

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

MOTION NO. 23-146

APPROVING THE REDESIGNATION OF PORTIONS OF COUNTY ROAD FUND
PROPERTIES AS A COUNTY ROAD RIGHT-OF-WAY IDENTIFIED AS 148th St SE

WHEREAS, on December 22, 1913, Cathcart Land Development Company declared the Plat of Cathcart, and dedicated all streets, avenues, highways, and alleys for the use of the public forever; and

WHEREAS, 148th St SE, formerly known as Blanchard St, is a 30-foot-wide unopened dedicated right of way (ROW); and

WHEREAS, south of the existing unopened ROW of 148th St SE are Tracts 156 and 141, owned by Snohomish County; and

WHEREAS, on April 21, 2021, Pacific Ridge-DRH LLC (the Applicant) submitted a development application to Planning and Development Services (PDS) requesting approval of a Planned Community Business (PCB) 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; and

WHEREAS, the proposed development adjoins three public ROW locations: Cathcart Way along the northern property line, State Route 9 (SR 9) along the eastern property line, and unopened ROW of 148th St SE along the southern property line; and

WHEREAS, the Applicant is proposing public road improvements within the existing 30-foot-wide unopened dedicated ROW of 148th St SE and south of the unopened ROW on Tracts 156 and 141 of the Plat of Cathcart owned by Snohomish County; and

WHEREAS, on July 7, 2022, the Hearing Examiner approved the Cathcart Crossing PCB Site Plan, Binding Site Plan and Urban Residential Standards Administrative Site Plan with conditions; and

WHEREAS, one of the conditions of approval of the development of Cathcart Crossing is that the Applicant construct 148th St SE; and

WHEREAS, on July 15, 2022, Snohomish County and the Applicant entered into an agreement to provide a temporary construction easement for the construction of 148th St SE on County property; and

WHEREAS, the Applicant has prepared a Record of Survey depicting the ROW limits and alignment of 148th St SE, which has been recorded under AFN 202302035003; and

WHEREAS, DPW determines that portions of County Road Fund properties south of 148th St SE known as Tracts 156 and 141 of the Plat of Cathcart should be redesignated as a public road ROW via Council action; 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, there will be no public expenditures for the construction of 148th St SE; and

WHEREAS, the County Council finds the new road ROW a public necessity, practicable, and that the public will benefit from the opened ROW;

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

1. Snohomish County's approval of the redesignation of portions of County Road Fund properties Tracts 156 and 141 of the Plat of Cathcart as county road ROW identified as 148th St SE.
2. The Public Works Director or County Engineer shall have the authority to approve, sign, and execute all documents necessary to redesignate portions of County Road Fund properties as a county road ROW.


PASSED this 10th day of May, 2023.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



Council Chair

ATTEST:



Deputy Clerk of the Council