

CHAPTER 10.12

PRIVATE ROADS

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10.12.010 APPLICABILITY. This chapter shall apply to all unincorporated areas of Benton County, Washington. [Ord. 319 (1998) ■ 2]

10.12.020 DEFINITIONS. As used in this chapter, unless the context indicates otherwise:

(a) "Address grid" is a set of north - south, east - west lines dividing Benton County, with it's origin at the intersection of the following four (4) townships:

- (1) the southeast corner of T09N R26E,
- (2) the northeast corner of T08N R26E,
- (3) the southwest corner of T09N R27E, and
- (4) the northwest corner of T08N R27E.

From that point, lines are extended directly north, south, east, and west. These lines serve as the baseline from which all distances are measured for establishing addresses.

(b) "Addressable structure" means any legal residential structure or any other legally permitted structure served by telephone service.

(c) "County road" means a road open for public travel and maintained by Benton County.

(d) "Easement" means an interest in land owned by another that entitles the holder of the interest to a specific limited use or enjoyment of the other's land.

(e) "Private road" means a road not dedicated to nor maintained by Benton County.

(f) "Public road" means a road maintained by Benton County.  
[Ord. 319 (1998) ■ 3]

10.12.030 PRIVATE EASEMENTS--DESIGNATION AS PRIVATE ROAD. Private easements or private roads that provide ingress and egress may be named under this chapter if such private road or easement is identified as serving or having the potential to serve:

- (a) five (5) addressable structures,
  - (b) five (5) parcels, or
  - (c) any combination of five (5) addressable structures or parcels.
- [Ord. 319 (1998) ■ 4]

10.12.040 PRIVATE ROAD--ASSIGNMENT OF PRIVATE ROAD NUMBER AND ADDRESS. (a) A private road or easement meeting the criteria set

forth in BCC 10.12.030 hereof will be assigned a private road (PR) number by the Benton County Planning Department which shall be derived from the addressing grid.

(b) An address for all addressable structures served by the private road or easement will be assigned utilizing the private road or easement as the basis for assigning building numbers.  
[Ord. 319 (1998) ▪ 5]

10.12.050 PRIVATE ROAD--ASSIGNMENT OF PRIVATE ROAD NAME--PETITION REQUIRED. Once a private road or easement has been assigned a private road number, the owner or owners of the private road or easement may petition for assignment of a name to such private road or easement. The petition, as required by BCC 10.12.060, may be made at the time of the creation of the private road or easement; during the short plat process; or anytime thereafter.  
[Ord. 319 (1998) ▪ 6]

10.12.060 PRIVATE ROAD--PETITION FOR ASSIGNMENT OF PRIVATE ROAD NAME. The party or parties desiring to name a private road or easement shall petition for a private road name on such forms as provided by the Benton County Planning Department. The petition shall include the following information:

(a) The petitioner shall provide at least one (1) but not more than three (3) proposed names for the private road or easement. The names proposed for the private road shall meet the requirements of BCC 10.12.070.

(b) The petitioner shall obtain the signatures of (i) every owner of the private road or easement to be named; and (ii) the owners of at least seventy-five (75) percent of the legal parcels served by the private road or easement.

(c) The petitioner shall pay the fees required by BCC 10.12.080.  
[Ord. 319 (1998) ▪ 7]

10.12.070 PETITION FOR ASSIGNMENT OF PRIVATE ROAD NAME--REQUIREMENTS FOR PROPOSED PRIVATE ROAD NAMES. The petitioner shall include in the petition at least one (1) but not more than three

(3) proposed road names for consideration that meet the following criteria:

(a) The proposed name(s) shall not duplicate, or partially duplicate any public or private road name which currently exists in the incorporated or unincorporated areas of Benton County if such other road is located within the applicant's postal delivery area as determined by the U. S. Postal Service.

(b) The proposed private road name(s) shall be limited to the number of letters and spaces that will, according to the Benton County Public Works Department, properly fit on a standard thirty-six (36) inch blank sign provided by the Benton County Public Works Department.

(c) The proposed private road name(s) shall not include words which are reserved for road identification, for example: "Place, Way, Street, Avenue, Loop, or Court." Proposed private road names which contain such words shall not be accepted.

(d) The proposed name(s) for all private roads or easements located outside of Urban Growth Areas shall include the Benton County quadrant based on the address grid.

(e) The proposed name(s) for private roads or easements located outside any city limits but within an Urban Growth Area:

(1) shall not have the Benton County quadrant as part of the private road name;

(2) shall conform to the respective city's road naming rules; and

(3) will be subject to approval by the respective city's planning and/or public works department.

[Ord. 319 (1998) § 8]

10.12.080 FEES. There shall be a fee for processing the petition for assignment of a private road or easement name and a fee for the construction and placement of the road signs.

(a) The petition processing fee shall be one hundred fifty (\$150) dollars. The fee shall be paid to the Benton County Planning Department at the time the petition is submitted.

(b) The fee for the construction and placement of each road sign shall be one hundred (\$100) dollars. Such fee shall be paid to the Benton County Public Works Department upon approval of the private road or easement name.  
[Ord. 319 (1998) § 9]

10.12.090 PETITION FOR ASSIGNMENT OF PRIVATE ROAD NAME--  
PUBLIC MEETING. (a) The Benton County Planning Department shall review and process the petition for the assignment of private road or easement name. The Benton County Planning Department shall review the proposed name(s) with the Benton County Public Works Department and, if appropriate, any interested city public works department, to determine which, if any, proposed names are unique so as to avoid confusion with any existing names of public roads, private roads, or easements. Upon such determination, the name(s) determined to be unique shall be forwarded to the Benton County Board of Commissioners.

(b) The Board of County Commissioners shall schedule a public meeting for consideration of the petition for assignment of a private road or easement name and those names determined unique by the Benton County Planning Department.

(c) All property owners served by the private road to be assigned a road name will be notified of the public meeting.

(d) The Board of County Commissioners shall conduct the public meeting. At its conclusion, the Board may approve or deny the petition for assignment of private road or easement name. If the petition for assignment of road name is approved, the Board of County Commissioners will select and assign the private road or easement name. The Board of County Commissioners retains final approval for the naming of all private roads and easements, but such approval will be withheld only if no appropriately unique names are submitted or it is otherwise deemed necessary for public health, safety, or welfare.  
[Ord. 319 (1998) § 10]

10.12.100 ASSIGNMENT OF PRIVATE ROAD NAME--NOTIFICATION TO AGENCIES. (a) The Benton County Planning Department will promptly notify the following agencies of the approval of the private road or easement name once it has been approved:

- (1) Southeast Community Center (SECOMM)
- (2) The county fire district or city fire department with jurisdiction over the area served.
- (3) The law enforcement office with jurisdiction over the area served.
- (4) Benton County Building Department
- (5) Master Street Addressing Guide (MSAG) Coordinator
- (6) Post Office serving the newly named private road

(b) An update of the addressing system atlas will be provided to the agencies named above.

(c) Address ranges and drawings to be incorporated into the CAD (Computer Aided Dispatching) system will be provided to SECOMM. [Ord. 319 (1998) ▪ 11]

10.12.110 ASSIGNMENT OF PRIVATE ROAD NAME--APPROVAL--ROAD SIGNS. (a) The petitioner shall pay the sign fee, as required by BCC 10.12.080, for the construction and placement of the private road signs within thirty (30) days of the approval of the petition. If such fee is not paid within such thirty (30) days, the approval of the petition shall be deemed withdrawn.

(b) The Planning Department will coordinate with all agencies to ensure that a sign is ordered and placed by the Benton County Public Works Department once the private road or easement name has been approved and the sign fee has been paid. [Ord. 319 (1998) ▪ 12]

10.12.120 ASSIGNMENT OF PRIVATE ROAD NAME--NOTIFICATION TO ALL LANDOWNERS. The Benton County Planning Department will notify all landowners located along the private road that a private road name has been approved. Any address changes caused by the assignment of the name of the private road shall also be provided to such landowners. The landowners shall be responsible for notifying any tenants, renters, businesses, and the local Post

Office of the new address.  
[Ord. 319 (1998) ▪ 13]

10.12.130 SEVERABILITY. If any provision of this chapter is declared unconstitutional, or the applicability thereof to any person or circumstance is held invalid, the constitutionality of the remainder of the chapter and the applicability thereof to other persons and circumstances shall not be affected thereby.  
[Ord. 319 (1998) ▪ 14]

10.12.140 EFFECTIVE DATE. This chapter shall take effect and be in full force upon its passage and adoption.  
[Ord. 319 (1998) ▪ 15]