

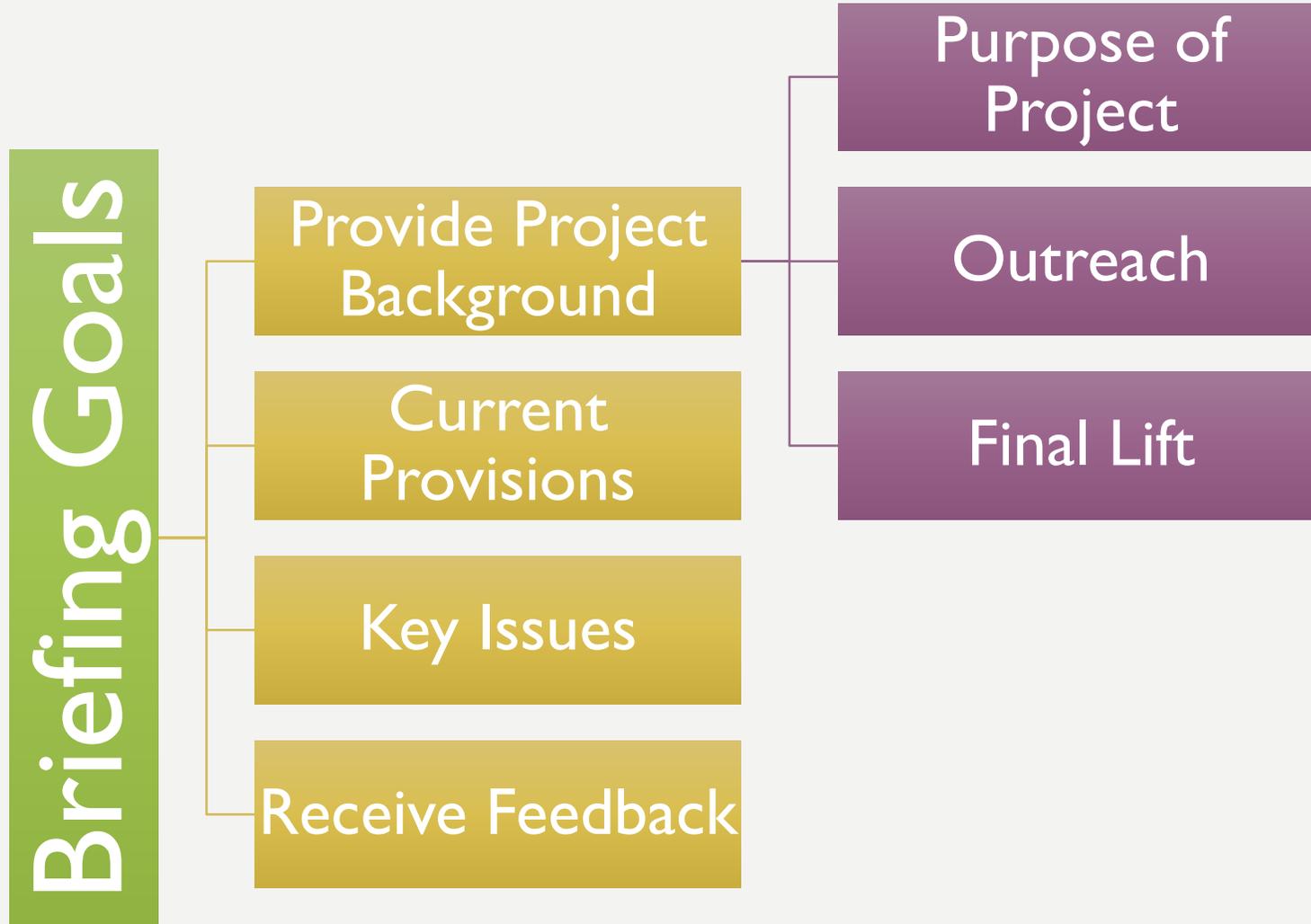
MODIFYING FINAL LIFT BONDING  
AND SECURITY DEVICE PROVISIONS

INFORMATIONAL BRIEFING

SEPTEMBER 19, 2017

**SNOHOMISH COUNTY**  
**PLANNING AND DEVELOPMENT SERVICES**

# OVERVIEW



# PURPOSE OF PROJECT

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

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

# OUTREACH

Public

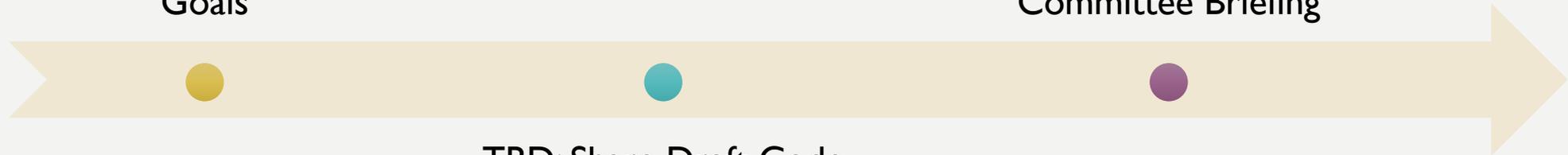
Environmental Groups

Homebuilders

Land Use Consultants

September 14th:  
Notice of Project and  
Goals

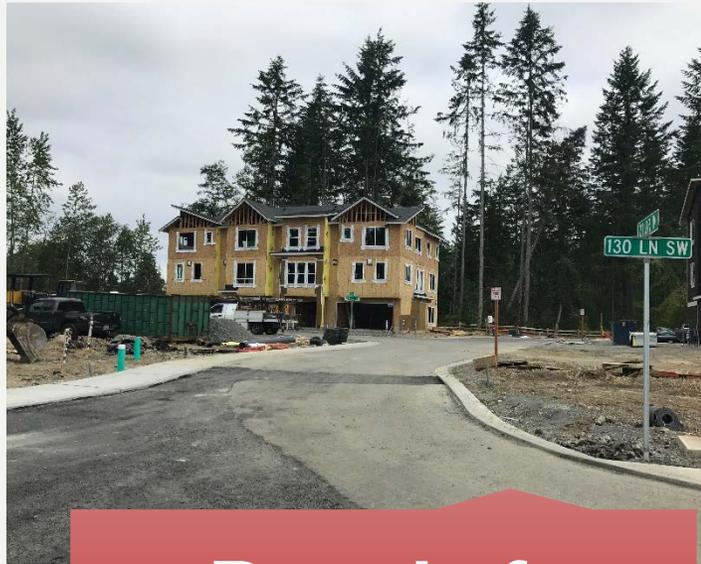
TBD: Notice of Planning  
Committee Briefing



TBD: Share Draft Code  
Amendments / Public  
Comment

# FINAL LIFT

- Pre-lift contains a base road layer and often curbing
  - Used for site construction and vehicular access
- Final lift is a term that refers to a final paved road condition
  - The paved surface is functional for permanent vehicular use



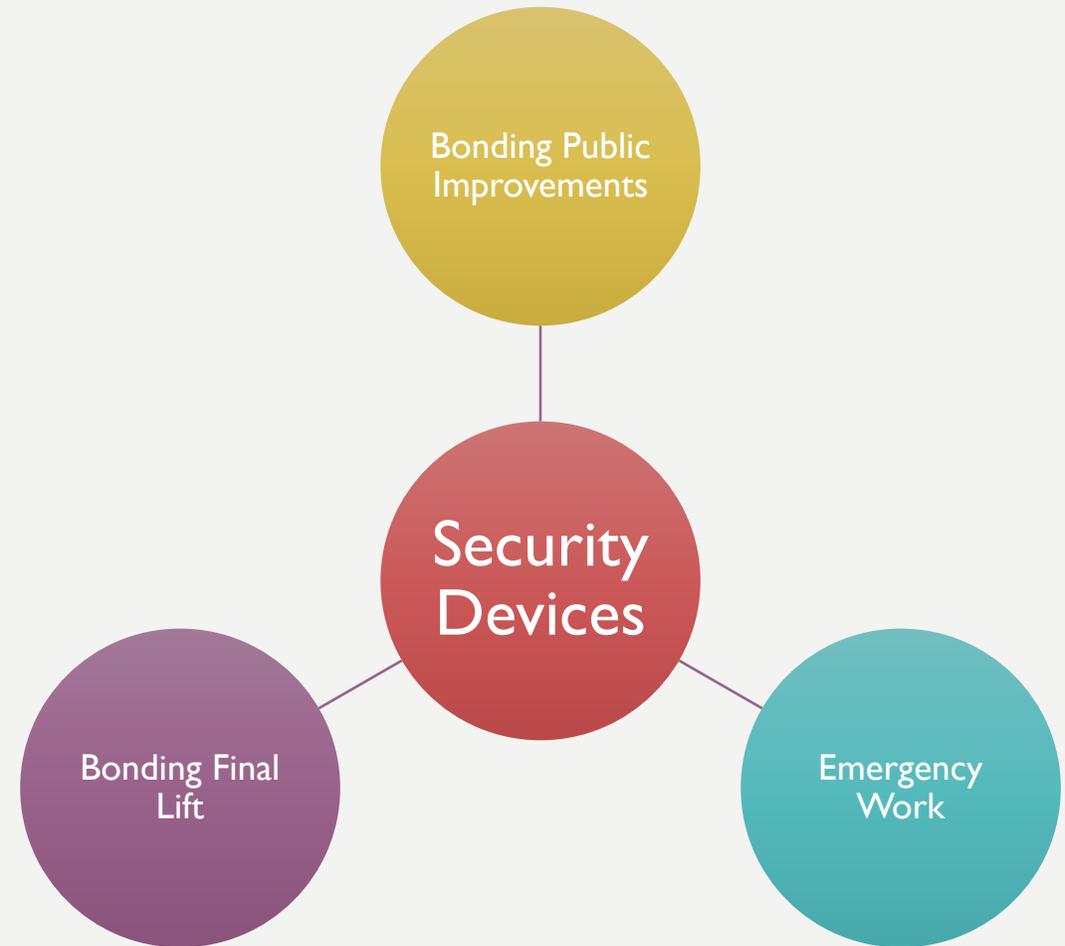
Pre-Lift



Final Lift

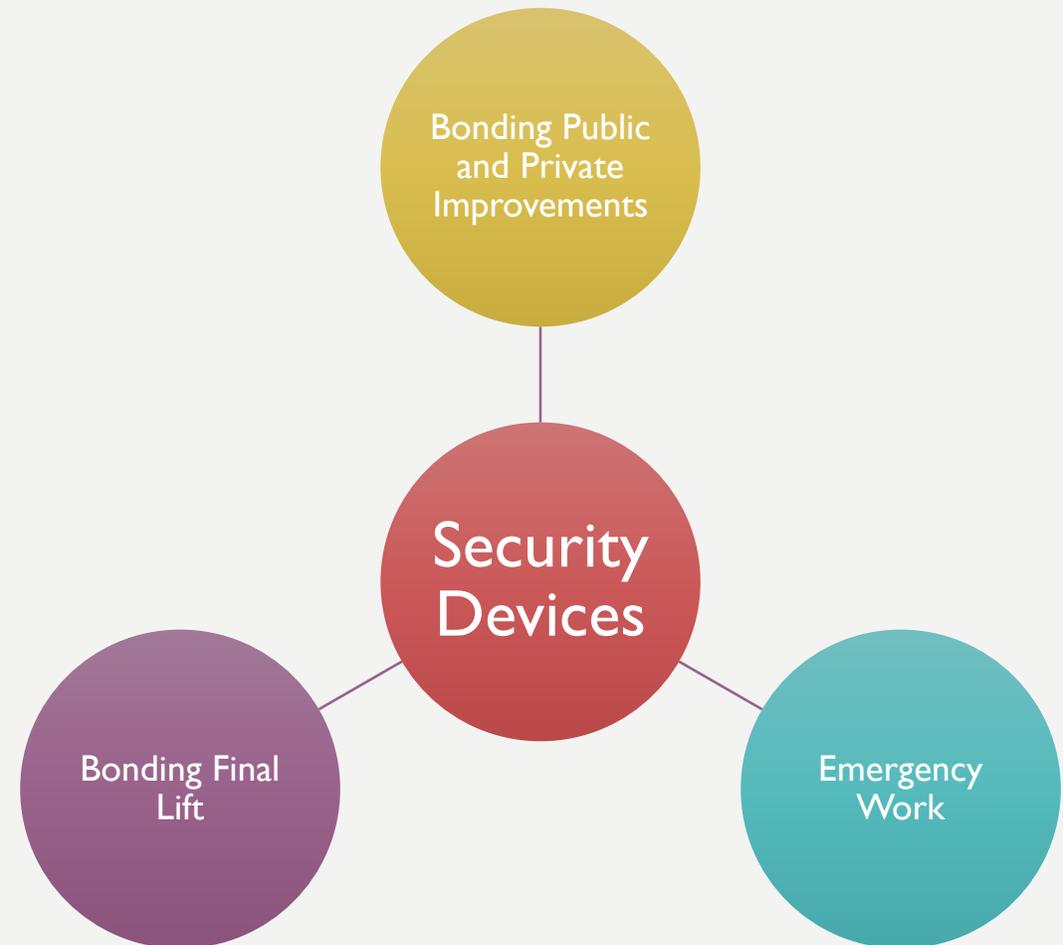
# CURRENT PROVISIONS

- Deferred installation of public 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
- Only PDS may determine need for emergency work



# KEY ISSUES

- Allowing deferred installation of private improvements in residential, commercial, and industrial developments may be desirable
- Allowing deferred installation of final lift on public and private roads in residential developments may be desirable
- Public Works often partners in determining need for and authorizing emergency work
- Need for discretion to require easement in event that work under security device is not completed
- Technical corrections are necessary to Security Devices chapter



# FEEDBACK

