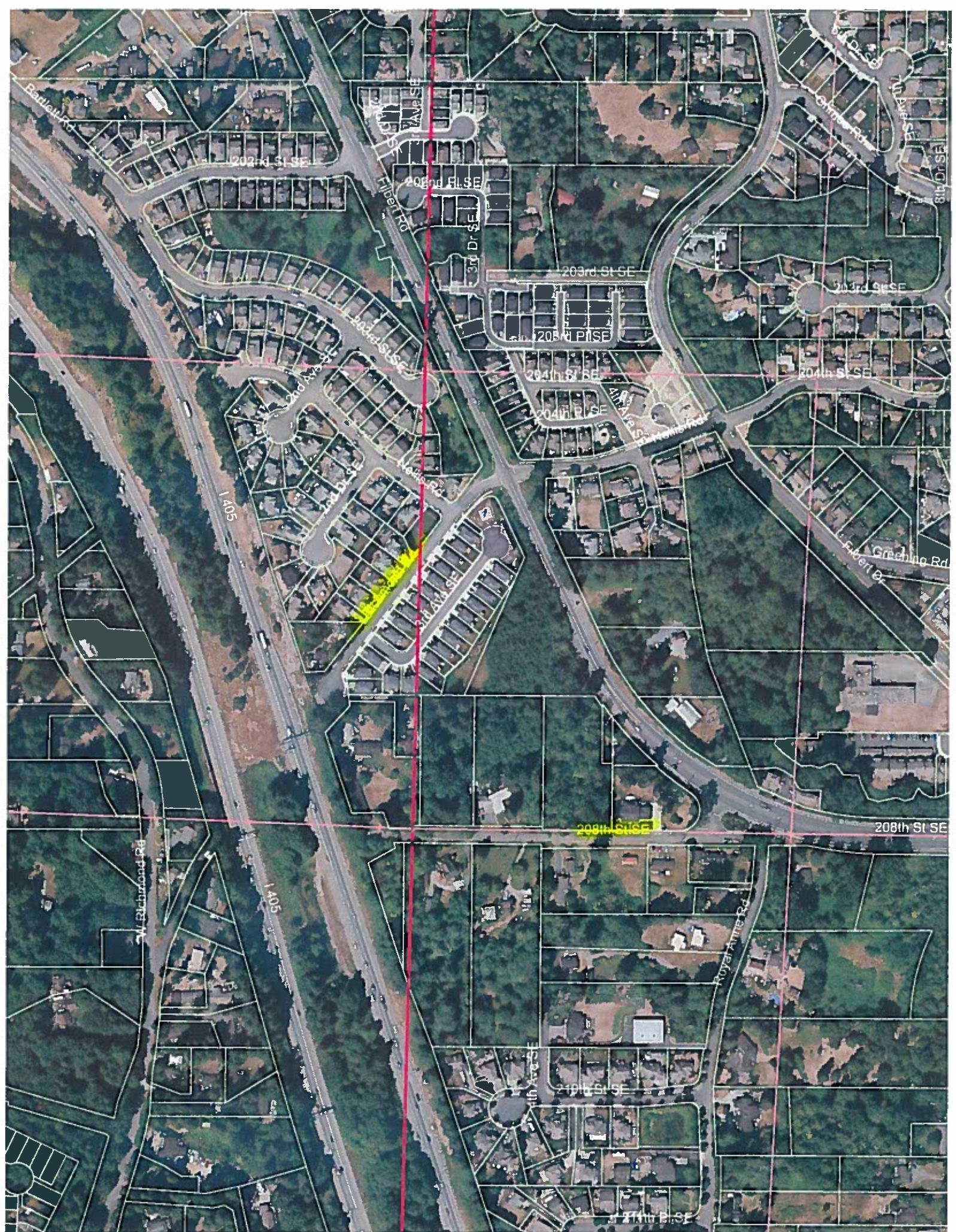


Exhibit 8 Page 2



Palma-De Guzman, Maria

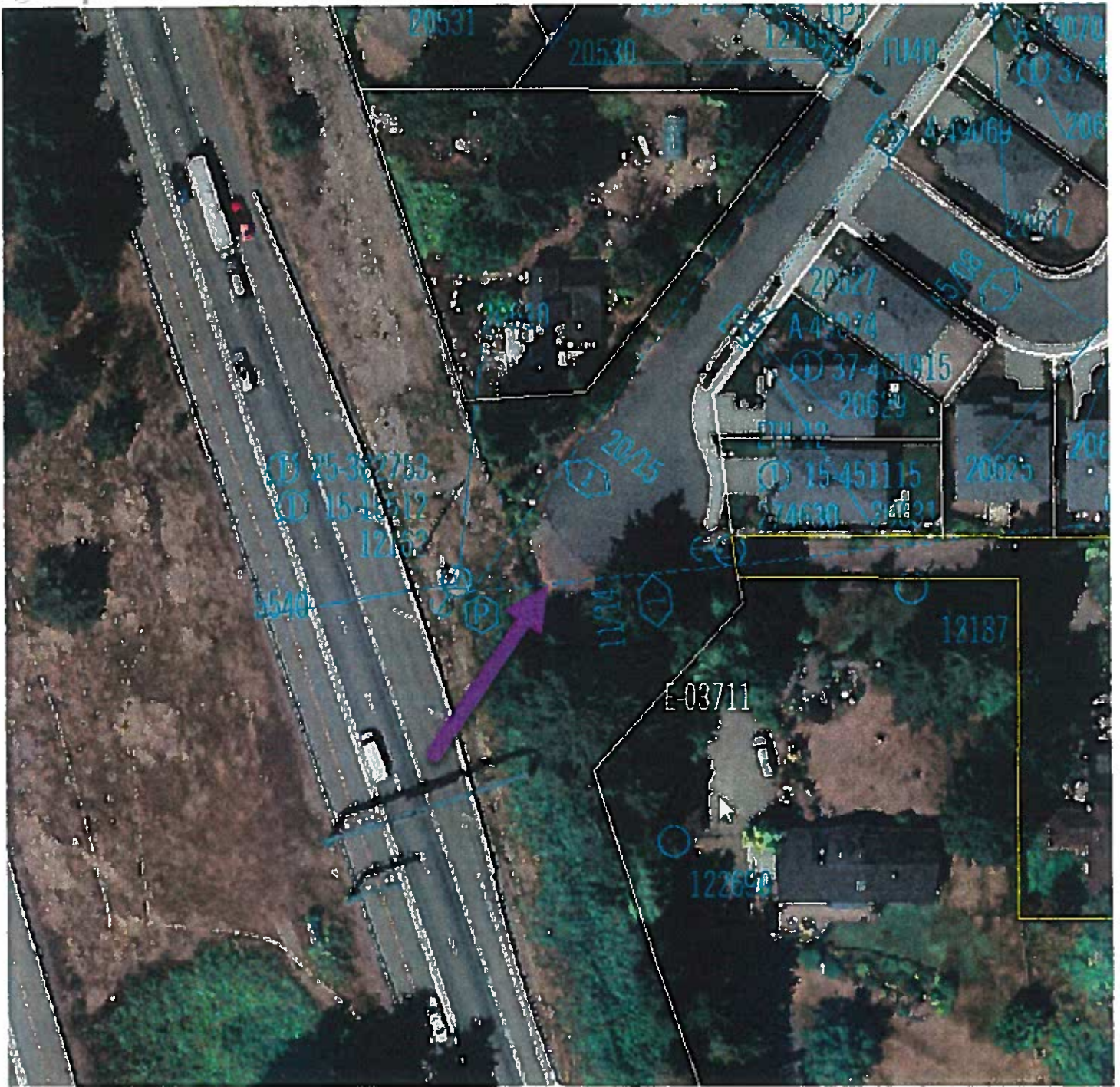
From: Rosson, Georgine <GMRosson@SNOPUD.com>
Sent: Wednesday, July 28, 2021 7:34 AM
To: Palma-De Guzman, Maria
Cc: Weaver, Steve
Subject: RE: Request for Comments - Richmond Road ROW Vacation

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.

Good Morning Maria,

Thank you for giving the PUD an opportunity to comment on this proposed ROW vacation. The PUD does have facilities within the proposed ROW vacation area. Please see the map below, I have tried to highlight our facilities with the purple arrow. We currently have an overhead line and possibly two poles within this area. It is possible these facilities will be removed/replaced with the development of the plat, but at this point we do not know that, so therefore, we ask that an easement be reserved on behalf of the PUD. Thank you.

Exhibit 9 Page 1



Georgine Rosson
PUD Real Estate Services
P. O. Box 1107
Everett, WA 98206-1107

Exhibit 9 Page 2

From: Palma-De Guzman, Maria <Maria.Palma-DeGuzman@snoco.org>
Sent: Tuesday, July 27, 2021 9:05 AM

13.100.080 Compensation to county as condition to vacation.

(1) The council in its ordinance of vacation or motion of vacation under SCC [13.100.110\(1\)](#) shall require persons benefiting from the vacation of county roads to pay the county for the value of the property vacated as established under subsection [\(2\)](#) of this section and SCC [13.100.085](#) within one year of the date the ordinance or motion is adopted by council. Timely payment of that compensation shall be one of the conditions precedent to the actual vacation of the county road right-of-way, unless the council waives some or all of the compensation requirement under subsection [\(3\)](#) of this section.

(2) Compensation, except when waived pursuant to subsection [\(3\)](#) of this section, shall be required according to the following schedule:

- (a) *Class A.* One hundred percent of the appraised value as determined under SCC [13.100.085](#);
- (b) *Class B and C.* Fifty percent of the appraised value as determined under SCC [13.100.085](#); or
- (c) *Class D.* Zero percent of the appraised value as determined under SCC [13.100.085](#).

(3) The engineer may recommend, and the council shall have the authority, to waive some or all of the compensation required under subsections [\(1\)](#) and [\(2\)](#) of this section in the following circumstances:

- (a) The vacation request is independently initiated by the engineer or in response to a council request;
- (b) The petitioners are the original grantors of the county road and/or right-of-way and no public expenditures were made;
- (c) Environmental or topographical conditions exist that make the opening and/or improvement of the county road and/or right-of-way impractical; or
- (d) A new county road and/or right-of-way of equal or greater utility to public transportation purposes is provided to replace the road and/or right-of-way subject to vacation.

(4) Failure to make payment of the compensation required under this section within one year of the date the ordinance or motion is adopted by council means the ordinance or motion shall not be recorded and the road and/or right-of-way shall not be considered vacated. (Added by Ord. 85-051 § 3, July 3, 1985; Amended by Ord. 13-051, July 31, 2013, Eff date Aug. 12, 2013).

Exhibit 10

APPRAISED VALUE CALCULATION PER SCC 13.100.085 (1)

SNOHOMISH COUNTY COUNCIL

Property Owner: Pacific Ridge-D.R. Horton

EXHIBIT # 5

Tax parcel:00373001900801

FILE ORD 22-009

2021 Market Land Value = \$393,300

Size (gross) = 1.51

Area to be vacated = 1,345 SF

1 acre = 43,560 SF

1.51 x 43,560 = 65,775.60

Market Land Value = \$393,300 = 5.98

Total SF 65,775.60

5.98 x 1,345 = \$ 8,043.10

50% of \$8,043.10 = \$4,021.55

APPRAISED VALUE CALCULATION PER SCC 13.100.085 (1)

Property Owner: Pacific Ridge – D. R. Horton

Tax parcel:00373001900903

SNOHOMISH COUNTY COUNCIL

EXHIBIT # 6

FILE ORD 22-009

2021 Market Land Value = \$251, 800

Size (gross) = 0.35

Area to be vacated = 3,001 SF

1 acre = 43,560 SF

.35 x 43,560 = 15,246

Market Land Value = \$251, 800 = 16.52

Total SF 15,246

16.52 x 3,001 = \$ 49,576.52

50 % of \$ 49,576.52 = \$24,788.26