

Private Roads and Streets

Roads/streets that are privately owned, generally within an easement providing direct access to private land(s) for local traffic movement and connect to local public access, collectors or arterial roads/streets. Private roads/streets are maintained with private funds and where the county, municipality or WSDOT performs no maintenance.

Criteria for Authorization: Private roads/streets may be permitted when so provided in appropriate ordinances or at the discretion of the County Engineer when:

1. Covenants have been approved and recorded with the County which provide for maintenance of the private streets and associated parking areas by owners in the development, including placing of liens for non-payment of fees, and/or road maintenance agreement(s) on the face of the Long Plat, Short Plat, or Binding Site Plan.
2. Provision is made for the roads to be open at all times for emergency and public service vehicle use.
3. The private road is not needed as a public road and will not obstruct public street circulation.
4. The roads are within a private community with a corporate identity or Homeowners Association, as identified by the State of Washington under RCW 64.38.
5. Intersection spacing between private roads shall be consistent with the spacing shown in Section 505.M.

Criteria for Construction: Private roads/streets shall conform to the applicable sections of these Standards. See Drawings 505.E-1 and 505.E-2.