

SNOHOMISH COUNTY COUNCIL  
SNOHOMISH COUNTY, WASHINGTON



CO00023040

ORDINANCE NO. 95-034  
ENACTING REGULATORY REFORM AMENDMENTS

AMENDING TITLE 19  
SUBDIVISION CODE

BE IT ORDAINED:

**Section 1.** Snohomish County Code, Section 19.28.020, last amended by Amended Ordinance 95-004 on Jan 15, 1995 is amended to read:

**19.28.020 Design standards - Roads.**

(1) Access to Roads. All plats shall be served by an opened, constructed and maintained public road to which the road system within the plat must connect, except as provided in SCC 19.28.020(2).

(2) Access to the boundary of subdivisions where all lots are five acres in size or larger, or one-one-hundred-twenty-eighth of a section or larger when described as a fraction of a section, shall be provided by an open, constructed and maintained county road or county roads or approved trail permit, except that access to the boundary of the subdivisions by private road may be permitted where such private road is within an adjoining subdivision and conforms to all the standards of this title and further, written permission is obtained from all owners of record of said private road; PROVIDED, That the county engineer may waive some or all improvement standards of SCC 19.28.020(4)(a) when he finds that the existing private road is ~~((minimally))~~ adequate to serve the additional tracts, and that the applicant demonstrates full standards are unnecessary, impossible to achieve or result in an inequitable financial burden.

(3) Road Standards. All plat roads shall be dedicated public roads designed and constructed in conformance with the ~~((design standards and specifications as specified in))~~ Engineering Design and Development Standards adopted under chapter 13.05 SCC((-)) except as provided in SCC 19.28.020(4).

(4) Roads ~~((standards for))~~ within subdivisions where all lots are five acres in size or larger, or one-one-hundred-twenty-eighth of a section or larger when described as a fraction of a section((-)), may be public roads or private roads.

(a) ~~((Minimum road standards for))~~ All roads within such subdivisions shall be ~~((provided as set forth in the "Minimum Standards for Private Roads Serving Large Lot Subdivisions" section of the adopted road standards of the county engineer. Said standards require a minimum right-of-way width of 60 feet.))~~ designed and constructed in accordance with the Engineering Design and Development Standards adopted under Chapter 13.05 SCC. Additional right-of-way or easement width shall be provided if

necessitated by cut((s)) or fill((s)) slopes. ((~~Cul-de-sac rights-of-way shall be 90 feet in diameter.~~))

(b) The overall road network and access needs of lands in the area of the subdivision shall be considered in determining road location within the subdivision;

(c) Where a road right-of-way extending to a boundary property line is not needed to provide improved legal access to the abutting lots, then said right-of-way need not be initially constructed where not providing access, PROVIDED, That the right-of-way is capable of being constructed to the minimum required standards;

(d) Utilities located within the road right-of-way shall be placed in accordance with the ((~~minimum private road standards~~)) specifications of the Engineering Design and Development Standards adopted under Chapter 13.05 SCC ((~~referenced in SCC 19.28.020(4)(a))~~) unless waiver is granted by the county engineer;

(e) Utility easements meeting the standards of all involved utilities shall be established as part of the final plat map. Prior to installation of utilities, the developer shall receive approval from the involved utility district as to the acceptability of such location and minimum standards for installation;

(f) Stop signs constructed to department of public works standards shall be installed as required by the department of public works;

(g) Lots shall generally be designed to have a minimum of individual accesses on the public road serving the property.

(5) Sidewalk Standards. Sidewalks and/or walkways shall be provided in accordance with the ((~~design standards and specifications as specified in~~)) Engineering Design and Development Standards adopted under chapter 13.05 SCC.

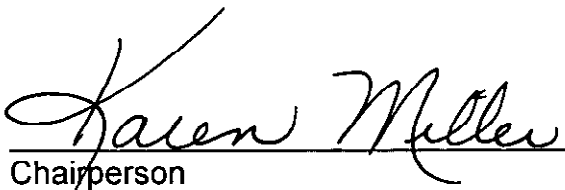
(6) Street Signs. Street signs shall be as specified by the department of public works.

(7) Landscaping Within Road Rights-of-way. A developer proposing landscaped areas within county rights-of-way shall submit a landscape design plan to the department of planning and development services for approval. Further, the landscape design plan shall also be reviewed by the planning division to insure that fire apparatus access is not impeded by planned landscaping within county right-of-way. If approved, the final plat for such subdivision shall contain a covenant that such areas shall be maintained by the developer and his successor and may be reduced or eliminated if deemed necessary for or detrimental to county road purposes and/or fire apparatus access.

(8) In rural cluster subdivisions, private roads will be permitted in accordance with the department of public works engineering and development standards.

PASSED this 28<sup>th</sup> day of June, 1995.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

  
Chairperson

ATTEST:

Barbara Ditorsti  
Clerk of the Council, Asst.

- APPROVED
- EMERGENCY
- VETOED

DATE:

4/14/95

Robert J. Drewel  
Snohomish County Executive

ATTEST:

Marilyn Abel

Approved as to form only:

Michael Smith  
Michael Smith  
Deputy Prosecuting Attorney  
Date: 4/14/95

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