



SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

ORDINANCE NO. *97-030*

AMENDING SNOHOMISH COUNTY CODE,  
CHAPTER 19.36,  
RELATING TO PRIVATE ROADS WITHIN A PRD SUBDIVISION

WHEREAS, the county executive and county council have identified regulatory reform of land use regulations as a high priority for county government; and

WHEREAS, with the assistance of the county council, the county executive and prosecuting attorney have established a regulatory reform process to make land use regulations more understandable to the public and more easily implemented by the county; and

WHEREAS, this ordinance is a result of that process;

THEREFORE, BE IT ORDAINED:

**SECTION 1.** Snohomish County Code Section 19.36.030, last amended by Ordinance Number 91-114 on August 28, 1991 is **AMENDED** to read:

19.36.030 Application procedure.

Any preliminary plat which includes a request for one or more modifications of the requirements of chapter 19.28 SCC, shall be accompanied by a statement setting forth in detail any such modification and the reasons therefor. The department shall not process any preliminary plat not meeting the requirements of chapter 19.28 or 19.30 SCC, unless a modification has been concurrently requested. A modification request and approval shall not be required for private roads in a Planned Residential Development (PRD) preliminary plat. Private roads shall be subject to the provisions of SCC 18.51.090.

**SECTION 2.** Snohomish County Code Section 19.36.050, last amended by Ordinance Number 86-092 on September 10, 1986 is **AMENDED** to read:

19.36.050 Conditions for granting.

The sole purpose of any modification shall be to prevent discrimination. No modification shall be granted which would have the effect of granting a special privilege not shared by other property in the same vicinity. To grant a modification, the hearing examiner shall determine whether the following conditions apply to the requested modifications:

(1) There are exceptional or extraordinary circumstances or conditions which apply to the land referred to in the application which do not apply generally to lands in the vicinity. These include, but are not limited to, size, shape, topography, location or surroundings;

(2) The granting of the ~~((application))~~ modification is necessary for the preservation and enjoyment of substantial property rights of the petitioner;

(3) The granting of the ~~((application))~~ modification will not, under the circumstances of the particular case, affect adversely the health or safety of persons residing or working in the neighborhood of the property referred to in the application and will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood or adversely affect the comprehensive plan (~~(; PROVIDED, That, to the extent the modification request pertains to the PRD ordinance, chapter 18.51 SCC, that chapter shall apply)~~).

**SECTION 3. Effective date.**

The effective date of this ordinance shall be June 30, 1997.

PASSED this 14<sup>th</sup> day of May, 1996

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

*Knut Siverson*  
Chairperson, Vice

ATTEST:

*Sheila McCallister*  
Clerk of the Council, *asst.*

- APPROVED  
 VETOED  
 EMERGENCY

DATE: 5/16/97  
*[Signature]*  
County Executive

ROBERT J. DREWEL  
County Executive

Attest: *Laura Nelson*

*Mark J. [Signature]*, DPA  
Approved as to form only on:

8/13/96  
(Date)

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