



Snohomish County Council

Committee: Public Infrastructure and Conservation

Analyst: Deb Evison Bell

ECAF: 2023-0361

Proposal: Motion 23-146

Date: May 2, 2023

Consideration

The proposed motion would approve the redesignation of portions of County Road Fund Properties as a County Road Right-of-Way identified as 148th Street SE, under SCC 13.90.080.

Background

RCW 36.750.020 gives county legislative authorities broad authority for county roads to be established, laid out, constructed, altered, repaired and maintained by the legislative authority of the respective counties. Section 2.140 of Snohomish County Charter authorizes the County Council to approve and accept a real property for use of county public rights-of-way. 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). Snohomish County's (the County) approval and acceptance of rights-of-way is contained in Snohomish County Code (SCC) 13.10.040(5).

In December 1913, Cathcart Land Development Company declared the Plat of Cathcart and this included the dedication of all streets, avenues, highways, and alleys for the use of the public forever, as depicted. The plat includes 148th Street SE, formerly known as Blanchard Street, and is presently a 30-foot-wide, unopened dedicated right of way. Immediately adjacent (south) of the unopened right of way are two tracts of record (Tract 156 and 141) that are owned by Snohomish County as Road Fund Properties.

In April 2021, Pacific Ridge-DRH LLC submitted a development application to Planning and Development Services requesting approval of a Planned Community Business Preliminary Site Plan to allow construction of two commercial buildings and 286 townhome units, and a Binding Site Plan to create two commercial lots and three tracts.

Pacific Ridge-DRH LLC is proposing public road improvements within the existing dedicated 30-foot right of way of 148th Street SE. To meet road improvement requirements, additional right of way is necessary across Tracts 156 and 141. In July 2022 Snohomish County and Pacific Ridge-DRH LLC entered into an agreement to provide a temporary construction easement for the construction of 148th Street SE on the County owned property.

Pacific Ridge-DRH LLC has prepared a Record of Survey that depicts the new right of way limits and alignment of 148th Street SE, which has been recorded under AFN 202302035003. It has been determined by the Department of Public Works and the County Engineer that those portions of Tracts 156 and 141, County Road Fund Properties, as depicted, should be redesignated as public road right of way via Council action.

Current Proposal

Scope: The proposed motion would redesignate portions of County Road Fund Properties Tract 156 and 141 of the Plat of Cathcart as county road right of way, to be

identified as 148th Street SE. The proposed motion would also assign the Public Works Director or County Engineer the authority to approve, sign, and execute all documents necessary to redesignate portions of County Road Fund Properties Tracts 156 and 141 as a county ROW.

Duration: NA

Fiscal Implications: No fiscal impact.

2023 Budget: NA

Budget Impacts: The newly designated and constructed road will become part of the County Road Inventory.

Handling: NORMAL

Approved-as-to-form: NA

Risk Management: NA

Executive Recommendation: APPROVE.

Analysis: Based on the findings within the Engineers Report, the redesignation of portions of County Road Fund properties known as Tracts 156 and 141 of the Plat of Cathcart as a county road ROW is necessary, practicable, and in the best interest of the public. The County Engineer recommends that the Council approve the redesignation of portions of these County Road Funds properties as county road ROW via Motion.

Attachments: NONE.

Amendments: NONE.

Request: The requested action is to move to GLS on May 10, 2023, for consideration.