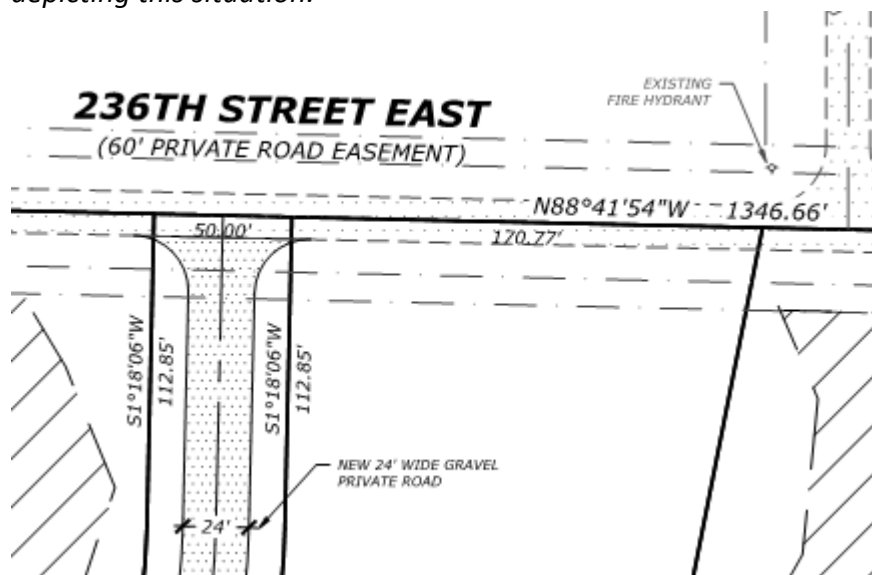


**Planning and Land Services Department
DEVELOPMENT ENGINEERING DIVISION POLICY**

Policy Number:	DE POL - 4011
Title:	Partially Offsite Private Roads
Date:	November 29, 2016
Management Approval:	Mitchell Brells <i>Mitchell Brells</i>
Related Documents:	Title 17B

The following policy applies to Development Engineering Staff and is to be used in the Implementation of Title 17B “Construction and Infrastructure Regulations – Road and Bridge Design and Construction Standards”.

Background: It is not uncommon that existing private roads are located partially within proposed subdivisions. The typical situation is that there is an existing private road and its associated 60 foot wide easement, with 30 feet being located within the subdivision boundaries and 30 feet located outside the boundary. Access to the proposed lots within the subdivision is usually provided by the creation of a new road leading from the existing road. Below is a figure depicting this situation.



The figure shows an existing 60 foot private road easement (236th St E) centered on the northern property line of a proposed subdivision. The lots within the subdivision are proposed to be served by a private road with a 50 foot easement. The question is what improvements are required for 236th St E?

Policy:

The portion of the private road that is within the boundaries of the plat shall comply with the requirements of Table 17B.20.005-2 “Minimum Required Improvements for Residential Projects”. The portion of the private road that is outside of the plat boundaries must comply with 17B.20.040 “Minimum Existing Offsite Road Requirements”

For the example in the figure the applicant would have to provide a ½ street improvement on the project side that meets the requirements of Table 17B.20.005-2. This would mean that ½ the applicable standard road section would have to be built within the project boundary. Outside of the project boundary the road would have to be improved enough to meet the requirements of 17B.20.040.