Overview

Briefing Goals

- Provide Project Background
- Existing Provisions
- Proposed Changes
- Outreach
- Next Steps
- Receive Feedback

Defining Terms
Final Lift
Purpose of Project

Receive Feedback
Defining Terms

- **Security Device:**
  - A monetary instrument in the form of a bond for public and private improvements required as part of a development
  - Can come in three forms:
    - Performance of work and improvements required
    - Maintenance of installed improvements
    - Performance monitoring of installed improvements

- **Two general categories of security devices:**
  - **Title 30 SCC/Title 30 Bonds:** Security devices required under Title 30 SCC (Unified Development Code) regulated by the Department of Planning and Development Services (PDS)
  - **Title 13 SCC/Title 13 Bonds:** Security devices required under Title 13 SCC (Roads and Bridges) for public road network elements regulated by the Department of Public Works (DPW)
Defining Terms

- **Pre-lift** conditions contain a base road layer and often curbing.
  - Used for site construction and vehicular access.
- **Final lift** is a condition that refers to a final paved road using hot mix asphalt.
  - The paved surface is functional for permanent vehicular use.
Purpose of Project

- Promote efficient development
  - Reduce housing and development costs
  - Expedite staging of development

- Safeguard health, safety, and general welfare
  - Ensure improvements are completed
  - Minimize County's exposure to financial risk

Review provisions related to security devices, particularly related to delay of certain public and private improvements.
Current Provisions

- Deferred installation of certain public and private improvements is allowed for subdivisions, short subdivisions, commercial, and multifamily developments.
- Deferred installation of final lift on public roads is allowed only in subdivisions and short subdivisions.
- PDS may determine need for emergency work related to a Title 30 security device.
Proposed Changes

- Allow deferred installation of private improvements in residential and nonresidential developments
- Allow deferred installation of final lift on public and private roads in residential developments may be desirable
- Codify relationship of DPW in administering security device provisions, particularly in determining need for and authorizing emergency work
- Provide discretion to require easement in event that work under security device is not competed
- Make technical corrections related to security devices
Outreach

- Public
- Environmental Groups
- Homebuilders
- Land Use Consultants

- September 14th: Notice of Project and Goals
- October 16th: Shared Draft Code Amendments / Public Comment
- November 22nd: Notice of Planning Commission Briefing
Next Steps

- PDS seeks a public hearing and recommendation from the Planning Commission
  - Tentative date is December 19, 2017
- PDS would transmit the recommendation and ordinance to the Snohomish County Council before mid-January in the new year
- A rule would revise a corresponding rule (PDS Rule 5510) as part of implementation
- Continue public engagement