

**JEFFERSON COUNTY
BOARD OF COUNTY COMMISSIONERS**

CONSENT AGENDA REQUEST

TO: Board of County Commissioners

FROM: Greg Ballard, UDC Administrator 
Lila Stanfield, Assistant Planner DCD 

DATE: June 9, 2025

SUBJECT: Final Short Plat Approval for Casal Short Plat, SUB2024-00015

STATEMENT OF ISSUE: Staff is requesting final approval and signing of a three (3) lot short subdivision located at 176 Louisa St, Port Townsend, WA 98368, per Chapter 18.35 JCC and RCW 58.17.170. The Parcel # is 001212008, owned by Cary and Nicole Casal.

ATTACHMENTS:

- Type II Land Use Approval – SUB2024-00015
- Final Plat Review Copy
- Mylar ready for BoCC Signing

ANALYSIS:

Staff has determined that the application as submitted on May 9, 2024 meets the required criteria of Chapter 18.35.130 as addressed in written Findings and Conclusions and Preliminary Plat Approval SUB2024-00015. 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 57.17.170 and Chapter 18.35 JCC.

FISCAL IMPACT/COST BENEFIT ANALYSIS:

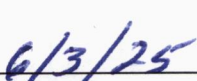
There is no identifiable fiscal impact related to this request for final plat approval. New tax parcels will generate property tax revenue for the County.

RECOMMENDATION:

Per Jefferson County Ordinance and State Law, DCD requests that the BoCC grant final short plat approval by signing the final Plat mylar.

REVIEWED BY:


Mark McCauley, County Administrator


Date



JEFFERSON COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT

621 Sheridan Street, Port Townsend, WA 98368 | Web: www.co.jefferson.wa.us/communitydevelopment
Tel: 360.379.4450 | Email: planning@co.jefferson.wa.us

PRELIMINARY SHORT PLAT
APPLICATION No. **SUB2024-00015**
Casal Short Plat

Date: February 14, 2025
Expiration: February 14, 2028

Applicant: Cary Casal
PO Box 94, Port Hadlock, WA 98339

Summary of Proposal:

The application requests preliminary short plat approval to divide approximately 17.35 acres of Rural Residential 1:5 zoned property into three (3) parcels for residential use. Potable water will be provided by the City of Port Townsend's Water Service. Individual on-site septic systems would provide sewage disposal. Access to all 3 lots will come from Highway 20 via a private shared access road.

Property Location: Parcel Number 001212008, in Section 21, Township 30N, Range 1W, WM, Abbrev. Legal S21 T30 R1W N1/2 NW NW LESS PTN ZAMPERIN SHORT PLAT LESS RW, Address – 176 Louisa St., Port Townsend, WA 98368.

Site Description: The parcel is mostly undeveloped and forested. The parcel is located off Highway 20 (aka State Route 20) heading South from the City of Port Townsend in this well-traveled national scenic highway system. The site is relatively flat with gently rolling hills throughout. The surrounding parcels are composed of RR-5 to the North and South, RR-20 to the West, and across the Highway is a Light Industrial/Commercial area.

Findings of Fact:

Based on the information on file, available mapped information, applicable local and state policies and regulations, and available records maintained by Jefferson County, the Administrator finds as follows:

1. A short plat application (SUB2024-00015) was deemed substantially complete on May 17th, 2024, and on June 25, 2024 a request for Additional Information was sent requesting a survey be created, and additional items. The updated survey was received on December 10, 2024 and was sent out for review. The purpose of this short plat is to create three (3) single-family residential lots.
2. The project is categorically exempt from the State Environmental Policy Act (SEPA) per WAC 197-11-800(6).
3. A Notice of Type II Application was published in the Port Townsend Jefferson County Leader newspaper on May 22, 2024. The Notice was posted on the property on May 22, 2024. The applicant, agencies, and all property owners within 300 feet were notified by mail on May 22,

2024

4. Testimony: No verbal or written testimony was received from the adjacent properties or interested parties.
5. Agency Responses:
 - a. County Public Works Department: Written comments dated August 1, 2024, and January 22, 2025 are hereby incorporated by reference.
 - b. Environmental Public Health Department: Written comments dated December 2, 2024, are hereby incorporated by reference.
 - c. Jefferson County Assessor's Office: Written comments dated December 6, 2024 are hereby incorporated by reference.
 - d. East Jefferson Fire Department: No Comments received.
 - e. The Washington Department of Transportation (WSDOT): As of January 3, 2025 has completed the Access Connection permit on SR20 (Highway 20).
6. Pursuant to JCC 18.35.140, an application for preliminary short plat approval must demonstrate consistency with all the provisions of JCC 18.35.130.
 - f. The proposed subdivision conforms to all applicable county, state and federal zoning, land use, environmental and health regulations and plans, including but not limited to the Jefferson County Comprehensive Plan and the provisions of this code, including any incorporated standards;

Staff Comment: *The Comprehensive Plan designation for this property is Rural Residential. The zoning designation for this property is Rural Residential 1:5, requiring a minimum density of 5 acres per lot. The proposed short subdivision is subject to the policies of the Jefferson County Comprehensive Plan. The applicable policies are discussed below. The following goals and policies of the Comprehensive Plan apply to the project, which relate to land use compatibility, transportation, and environmental quality:*

- Land use: The parcel is 17.35 acres and zoned Rural Residential one dwelling per five acres (Rural Residential 1:5). The lots will be served by individual on-site septic systems and the Port Townsend water system. The proposal is consistent with the Comprehensive Plan Policies LU P-1.9, LU P-6.1, LU P-6.2, LU P-10.1, and LU P-15.1.
- Transportation: Jefferson Transit currently does not have a transit stop near the subject parcel. Children housed within the Port Townsend School District will be bussed to the school campus. The proposal is consistent with the Comprehensive Plan Policies TR-P-1.5, TR-P-2.5, TR-P-4.2 and TR-P-4.9.
- Environmental Quality: The proposed short plat has not identified any significant critical areas. The Port Townsend Public water system will be used with proper connections and an individual on-site septic system would serve each lot. Stormwater will be reviewed with any road work and at the time of development for each individual parcel. The proposal is consistent with the Comprehensive Plan Policies EN-P-1.1 and EN-P-2.2
- Utilities and other public services necessary to serve the needs of the proposed subdivision shall be made available, including open spaces, drainage ways, roads, streets and other public ways, potable water, transit facilities, sewage disposal, parks, playgrounds, schools, sidewalks and other improvements to assure safe walking conditions for students who walk to and from school;

Staff Comment: The lots will be served by the City of Port Townsend's water service. Water quality and quantity information on the potable water must be submitted, reviewed, and approved by Environmental Health prior to final approval. Test pits were dug on lots 1 through 3 in preparation for future onsite septic systems. Jefferson Transit currently does not have a transit stop at this location. The proposal would require children to be bussed to and from school due to the distance to the nearest school, therefore sidewalks are not required. The parcel is relatively flat with some rolling hills throughout the parcel.

- g. Approving the proposed short subdivision will serve the public use and interest and adequate provision has been made for the public health, safety and general welfare.

Staff Comment: Approving this short plat will serve the public use and interest as each lot is now going to be developed providing one additional housing unit in Jefferson County and meets the Comprehensive Plan Density of Rural Residential 1:5. Public health, safety and general welfare will not be compromised as a result of this short plat. Each lot will be fully developed with the construction of single-family residences, using the City of Port Townsend's water service, and installed, approved, and finalized septic systems. The parcel will be accessed from the east via a private shared access road off of Highway 20, approved by WSDOT. The proposal meets this criterion.

- h. Notwithstanding the approval criteria set forth in this section, in accordance with RCW [58.17.120](#), as now adopted and hereafter amended, a proposed subdivision may be denied because of flood, inundation or swamp conditions. Where any portion of the proposed short subdivision lies within both a flood control zone, as specified by Chapter [86.16](#) RCW, and either the 100-year floodplain or the regulatory floodway, the county shall not approve the preliminary short plat.

Staff Comment: The proposed short plat is not located within a flood plain, flood way, wetland or any associated buffers. The proposal meets this criterion.

Action Taken:

Based on the preceding findings, the application as proposed has satisfied the above criteria. Staff recommends **Approval with Conditions** of the Type II Short Plat application. SUB2024-00015 is hereby preliminarily approved with the following conditions to be addressed prior to final approval.

Conditions of Approval:

Main Condition: This preliminary approval is for a Three Lot Short Plat only. Final approval is subject to all conditions and review by County Commissioners. Any future permits on this site are subject to review for consistency with applicable codes and ordinances and does not preclude review and conditions which may be placed on future permits.

Assessor's Office

1. The area on the final plat mylar known as the "Declaration and Dedication" should have both owner's names listed with signing lines, please show Cary M. Casal and Nicole J. Casal.
2. On the final plat Mylar please remove the parcel number, total area, and acreage listed within Lot 2.

Environmental Health Department (Water and Septic)

3. The following shall be placed under "Notice to Potential Purchasers":
"The lots, parcels or 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. Onsite sewage disposal systems shall meet design standards and regulatory requirements in effect at the time of application for a 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."

4. Identify on the plat that the proposed Lots are to be served by City of Port Townsend public water system ID# 69000.
5. The water line to serve proposed Lots 1,2, and 3 shall be shown on the plat drawing and labeled in the plat legend. The water line location shall correspond with the utility easement location.
6. The water meters to serve proposed Lots 1,2, and 3 shall be shown on the final plat.
7. Prior to final plat approval, per JCC 18.35.130(1)(b), the water line and water meters must be installed to serve proposed Lots 1,2,3.

Department of Public Works

8. Based on requirements of JCC 18.30.070 (4) (f), a stormwater management permit shall be secured from the Department of Community Development prior to land disturbance, or the development of new impervious surfaces.
9. Based on requirements of JCC 18.30.80 (1) (a), to accommodate the anticipated traffic and provide adequate fire and emergency vehicle access, the private shared access road shall be constructed in compliance with Jefferson County Road Standard Type #1, a Rural Access Road which is appropriate for up to 4 residences. It shall have a minimum 14 feet unobstructed, drivable width, with intervisible turnouts. It shall be constructed with a minimum 4 inches crushed surfacing base course over compacted subgrade for a 14 feet wide traveled way constructed with a minimum 2 inches compacted crushed surfacing top course. The turnouts shall have a width of 20 feet for a length of 50 feet with 25 feet long tapers at each end. Shared road grades exceeding 12% shall be paved. Shared road sections that exceed 15% are not acceptable to Public Works.
10. As required by JCC 18.30.080 (1) (m), provide a sixty (60) feet wide easement centered on the shared private road that accesses each lot. Easement may be reduced to less than 60 feet to a width that fully captures utilities (if applicable), roadway cut and fill catch points, and roadway stormwater management facilities.
11. Based on the requirements of JCC 18.30.080 (1) (p), an agreement for the continued maintenance of private roads shall be established either by recording of a separate instrument and referencing said instrument on the plat, or by establishment of said agreement by declaration on the plat.
12. As required by JCC 18.30.080(1)(f), clearing, grading, and construction of roads, bridges, utilities, and stormwater management facilities shall be inspected by the Department of Public Works. In order to enable the Department to conduct inspections in a timely manner, the applicant shall notify the Department in a timely manner regarding the project construction schedule, by email at pubworks@co.jefferson.wa.us or phone 360-385-9160.

Typical Inspections:

- i. Installation of temporary erosion and sediment control measures;
- ii. Clearing (and Grading) and road subgrade preparation;
- iii. Placing roadway gravel base;
- iv. Placing roadway crushed surfacing top course;
- v. Placing improved roadway surface (chip seal or asphalt concrete);

- vi. Construction of stormwater management facilities;
 - vii. Final plat review.
 - viii. (Additional inspections may be deemed necessary as project progresses.)
13. JCC 18.30.080(1)(u) authorizes the Department of Public Works to assess fees in accordance with the Jefferson County Fee Schedule Ordinance for development review activities including application and plan review, inspections, meetings, hearings, and final review. Prior to Department of Community Development project approval, the proponent shall pay all costs related to the Public Works' application review, plan review, inspections, and preparation of the Stormwater Management Facility Maintenance Agreement. In accordance with the Jefferson County Public Works Department Fee Schedule, the Department's hourly development review fee is \$107 per hour for 2025. In the event that approval for the proposal is denied by Jefferson County or the proposal is not completed, the proponent shall still be responsible for paying the Department's fee.
14. In order to use the private Louisa Street, the Casal Short Plat applicant will need to document an insurable legal right to do so which does not rely on the dedication to the County of the right-of-way made in the original 1890 plat.

Department of Community Development

- 15. Based on requirements of Chapter 18.35 JCC Final Short Plat, the final mylar shall be prepared in accordance with the final short plat checklist located in JCC 18.35.
- 16. The final mylar (aka blueline) shall depict the name of the subdivision and the county assigned number of SUB2024-00015 on all sheets of the mylar
- 17. An updated plat certificate or supplement shall be submitted with the final mylar (aka blueline) and shall be 30 days current.
- 18. Submit the lot closure information with the final bluelines and updated plat certificate.
- 19. Arrangements shall be made by the applicant to install underground utility lines for electricity and telephone service to all lots prior to final plat approval. All easements of record shall be graphically portrayed on the final plat with the Auditor's File Number (AFN) of the easement(s) also referenced on the face of the plat.
- 20. All graphics shall meet the recording requirements for legibility.
- 21. Consistent with RCW 84.56.345, current year and, if applicable, all delinquent property taxes including compensating tax from open space program shall be paid in full prior to the Treasurer signing the mylar and paper copies of the short plat.
- 22. The applicant must submit a reproducible copy (11" x 17") of the proposed final short plat to the Department of Community Development. The proposed final short plat shall contain elements as described in Chapter 18.35.120 JCC and shall include certifications and other requirements as provided in Chapter 18.35.190 JCC and 18.35.370 JCC.
- 23. All signatures and seals shall be in black ink on Mylar.
- 24. Proponent may enter into a surety agreement with the Department of Public Works prior to final plat approval as an alternative to completing installation of required improvements. Surety shall not be accepted for development of water supply facilities, other than distribution facilities. Surety shall be for an amount equal to 200 percent of the cost of required improvements, shall not exceed a period of one year, and must be in a form acceptable to Jefferson County. Acceptable forms of surety include bonds, open account agreements, and irrevocable letters of credit. Surety must be accompanied by an estimate of the cost of all improvements prepared by a licensed engineer. The estimate shall be approved by the Public Works Department prior to acceptance.

25. The following shall be placed under "Notice to Potential Purchasers":

"The lots within this plat are legally created pursuant to JCC 18.35 and RCW 58.17, and are equivalent in size to the density of the zoning district in which it is located. The lots are considered as legal lots of record pursuant to JCC 18.12, and are eligible for development under JCC 18.40. The lots are not subject to additional Site Development Review (SDR)/ Legal Lot of Record Determination (LLOR)."

"Any further subdivision of the lots within this plat will be subject to the densities permitted in the Jefferson County Ordinances and Codes in effect at time of such application. These lots may or may not be further subdivided in the future."

"Approval of this subdivision does not constitute approval of building or sewage disposal permits on each lot. Permit approval will be subject to building lot plans, type of use, contours, and soils on individual lots. Permits will be reviewed in accordance with site conditions and regulations existing on the date the permits are applied for."

"The lots, parcels or 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. Onsite sewage disposal systems shall meet design standards and regulatory requirements in effect at the time of application for a 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."

"Any removal of or major disturbance of soil within the proposed drainfield areas may create site conditions that are unacceptable of the installation of sewage disposal systems."

"Jefferson County has determined that the use of real property for agricultural and forestry operations is a high priority and favored use in the county. The county will not consider to be a nuisance those inconveniences or discomforts arising from such operations, if such operations are consistent with commonly accepted best management practices in compliance with local, state, and federal laws. If your real property includes or is within five hundred (500) feet of real property designated as Rural Residential 1:10 or 1:20, Rural Industrial, Rural Commercial, Agriculture, or Forestry, you may be subject to inconveniences or discomforts arising from such farming and forestry operations, including but not limited to noise, tree removal, odors, flies, fumes, dust, smoke, the operation of farm and forestry machinery during any 24-hour period, the storage and disposal of manure, and the application of permitted fertilizers and permitted pesticides. One or more of these inconveniences may occur as a result of agricultural and forestry operations which are in conformance with existing laws and regulations."

APPEAL: Type II administrative decisions shall become final subject to the following: Pursuant to JCC [18.40.330](#), the applicant or a party of record may appeal the decision to Jefferson County Hearing Examiner within fourteen (14) calendar days of the date of issuance of the land use decision. For more information related to administrative appeals, see JCC [18.40.330](#) and JCC [18.40.280](#).

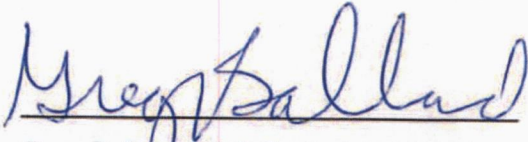
NOTICE: The sale of lots prior to final short plat approval is unlawful.

EXPIRATION: Preliminary approval will expire on February 14, 2028. The Department of Community Development shall not be responsible for notifying the applicant of impending preliminary short plat expiration.

SUBMISSION: It is the responsibility of the applicant or authorized representative to ensure the final short plat is submitted in accordance with the conditions of preliminary approval. This includes paying all property taxes, submitting the recording fee for the final plat and supplying an updated plat certificate (dated within 30 days of submittal). Requirements are outlined in the final short plat checklist.

Preliminary Approval of SUB2024-00015:

Decided this 14 day of February 2025.


Greg Ballard, UDC Code Administrator

PROCEDURES:
THIS SHORT PLAT IS BASED ON A GROUND SURVEY UTILIZING CONVENTIONAL TRAVERSE METHODS WITH CLOSURES THAT MEET OR EXCEED THE STANDARDS CONTAINED IN WAC 332-130-090.

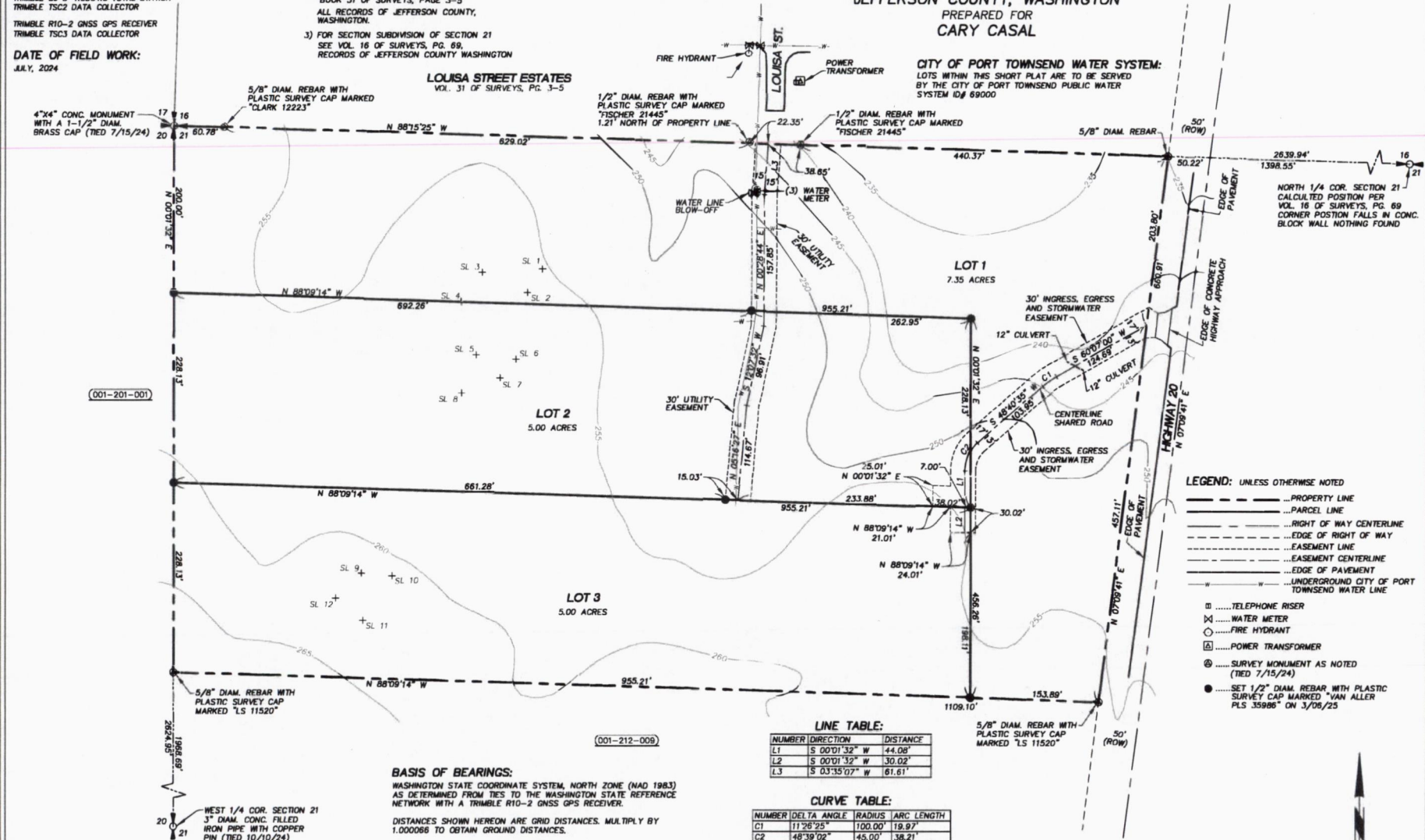
EQUIPMENT:
TRIMBLE S6 3" ROBOTIC TOTAL STATION
TRIMBLE TSC2 DATA COLLECTOR
TRIMBLE R10-2 GNSS GPS RECEIVER
TRIMBLE TSC3 DATA COLLECTOR

DATE OF FIELD WORK:
JULY, 2024

NOTES:
1) THIS SHORT PLAT DOES NOT PURPORT TO SHOW THE EXISTENCE OF ALL EASEMENTS AND OR ENCUMBRANCES RECORDED OR UNRECORDED THAT MAY AFFECT THESE PROPERTIES.
2) FOR ADJOINING SURVEYS OF RECORD SEE:
BOOK 3 OF SURVEYS, PAGE 195
BOOK 31 OF SURVEYS, PAGE 3-5
ALL RECORDS OF JEFFERSON COUNTY, WASHINGTON.
3) FOR SECTION SUBDIVISION OF SECTION 21 SEE VOL. 16 OF SURVEYS, PG. 89, RECORDS OF JEFFERSON COUNTY WASHINGTON

CASAL SHORT PLAT
WITHIN THE NW 1/4, NW 1/4, SECTION 21
TOWNSHIP 30 NORTH, RANGE 1 WEST, W.M.
JEFFERSON COUNTY, WASHINGTON
PREPARED FOR
CARY CASAL

SUB2024-00015

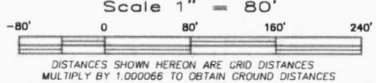
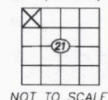


AUDITOR'S CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF CARY CASAL
THIS _____ DAY OF _____, 2025, AT _____ MINUTES
PAST _____ O'CLOCK _____ M., AND RECORDED IN BOOK _____ OF SHORT
PLATS, AT PAGE _____, UNDER AUDITOR'S FILE NUMBER _____
RECORDS OF JEFFERSON COUNTY, WASHINGTON.

SURVEYOR'S CERTIFICATE
I, BRIAN L. VAN ALLER, REGISTERED AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS LAND SUBDIVISION IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN CONDUCTED BY ME OR UNDER MY SUPERVISION; AND DECLARE THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY; AND THAT ALL REQUIRED STAKES AND MONUMENTS HAVE BEEN PLACED ON THE GROUND AS DEPICTED ON THIS SHORT PLAT.



S.R.A. FILING DATA
SECTION INDEX
T 30 N, R 1 W, W.M.



SHEET 1 OF 2
JOB NO: 01146
Van Aller Surveying
P.O. Box 757 • Corlisburg, WA • 98324
PHONE: (360) 683-3438 FAX: (360) 683-3241

DEPUTY COUNTY AUDITOR _____
BRIAN VAN ALLER LS 35986 DATE _____

NOTICE TO POTENTIAL PURCHASERS:

- 1) THE LOTS WITHIN THIS SHORT PLAT ARE LEGALLY CREATED PURSUANT TO JCC 18.35 AND RCW 58.17, AND ARE EQUIVALENT IN SIZE TO THE DENSITY OF THE ZONING DISTRICT IN WHICH IT IS LOCATED. THE LOTS ARE CONSIDERED AS LEGAL LOTS OF RECORD PURSUANT TO JCC 18.12, AND ARE ELIGIBLE FOR DEVELOPMENT UNDER JCC 18.40. THE LOTS ARE NOT SUBJECT TO ADDITIONAL SITE DEVELOPMENT REVIEW (SDR)/LEGAL LOT OF RECORD DETERMINATION (LLOR).
- 2) ANY FURTHER SUBDIVISION OF THE LOTS WITHIN THIS SHORT PLAT WILL BE SUBJECT TO THE DENSITIES PERMITTED IN THE JEFFERSON COUNTY ORDINANCES AND CODES IN EFFECT AT TIME OF SUCH APPLICATION. THESE LOTS MAY OR MAY NOT BE FURTHER SUBDIVIDED IN THE FUTURE.
- 3) APPROVAL OF THIS SUBDIVISION DOES NOT CONSTITUTE APPROVAL OF BUILDING OR SEWAGE DISPOSAL PERMITS ON EACH LOT. PERMIT APPROVAL WILL BE SUBJECT TO BUILDING LOT PLANS, TYPE OF USE, CONTOURS, AND SOILS ON INDIVIDUAL LOTS. PERMITS WILL BE REVIEWED IN ACCORDANCE WITH SITE CONDITIONS AND REGULATIONS EXISTING ON THE DATE THE PERMITS ARE APPLIED FOR.
- 4) THE LOTS, PARCELS OR 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 A 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.
- 5) OUTDOOR RESIDENTIAL STORAGE SHALL BE MAINTAINED IN AN ORDERLY MANNER AND SHALL CREATE NO FIRE SAFETY, HEALTH OR SANITARY HAZARD.
- 6) NOT MORE THAN TWO UNLICENSED VEHICLES SHALL BE STORED ON ANY LOTS UNLESS TOTALLY SCREENED FROM VIEW OF NEIGHBORING DWELLINGS AND RIGHTS-OF-WAY. SUCH SCREENING SHALL MEET ALL APPLICABLE PERFORMANCE AND DEVELOPMENT STANDARDS SPECIFIC TO THE DISTRICT IN WHICH THE STORAGE IS KEPT, AND SHALL BE IN KEEPING WITH THE CHARACTER OF THE AREA. SCREENING SHALL MEET THE REQUIREMENTS OF CHAPTER 18.30 JCC. OUTDOOR STORAGE OF THREE OR MORE JUNK MOTOR VEHICLES IS PROHIBITED EXCEPT IN THOSE DISTRICTS WHERE SPECIFIED AS AN AUTOMOBILE WRECKING YARD OR JUNK (OR SALVAGE) YARD AND ALLOWED AS A PERMITTED USE IN TABLE 3-1 OR CHAPTER 18.18 JCC, AND SUCH STORAGE SHALL MEET THE REQUIREMENTS OF JCC 18.20.100, AUTOMOBILE WRECKING YARD AND JUNK (OR SALVAGE) YARDS. IN NO CASE SHALL ANY SUCH JUNK MOTOR VEHICLE BE STORED IN A CRITICAL AREA.
- 7) EXTERIOR LIGHTING FOR RESIDENTIAL USES SHALL NOT EXCEED TWENTY FEET (20') IN HEIGHT FROM THE FINISHED GRADE EXCEPTING WHEN SUCH LIGHTING IS AN INTEGRAL PART OF BUILDING OR STRUCTURE. GROUND LEVEL LIGHTING IS ENCOURAGED.
- 8) EXTERIOR LIGHTING SHALL BE ENERGY EFFICIENT AND SHIELDED OR RECESSED SO THAT DIRECT GLARE AND REFLECTIONS ARE CONTAINED WITHIN THE BOUNDARIES OF THE PARCEL.
- 9) EXTERIOR LIGHTING SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJOINING PROPERTIES AND PUBLIC RIGHT-OF-WAY. NO LIGHTING SHALL BLINK, FLASH, OR BE OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS.
- 10) ALL LIGHTING FIXTURES SHALL BE APPROPRIATE IN SCALE, INTENSITY AND HEIGHT TO THE USE THEY ARE SERVING.
- 11) MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 35 FEET.
- 12) MAXIMUM IMPERVIOUS SURFACE COVERAGE SHALL NOT EXCEED 25%.
- 13) MINIMUM SETBACK FROM STATE ROUTE 20 IS 50 FEET. MINIMUM SIDE YARD SETBACKS SHALL BE 5 FEET.
- 14) ANY FURTHER SUBDIVISION OF THE LOTS WITHIN THIS SHORT PLAT WILL BE SUBJECT TO THE DENSITIES PERMITTED IN THE JEFFERSON COUNTY ORDINANCES AND CODES IN EFFECT AT TIME OF SUCH APPLICATION. THESE LOTS MAY OR MAY NOT BE FURTHER SUBDIVIDED IN THE FUTURE.
- 15) APPROVAL OF THIS SUBDIVISION DOES NOT CONSTITUTE APPROVAL OF BUILDING OR SEWAGE DISPOSAL PERMITS ON EACH LOT. PERMIT APPROVAL WILL BE SUBJECT TO BUILDING LOT PLANS, TYPE OF USE, CONTOURS, AND SOILS ON INDIVIDUAL LOTS. PERMITS WILL BE REVIEWED IN ACCORDANCE WITH SITE CONDITIONS AND REGULATIONS EXISTING ON THE DATE THE PERMITS ARE APPLIED FOR.
- 16) ANY REMOVAL OF OR MAJOR DISTURBANCE OF SOIL WITHIN THE PROPOSED DRAINFIELD AREAS MAY CREATE SITE CONDITIONS THAT ARE UNACCEPTABLE OF THE INSTALLATION OF SEWAGE DISPOSAL SYSTEMS.
- 17) JEFFERSON COUNTY HAS DETERMINED THAT THE USE OF REAL PROPERTY FOR AGRICULTURE AND FORESTRY OPERATIONS IS A HIGH PRIORITY AND FAVORED USE IN THE COUNTY. THE COUNTY WILL NOT CONSIDER TO BE A NUISANCE THOSE INCONVENIENCES OR DISCOMFORTS ARISING FROM SUCH OPERATIONS, IF SUCH OPERATIONS ARE CONSISTENT WITH COMMONLY ACCEPTED BEST MANAGEMENT PRACTICES IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL LAWS. IF YOUR REAL PROPERTY INCLUDES OR IS WITHIN FIVE HUNDRED (500) FEET OF REAL PROPERTY DESIGNATED AS RURAL RESIDENTIAL 1:10 OR 1:20, RURAL INDUSTRIAL, RURAL COMMERCIAL, AGRICULTURE, OR FORESTRY, YOU MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM SUCH FARMING AND FORESTRY OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, TREE REMOVAL, ODORS, FLIES, FUMES, DUST, SMOKE, THE OPERATION OF FARM AND FORESTRY MACHINERY DURING ANY 24-HOUR PERIOD, THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION OF PERMITTED FERTILIZERS AND PERMITTED PESTICIDES. ONE OR MORE OF THESE INCONVENIENCES MAY OCCUR AS A RESULT OF AGRICULTURAL AND FORESTRY OPERATIONS WHICH ARE IN CONFORMANCE WITH EXISTING LAWS AND REGULATIONS.

APPROVALS:

DIRECTOR OF PUBLIC WORKS CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THIS FINAL SHORT PLAT IS IN COMPLIANCE WITH THE CERTIFICATE OF IMPROVEMENTS ISSUED PURSUANT TO THE JEFFERSON COUNTY UNIFIED DEVELOPMENT CODE AND IS CONSISTENT WITH ALL APPLICABLE COUNTY IMPROVEMENT STANDARDS AND REQUIREMENTS IN FORCE ON THE DATE OF PRELIMINARY SHORT PLAT APPROVAL.

THIS _____ DAY OF _____, 2025.

DIRECTOR, JEFFERSON COUNTY DEPARTMENT OF PUBLIC WORKS

JEFFERSON COUNTY ENVIRONMENTAL HEALTH DIRECTOR'S CERTIFICATE

APPROVED BY THE PUBLIC HEALTH DEPARTMENT ON THIS _____ DAY OF _____, 2025.

DIRECTOR, JEFFERSON COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

DEPARTMENT OF COMMUNITY DEVELOPMENT ADMINISTRATOR'S CERTIFICATE

I HEREBY CERTIFY ON THIS _____ DAY OF _____, 2025, THAT THIS FINAL SHORT PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY SHORT PLAT AND ANY CONDITIONS ATTACHED THERETO, WHICH

PRELIMINARY SHORT PLAT WAS APPROVED BY JEFFERSON COUNTY ON THE _____ DAY OF _____,

THIS _____ DAY OF _____, 2025

ADMINISTRATOR, JEFFERSON COUNTY COMMUNITY DEVELOPMENT

CASAL SHORT PLAT

SUB2024-00015

WITHIN THE NW1/4, NW1/4, SECTION 21
TOWNSHIP 30 NORTH, RANGE 1 WEST, W.M.
JEFFERSON COUNTY, WASHINGTON
PREPARED FOR
CARY CASAL

LEGAL DESCRIPTION:

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 30 NORTH, RANGE 1 WEST W.M.; EXCEPT A STRIP OF LAND 100 FEET IN WIDTH CONVEYED TO THE STATE OF WASHINGTON FOR STATE ROAD NO. 8 BY INSTRUMENT DATED APRIL 05, 1926 AND RECOVERED IN VOLUME 1 OF ROAD WAIVERS ON PAGE 406, RECORDS OF JEFFERSON COUNTY; AND EXCEPT THAT PORTION LYING WITHIN ZAMPERIN SHORT PLAT RECORDED NOVEMBER 03, 1980 UNDER RECORDING NO. 268837 IN VOLUME 1 OF SHORT PLATS, PAGE 154, RECORDS OF JEFFERSON COUNTY; SITUATE IN THE COUNTY OF JEFFERSON, STATE OF WASHINGTON. (REF. A.F.N. 662181)

ROAD MAINTENANCE AGREEMENT:

MAINTENANCE OF ALL PRIVATE ROADS SHOWN ON THE SHORT PLAT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE LOTS THEREON. THE ASSOCIATION, WHEN FORMED, SHALL DIRECT THE MAINTENANCE OF ROADWAYS AND EXPEND SUCH FUNDS AS MAY BE NECESSARY TO MEET THE MAINTENANCE STANDARDS AS DESCRIBED BELOW. PRIOR TO THE FORMATION OF THE LOT OWNERS' ASSOCIATION, EACH LOT SHALL HAVE AN EQUAL RESPONSIBILITY IN THE MAINTENANCE OF SAID ROADS. MAINTENANCE OF THE ROADS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FILLING OF POTHoles, REGRADING OF ROADWAYS, DITCHING, AND THE PLACEMENT OF GRAVEL AS NECESSARY TO ENABLE THE LOT OWNERS TO USE THE ROADS AND INGRESS AND EGRESS TO THE LOTS. EACH LOT OWNER SHALL BE LIABLE FOR AN EQUAL PRORATA PORTION OF THE COSTS NECESSARY TO MAINTAIN THE ROADWAYS. SAID MAINTENANCE FEE SHALL BE ESTABLISHED BY THE ASSOCIATION. OR IF SAID ASSOCIATION HAS NOT BEEN FORMED, SAID FEE SHALL BE ESTABLISHED AS THE EQUAL PRORATA PORTION OF ACTUAL COSTS OF MAINTENANCE WORK PERFORMED.

DECLARATION AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND HEREIN DESCRIBED, DECLARE THIS PLAT TO BE CREATED BY OUR OWN FREE WILL AND CONSENT. WE ALSO GRANT TO THE LOT OWNERS WITHIN THIS PLAT THE RIGHT TO USE THE EASEMENTS AS PLATTED FOR THE USES AND PURPOSES SHOWN.

CARY M. CASAL

NICOLE J. CASAL

ACKNOWLEDGMENTS:

STATE OF WASHINGTON)
COUNTY OF _____)

THIS IS TO CERTIFY THAT ON THIS DAY _____ DAY OF _____, 2025, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN PERSONALLY APPEARED CARY M. CASAL AND NICOLE J. CASAL, TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

TREASURER'S CERTIFICATE

ALL TAXES AND / OR ASSESSMENTS DUE AND PAID IN FULL ON THIS _____ DAY OF _____, 2025.

JEFFERSON COUNTY TREASURER

BOARD OF COMMISSIONERS

APPROVED BY THE JEFFERSON COUNTY BOARD OF COMMISSIONERS THIS _____ DAY OF _____, 2025.

ATTEST: BOARD OF COMMISSIONERS

CLERK OF THE BOARD

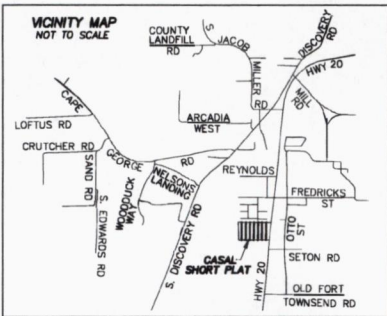
ASSESSOR'S APPROVAL

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2025.

JEFFERSON COUNTY ASSESSOR

ATTEST:

DEPUTY JEFFERSON COUNTY ASSESSOR



DATE: _____

SHEET 2 OF 2
JOB NO: 01146

Van Allen Surveying
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