

BOARD OF COUNTY COMMISSIONERS
WALLA WALLA COUNTY, WASHINGTON

IN THE MATTER OF AN
AMENDMENT TO THE WALLA
WALLA COUNTY CODE

Docket No. PC-92-08

RESOLUTION NO.

92 255

ORDINANCE NO. 208

WHEREAS, an amendment to the Walla Walla County Code has been proposed under Docket No. PC-92-08, to consider a request for an Amendment to establish private road minimum approval standards and to allow up to four lots to be served by a private road, and

WHEREAS, the Walla Walla County Planning Commission held a public hearing to consider the amendment on May 6, 1992, and recommended the amendment be approved to read as follows:

(see attached Exhibit "A")

and

WHEREAS, the Walla Walla Board of County Commissioners heard the request on June 1, 1992, and took additional testimony, now, therefore

BE IT RESOLVED by the Board of County Commissioners of Walla Walla County that they will uphold the Planning Commission and approve the above stated amendment to the Walla Walla County Code.

Done this 2nd day of June, 1992

Attest:

Elys Sink

Clerk of the Board.

David J. Carey
Chairman

Ray H. Reedman
Commissioner

Charles A. Marden
Commissioner

Constituting the Board of County Commissioners
of Walla Walla County, Washington.

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Commissioner
Charles A. Maiden
Commissioner

Constituting the Board of County Commissioners
of Walla Walla County, Washington.

EXHIBIT "A"

There is hereby added to the Walla Walla County Code Section 12.06 which is to read as follows:

CHAPTER 12.06

PRIVATE ROAD MINIMUM APPROVAL STANDARDS

Sections:

- 12.04.010 Applicability
- 12.04.020 Dedications required
- 12.04.030 Covenant required
- 12.04.040 Reservations
- 12.04.050 Signage
- 12.04.060 Unobstructed use
- 12.04.070 Notice as to maintenance responsibility
- 12.04.080 Minimum requirements
- 12.04.090 Violation - Penalty

12.06.010 Applicability - Private roads shall be approved only within short plats or exempt land divisions, not in land divisions meeting the definition of a subdivision under Walla Walla County Code.

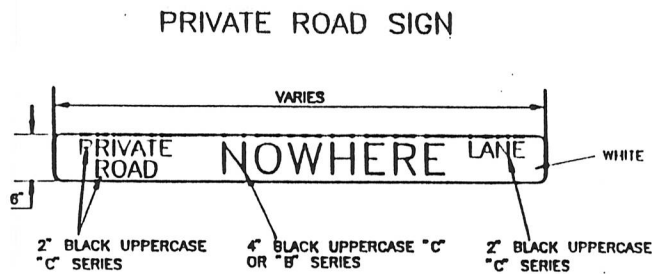
12.06.020 Dedication required - When a proposed plat abuts an existing partial right-of-way deeded or dedicated for public road purposes public road right-of-way shall be deeded or dedicated to the public of a width required by the administrator to bring said right-of-way to minimum county code requirements.

12.06.030 Covenant required - Where a private road is approved, a property owner shall, as a condition of plat approval, sign a covenant which binds himself, heirs and successors and assigns in interest to participate in the construction and maintenance of the private road. Said covenant shall be filed with the County Auditor.

12.06.040 Reservations - Where the county's long range road circulation plan shows a need for a future public road, a reservation (conforming to the road classification requirements of the Code) for a future road shall be placed on the plat, along with deed restrictions on the abutting lots. Said reservation can be activated by either the county, the abutting lots or an adjacent landowner. No permanent structures shall be allowed within the reservation and setbacks for all structures on abutting lots shall be calculated from the reservation line. Any private road which is constructed, within the reserved area, to a standard that does not meet or exceed the current minimum standards for public roads within the county shall be retained as a private road and maintained privately until the road is reconstructed to a level that either meets or exceeds the minimum standards and specifications in effect at the time and accepted by Walla Walla County and adopted into the county's system by resolution of the Board of County Commissioners.

12.06.050 Signage - Private roadway signs with street designations shall be provided by the developer at the intersections of private roads with public roads when multiple lots are served by said private road. Such signs shall meet the specifications shown in Figure 1. The installation shall be in compliance with the manual on uniform traffic control devices and approved by the County Engineer. Names for private roads shall be approved by the County Engineer. The county shall not be responsible for the maintenance of these signs.

Figure 1



- NOTES: 1) LETTERING AND BACKGROUND SHALL BE REFLECTORIZED USING "SCOTCH LITE ENGINEERING GRADE" SHEETING OR EQUAL.
- 2) SIGNS SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- 3) SIGNS SHALL BE SECURELY MOUNTED SEVEN FEET ABOVE GROUND LEVEL ON A 4" X 4" POST.

FILED FOR RECORD
IN WALLA WALLA CO. WASH.
BY *WW Co Commissioners*
AUG 14 1 35 PM '92
JANICE E. BATES
COUNTY AUDITOR

12.06.060 Unobstructed use - Private roads and the improved portion of the easement reservation shall be unobstructed and maintained for use by emergency, public service and utility vehicles.

12.06.070 Notice as to maintenance responsibility - The face of a short plat containing a private road, and all subsequent documents transferring ownership of the lots within the plat, shall bear the following language: "Walla Walla County has no responsibility to build, improve, maintain or otherwise service any private road in this plat".

12.06.080 Minimum requirements - A. Private access easement widths and improvements for roads serving lots shall be in accordance with the following schedule:

Road Classification ¹	Density # of lots	Easement Width	Surfacing Width ²	Base and Surfacing Material (gradation/depth). All depths are compacted depths. ³	Public Utility Easement (width) ⁷
A	1 - 4	30'	20'	4" of 1 1/2" minus CSBC ⁴ 2" of 5/8" minus CSTC ⁵	10'
B	1 - 4	30'	20'	4" of 1 1/2" minus CSBC ⁴ 2" of Class B ACP ⁶	10'

¹Road Classification: Class "A" roads applies to Rural Area Road Development where all lots are 5 acres per lot or greater.

Class "B" roads applies to Urban Area Road Development where there are lots under 5 acres.

²It is recommended on Class B roads a shoulder at least one foot in width should be constructed on each side of the road to reduce pavement edge deterioration.

³All materials and construction practices and procedures shall comply with the current edition of the Washington State Department of Transportation/American Public Works Association Standard Specifications for Road, Bridge, and Municipal Construction.

⁴CSBC = Crushed surfacing base course.

⁵CSTC = Crushed surfacing top course

⁶ACP = Asphaltic concrete pavement.

⁷The Public Utility Easement shall be outside the private roadway easement/reservation. In cases where the private roadway easement/reservation adjoins a property line, the Public Utility Easement shall be placed on the lot side of the private roadway easement/reservation.

B. Certain conditions (slope, drainage, etc.) may require design by an engineer. In those instances, the easement width may be increased or decreased due to topographic considerations.

C. No grade shall exceed 17%

D. Length shall not exceed 1,000' and all private roads shall terminate in a 45' radius turnaround, with the improved area having a radius of 40'.

12.06.090 Violation -- Penalty - Upon conviction of any person, firm or corporation for violation of this chapter, the maximum penalty shall be a fine not to exceed five hundred dollars.

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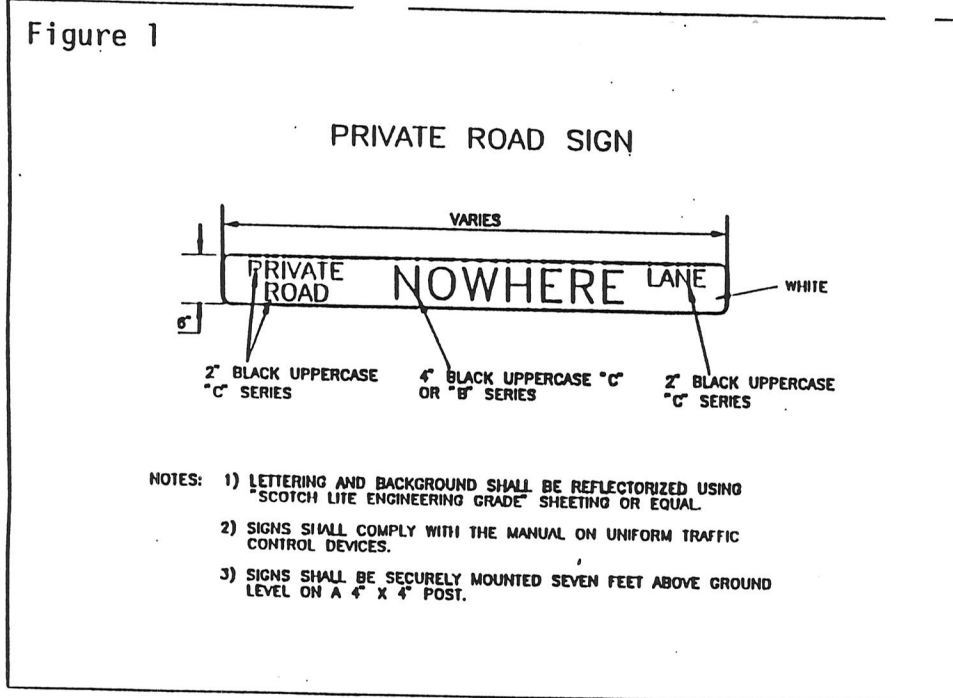
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