

RECEIVED
SNOHOMISH COUNTY
EXECUTIVE OFFICE

AUG 29 1991

SNOHOMISH COUNTY COUNCIL



CO00025309

WDT
JM
GW
KLB
WBD
BBH
PCK
HC
LM

AMENDED
ORDINANCE NO. 91-112

AMENDING SNOHOMISH COUNTY CODE
TITLE 20, CHAPTERS 20.12, 20.24 AND 20.28
RELATING TO SHORT SUBDIVISION
PRIVATE ROAD DOCUMENTATION AND
PRIVATE ROAD ACCESS

BE IT ORDAINED:

Section 1. That SCC, Title 20, section 20.12.060 is hereby repealed in its entirety.

Section 2. That SCC Title 20, section 20.24.040, last amended by Ord. 87-105 adopted December 2, 1987, is amended to read:

20.24.040 Supporting documents. ((The following documentation shall accompany each application for approval of a short plat-

{1} In any short subdivision where each lot contains less than one-one hundred twenty-eighth of a section, or five acres, and where lots are served or to be served by a private road, the subdivider shall furnish two copies of such further covenants or documents that will result in:

{a} Each lot owner with access thereto having responsibility for maintenance of any private road contained within the short subdivision, and

{b} Any seller being obligated to give actual notice to any prospective purchaser of the method of maintenance of the private road being required to include such notice in any deeds or contract relating to the sale. Such covenants or documents shall be recorded either prior to or simultaneously with the moment the short subdivision takes effect-))

((2)) In any short subdivision ((where each lot contains one-one hundred twenty-eighth of a section or more, or five acres or more, and)) where lots are to be served by a private road, the subdivider shall provide two copies of ((such further)) covenants or documents that will result in:

ORDINANCE AMENDING SCC TITLE 20
RELATING TO PRIVATE ROAD USAGE
AORD20LS.DOCgr10dc12 1
May 7, 1991


((f)) (1) Each lot owner with access thereto having responsibility for maintenance of any private road contained within the short subdivision; and


((f)) (2) Any seller being required to give actual notice to a prospective purchaser of the method of maintenance of the private road and being required to include such notice in any deeds or contracts relating to the sale. Such documents or covenants shall contain provision for transfer of responsibility to successors and assigns, the placement of liens against persons not fulfilling the maintenance agreement, and provision that the road or portion thereof shall be deeded to Snohomish County when brought to full county standards by one or more of the owners thereof; and

((f)) (3) Any private road being subject to a utilities easement in favor of the grantor or his successors and of any electric, telephone, television cable, gas, water, or sewer company, public or private, or their permittees or assigns, to install, construct, operate, maintain, alter and repair their respective primary distribution facilities and necessary appurtenances together with the right of ingress and egress for said purposes.

Dated this 28th day of August, 1991.

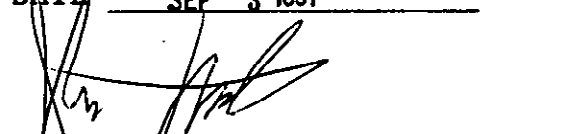
SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington


Chairman


Clerk of the Council, asst

- () APPROVED
- () EMERGENCY
- () VETOED

DATE SEP 3 1991


County Executive

PUBLISHED _____

_____, DPA
Approved as to form only on

(Date)

D-32