

**JEFFERSON COUNTY
BOARD OF COUNTY COMMISSIONERS**

CONSENT AGENDA REQUEST

TO: Board of County Commissioners (BoCC)
Mark McCauley, County Administrator

FROM: Greg Ballard, Development Code Administrator DCD 
David Wayne Johnson, Associate Planner DCD

DATE: October 10, 2023

SUBJECT: Buckland SUB2022-00023 Final Plat Alteration Approval

STATEMENT OF ISSUE:

Staff is requesting final approval and signing of a Plat Alteration to re-designate a septic drainfield area on Lot , and establish a new septic area on Lot 2 of the Rush Short Plat Subdivision located at 4997 Flagler Road, Nordland, WA 98358, per JCC Chapter 18.35 Article VII and RCW 58.17.215.

ATTACHMENTS:

- Type II Land Use Approval –SUB2022-00025
- Final Plat Review Copy
- Mylar ready for BoCC signing

ANALYSIS:

Staff has determined that the application as submitted on November 10, 2022 meets the required criteria of Chapter 18.35.690 as addressed in written Findings and Conclusions and Preliminary Plat Approval SUB2022-00025. Written Findings and Conclusions are required per RCW 58.17.195 which state in part that a county makes a formal written finding of fact that the proposed subdivision or proposed short subdivision is in conformity with applicable zoning ordinance or other land use controls which may exist.

ALTERNATIVES:

The requested action is mandatory per RCW 58.17.215 and Chapter 18.35 JCC.

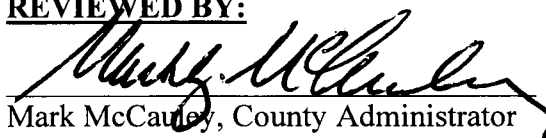
FISCAL IMPACT/COST BENEFIT ANALYSIS:

There is no identifiable fiscal impact related to this request for final plat alteration approval.

RECOMMENDATION:

Per Jefferson County Ordinance and State Law, DCD requests that the BoCC grant final plat alteration approval by signing the final South Bay No. 2 Plat Alteration Mylar.

REVIEWED BY:


Mark McCauley, County Administrator 10/3/23



JEFFERSON COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
621 Sheridan Street | Port Townsend, WA 98368
360-379-4450 | email: dcd@co.jefferson.wa.us
www.co.jefferson.wa.us/260/Community-Development

**JEFFERSON COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT (DCD)
UNIFIED DEVELOPMENT CODE
TYPE II LAND USE APPROVAL**

**RUSH SHORT PLAT ALTERATION
PRELIMINARY APPROVAL
JCC 18.35 ARTICLE VII**

APPLICANT: JON & PATTI BUCKLAND
4997 FLAGLER ROAD #287
NORDLAND, WA 98358

DATE ISSUED: JULY 17, 2023
DATE EXPIRES: JULY 17, 2028

CASE NUMBER: SUB2022-00023

PROJECT PLANNER: David Wayne Johnson, Associate Planner

PROJECT DESCRIPTION:

TYPE II Plat Alteration under JCC 18.35 Article VII, to revise and re-orient the septic easement area on and for Lot 1 to remove the language "benefit of Lot 2", and add a septic area on and for Lot 2. The project requires public notice with a 14 day comment period, and review by the Assessor, Environmental Health and the Public Works Departments, with a decision by the Jefferson County UDC Administrator.

PROPERTY LEGAL DESCRIPTION AND LOCATION: Parcel numbers 921081004 & 005 In Section 8, Township 29N, Range 01E, WM, RUSH SHORT PLAT LOTS 1 & 2 SUBJ/PTN OPEN SPACE TR "A" located at 4997 Flagler Road, Nordland, WA 98358

CONDITIONS:

1. It is the responsibility of the applicant to ensure that the final plat is submitted in accordance with the conditions of this preliminary approval, and the requirements of 18.35.690 Plat Alterations. This includes compliance with conditions of approval, paying annual property taxes, paying all recording fees, and submitting a Mylar suitable for recording.

2. Prior to conducting land disturbing activity on the site, the proponent will need to receive County approval of a Stormwater Site Plan and receive a Stormwater Management Permit.
3. A Site Development Review (SDR) shall be required prior to new development.

FINDINGS:

1. The Administrator finds that this application complies with the applicable provisions of the Unified Development Code, all other applicable ordinances and regulations, and is consistent with the Jefferson County Comprehensive Plan and land use map, and specifically Jefferson County Code 18.35 Article VII.
2. The application was duly noticed to the public under JCC 18.40 Article III Public Notice Requirements on May 17, 2023 for a fourteen (14) day comment period. No written comments were received.
3. The proposed Plat Alteration has been reviewed and signed off by the Environmental Health and Public Works Departments for adequacy of septic and water systems, and road access.
4. This application is exempt from SEPA review per WAC 197-11-800(6)(d).

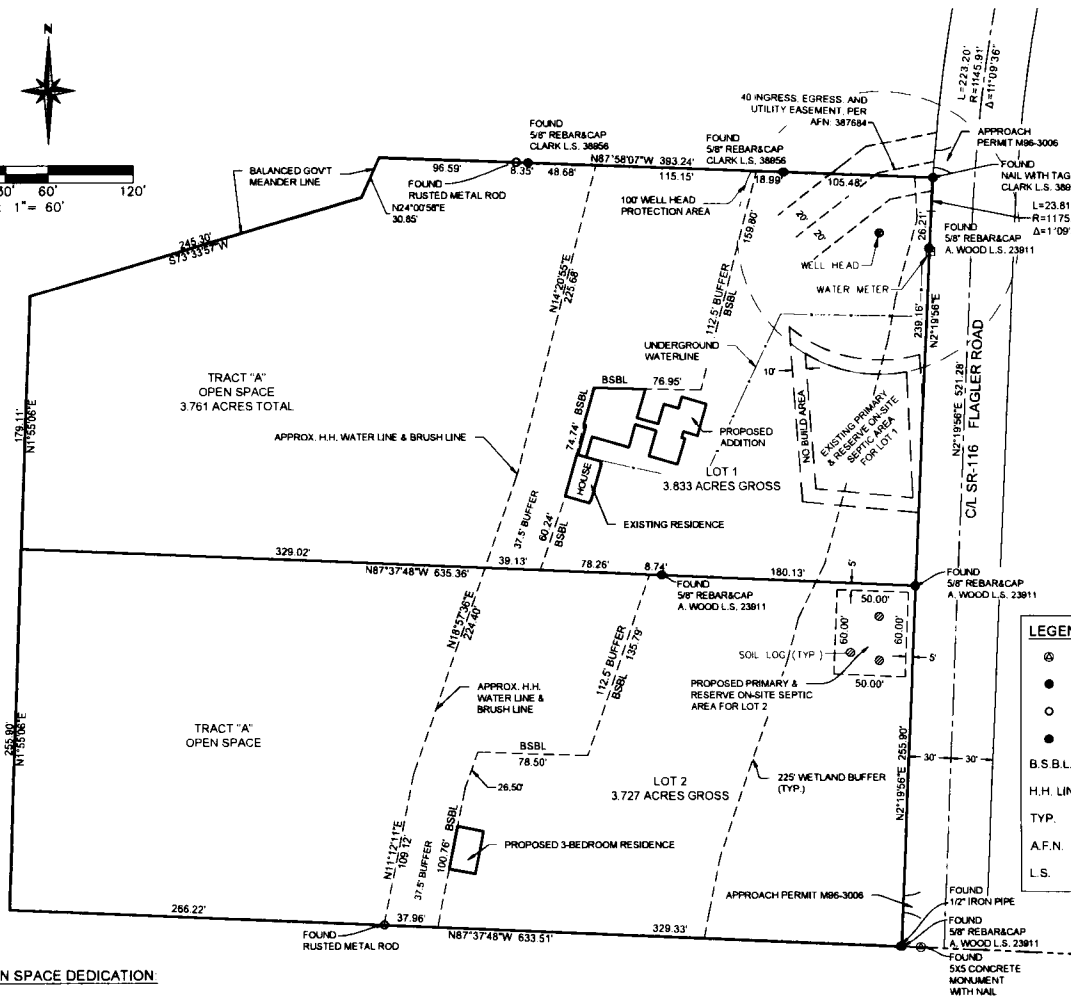
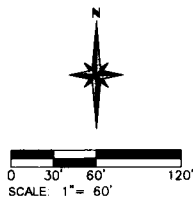
Greg Ballard

Greg Ballard, UDC Administrator

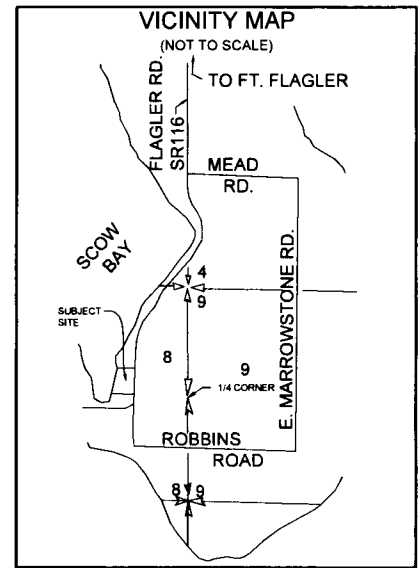
Date: July 10, 2023

RUSH SHORT PLAT ALTERATION - SUB2022-00023

WITHIN GOVERNMENT LOT 6 OF SECTION 8, TOWNSHIP 29 NORTH, RANGE 01 EAST, W.M., JEFFERSON COUNTY, WASHINGTON



LEGEND	
⊗	FOUND MONUMENT, AS NOTED
●	FOUND REBAR & CAP, AS NOTED
○	FOUND IRON ROD, AS NOTED
•	NAIL & WASHER, AS NOTED
B.S.B.L.	BUILDING SETBACK LINE
H.H. LINE	HIGHER HIGH WATER LINE
TYP.	TYPICAL
A.F.N.	AUDITOR'S FILE NUMBER
L.S.	LICENSED SURVEYOR



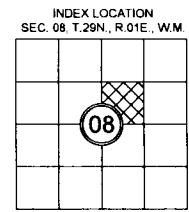
REVIEW
DRAFT

OPEN SPACE DEDICATION

TRACT "A" IS DEDICATED AS OPEN SPACE PER THIS SHORT PLAT. TRACT "A" IS DESCRIBED AS ALL LANDS AND TIDE LANDS LYING WEST OF THE HIGH-HIGH WATER LINE + BRUSH LINE IN BOTH LOTS 1 + 2.

NOTE:

OPERATION AND MAINTENANCE OF OPEN SPACE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 1 + 2 OF THIS SHORT PLAT. THE OPEN SPACE WILL REMAIN UNDISTURBED EXCEPT FOR MAINTENANCE OF FOOT PATHS FOR EACH LOT FOR ACCESS TO THE BEACH.



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 2023.
AT _____ M. IN BOOK _____ OF SHORT PLATS AT PAGE _____
AT THE REQUEST OF APS SURVEY & MAPPING, INC.

COUNTY AUDITOR _____ DEPUTY AUDITOR _____



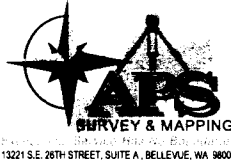
SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JON AND PATTI BUCKLAND, IN SEPTEMBER OF 2022.

DATE: 5/9/2023
SAMUEL R. WARD, PLS
STATE OF WASHINGTON CERTIFICATE NO. 52843

RUSH SHORT PLAT ALTERATION
SUB2022-00023
WITHIN GOVERNMENT LOT 6, SECTION 8, TOWNSHIP 29 N., RANGE 01 E., W.M.
FOR
JON AND PATTI BUCKLAND

SURVEYED BY: JC	DRAWN BY: SM	CHECKED BY: VW	APPROVED BY: SW
DATE: MAY 2023	APSSM JOB NO.: 3163.002	ACAD NAME: 3163.002R.DWG	



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RUSH SHORT PLAT ALTERATION - SUB2022-00023
WITHIN GOVERNMENT LOT 6 OF SECTION 8, TOWNSHIP 29 NORTH, RANGE 01 EAST, W.M., JEFFERSON COUNTY, WASHINGTON

LEGAL DESCRIPTION:

GOVERNMENT LOT 6, SECTION 8, TOWNSHIP 29 NORTH, RANGE 1 EAST, W.M., EXCEPT THE WEST 660 FEET THEREOF, ALSO EXCEPT THE NORTH 792 FEET THEREOF, ALSO EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT OF THE EAST LINE OF LOT 6, 660 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 6;
THENCE SOUTH 132 FEET;
THENCE WESTERLY 308 FEET, MORE OR LESS, TO THE MEANDER LINE;
THENCE ALONG THE MEANDER LINE, NORTH 20° EAST, 140 FEET;
THENCE EAST 275 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;
ALSO EXCEPT COUNTY ROAD RIGHT-OF-WAY.

SITUATE IN THE COUNTY OF JEFFERSON, STATE OF WASHINGTON.

NOTICE TO POTENTIAL PURCHASERS:

- 1) PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBING ACTIVITY AND ISSUANCE OF SEPTIC AND BUILDING PERMITS, A SITE DEVELOPMENT REVIEW SHALL BE APPLIED FOR AND ISSUED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT
- 2) LOTS CREATED HEREIN SHALL NOT BE FURTHER DIVIDED IN ANY MANNER WITHIN A PERIOD OF FIVE (5) YEARS WITHOUT THE FILING OF A FINAL LONG PLAT.
- 3) APPROVAL OF THIS SUBDIVISION DOES NOT CONSTITUTE APPROVAL OF BUILDING OR SEWAGE DISPOSAL PERMITS ON EACH LOT. PERMIT APPROVALS WILL BE SUBJECT TO BUILDING LOT PLANS, TYPES OF USE, CONTOURS AND SOILS ON INDIVIDUAL LOTS. PERMITS WILL BE REVIEWED IN ACCORDANCE WITH SITE CONDITIONS AND REGULATIONS EXISTING ON THE DATE THE PERMIT IS APPLIED FOR.
- 4) WELLS SHALL NOT BE LOCATED ANY CLOSER THAN 100 FEET TO ANY SEWAGE DISPOSAL SYSTEM OR ANY AREA APPROVED FOR A FUTURE SEWAGE DISPOSAL SYSTEM, INCLUDING RESERVE DRAINFIELD AREAS.
- 5) ACCESS ON STATE ROUTE NO. 116 AS PER PERMITS M96-3005 + M96-3006.
- 6) THE LOTS, PARCELS AND TRACTS CONTAINED WITHIN THIS SUBDIVISION WERE APPROVED BASED ON DESIGN STANDARDS AND REGULATORY REQUIREMENTS IN EFFECT AT THE TIME OF FINAL APPROVAL. SEWAGE DISPOSAL SYSTEMS HAVE NOT BEEN APPROVED FOR THE LOTS, PARCELS OR TRACTS CONTAINED WITHIN THE SUBDIVISION. ON SITE SEWAGE DISPOSAL SYSTEMS SHALL MEET DESIGN STANDARDS AND REGULATORY REQUIREMENTS IN EFFECT AT THE TIME OF APPLICATION FOR SEWAGE DISPOSAL PERMIT. PURCHASER SHOULD CONTACT THE JEFFERSON COUNTY HEALTH DEPARTMENT FOR PROCEDURES CONCERNING PERMIT APPLICATIONS. ANY REMOVAL OF OR MAJOR DISTURBANCES OF SOIL WITHIN THE PROPOSED DRAINFIELD AREAS MAY CREATE SITE CONDITIONS THAT ARE UNACCEPTABLE FOR THE INSTALLATION OF SEWAGE DISPOSAL SYSTEMS.
- 7) LOT 2 CONTAINED WITHIN THIS SHORT SUBDIVISION HAS NOT BEEN PROVIDED WITH A POTABLE WATER SUPPLY. NO BUILDING PERMIT WILL BE ISSUED BY JEFFERSON COUNTY WITHOUT FIRST SATISFYING THE POTABLE WATER REQUIREMENTS ESTABLISHED BY THE JEFFERSON COUNTY HEALTH DEPARTMENT.
- 8) NO ALTERATION SHALL BE MADE TO THE WETLAND BUFFER WITHOUT PRIOR AUTHORIZATION BY THE CRITICAL AREA ADMINISTRATOR. SELECTIVE PRUNING OF SHRUBS AND LIMBING OF TREES FOR MAINTENANCE OF VIEW MAY BE ALLOWED BUT REQUIRES APPROVAL AND AUTHORIZATION BY THE CRITICAL AREA ADMINISTRATOR.
- 9) ANY PROPOSED WALKING ACCESS TO THE BEACH MAY REQUIRE PRIOR APPROVAL THROUGH JEFFERSON COUNTY FOR COMPLIANCE WITH THE SHORELINE MANAGEMENT MASTER PROGRAM.
- 10) ACCESS TO LOT 1 HAS BEEN PROVIDED BY AN EASEMENT RECORDED AS A.F.N. 387684 WITH THE JEFFERSON COUNTY AUDITOR. AS PER SECTION 5.308 OF THE JEFFERSON COUNTY SUBDIVISION ORDINANCE, ADDITIONAL ACCESS WILL NOT BE ALLOWED FROM SR116 DIRECTLY TO LOT 1.

TREASURER'S CERTIFICATE:

I, STACIE PRADA, TREASURER OF JEFFERSON COUNTY, WASHINGTON, HEREBY CERTIFY THAT ALL TAXES DUE AND OR DEPOSITS REQUIRED TO COVER ANTICIPATED TAXES ON THE PROPERTY EMBRACED IN THIS PLAT HAVE BEEN PAID, UP TO AND INCLUDING THE YEAR 2023.

JEFFERSON COUNTY TREASURER

ASSESSOR'S CERTIFICATE:

EXAMINED AND APPROVED THIS ____ DAY OF _____
20____

ATTEST:

JEFFERSON COUNTY ASSESSOR

DEPUTY JEFFERSON COUNTY
ASSESSOR

HORIZONTAL DATUM:

WASHINGTON STATE COORDINATE SYSTEM PER VOL. 2 OF SHORT PLATS, PAGE 64. FOR SECTION SUBDIVISION SEE VOL. 3 OF SURVEYS, PAGE 194.

GENERAL NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO REMOVE THE DRAINFIELD EASEMENT FOR THE BENEFIT OF LOT 2, AS SHOWN ON RUSH SHORT PLAT, SUB 94-0104, AS WELL AS, DELINEATE THE EXISTING AND PROPOSED ON-SITE SEPTIC AND RESERVE AREAS, FOR LOTS 1 AND 2.
2. THIS SURVEY WAS PERFORMED USING A TRIMBLE R121 GNSS IN CONJUNCTION WITH A TRIMBLE S7, 3" TOTAL STATION WITH RESULTING ACCURACY THAT MEETS OR EXCEEDS STANDARDS PER WAC 332-130-090.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN AUGUST AND SEPTEMBER OF 2021 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. ALL MONUMENTS SHOWN AS FOUND WERE LOCATED DURING THE COURSE OF THIS SURVEY.

REFERENCES:

- R1. RUSH SHORT PLAT-SUB94-0104
BOOK 3 OF SHORT PLATS, PAGES 159 AND 160
DATE APRIL 26, 1996

APPROVALS:

THIS SHORT PLAT IS IN COMPLIANCE WITH ALL SHORT SUBDIVISION REQUIREMENTS OF THE JEFFERSON COUNTY SUBDIVISION ORDINANCE AND ALL CONDITIONS OF SUMMARY APPROVAL.

JEFFERSON COUNTY HEALTH DEPARTMENT

JEFFERSON COUNTY PUBLIC WORKS

JEFFERSON COUNTY DEVELOPMENT REVIEW DIVISION

APPROVED BY THE JEFFERSON COUNTY BOARD OF COMMISSIONERS THIS ____ DAY OF _____
2023.

CHAIRMAN, BOARD OF COMMISSIONERS

ATTEST:

CLERK OF THE BOARD OF COUNTY COMMISSIONERS

DECLARATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, OF OUR OWN FREE WILL AND CONSENT, HEREBY DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY.

PATRICIA L. BUCKLAND
TRUSTEE OF THE PATRICIA L. BUCKLAND
TRUST AS AMENDED AND RESTATED
DECEMBER 19, 2017

JON BUCKLAND
TRUSTEE OF THE JON BUCKLAND TRUST
AS AMENDED AND RESTATED DECEMBER
19, 2017

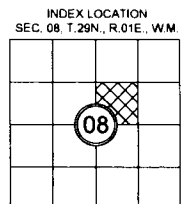
ON THIS DAY PERSONALLY APPEARED BEFORE ME, PATRICIA L. BUCKLAND, TRUSTEE OF THE PATRICIA L. BUCKLAND TRUST AS AMENDED AND RESTATED DECEMBER 19, 2017 AND JON BUCKLAND, TRUSTEE OF THE JON BUCKLAND TRUST AS AMENDED AND RESTATED DECEMBER 19, 2017, OWNERS OF THE PROPERTY HEREON DEPICTED, CERTIFY THAT THIS SHORT PLAT HAS BEEN CREATED BY THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES HEREIN MENTIONED.

I HEREBY SET MY HAND

THIS ____ DAY OF _____, 2023

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT _____

REVIEW
DRAFT



RUSH SHORT PLAT ALTERATION

SUB2022-00023

WITH IN GOVERNMENT LOT 6, SECTION 8, TOWNSHIP 29 N., RANGE 01 E., W.M.

FOR
JON AND PATTI BUCKLAND

SURVEYED BY: JC DRAWN BY: SM CHECKED BY: VW APPROVED BY: SW

DATE: MAY 2023 APSSM JOB NO.: 3163.002 ACAD NAME: 3163.002R.DWG



13221 S.E. 26TH STREET, SUITE A, BELLEVUE, WA 98005
TEL (425) 746-3200 WWW.APSSM.COM

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