

**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: August 14, 2023 

SUBJECT: Final Plat Alteration Approval for Samaras SUB2022-00025

STATEMENT OF ISSUE:

Staff is requesting final approval and signing of a Plat Alteration to re-location a utility easement on Lot 1 of the South Bay No. 2 Subdivision located at 310 Cameron Road, Port Ludlow, WA 98365, per JCC Chapter 18.35 Article VII and RCW 58.17.215. The Applicants are Ernie and Kate Samaras.

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:

 8/15/23
Mark McCauley, County Administrator



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**

**SAMARAS PLAT ALTERATION
PRELIMINARY APPROVAL
JCC 18.35 ARTICLE VII**

**APPLICANT: ERNIE & KATE SAMARAS
330 WEST OLYMPIC PLACE
SEATTLE, WA 98119**

DATE ISSUED: JULY 17, 2023

DATE EXPIRES: JULY 17, 2028

CASE NUMBER: SUB2022-00025

PROJECT PLANNER: David Wayne Johnson, Associate Planner

PROJECT DESCRIPTION:

TYPE II Plat Alteration under JCC 18.35 Article VII, to remove the utility easement from the face of the plat on South Bay #2, Lot 1, to provide more space for the building envelope. 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.

SITE ADDRESS AND PROJECT LOCATION: Parcel Number 995600001 in Section: 21, Township: 28N, Range: 1E, WM, SOUTH BAY #2 LOT 1, located at 310 Cameron Dr, Port Ludlow, WA 98365

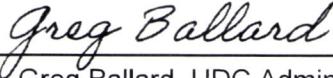
CONDITIONS:

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 18.35.200 Final Short Plat. This includes paying annual property taxes, paying all recording fees, and submitting a Mylar suitable for recording.
2. Preliminary plat approval shall expire July 17, 2028. The Department of Community Development shall not be responsible for notifying the applicant of impending preliminary short plat approval expiration.

3. 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.
4. A Site Development Review (SDR) shall be required prior to new development.

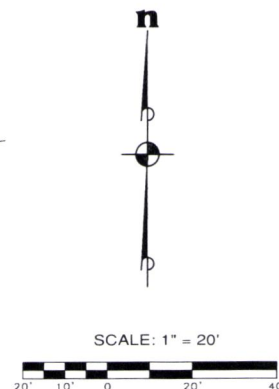
FINDINGS:

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. Two (2) written comments were received from Paula Collet, and Hazel Thomas regarding potential disruption of sewer service while the sewer line is re-located. The physical re-location of the sewer line is the responsibility of the purveyor, Olympic Water and Sewer Inc. (OWSI).
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, UDC Administrator

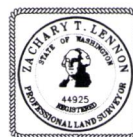
Date: July 10, 2023



Δ = DELTA
R = RADIUS
L = ARC LENGTH
T = TANGENT LENGTH
☆ = REVISION PER PLAT ALTERATION

LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS ARE FROM JEFFERSON TITLE COMPANY SUBDIVISION CERTIFICATE NO. 90046 DATED OCTOBER 14, 2022. IN PREPARING THIS PLAT ALTERATION, ESM HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS ESM AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS PLAT ALTERATION. ESM HAS WHOLLY RELIED ON THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE TO PREPARE THIS PLAT ALTERATION AND THEREFORE QUALIFIES THE PLATS ACCURACY AND COMPLETENESS TO THAT EXTENT.

1. SUBJECT TO GENERAL PROPERTY TAXES AND ASSESSMENTS FOR TAX ACCOUNT NUMBER 995 600 001.
2. A. FROM ANY CLAIM TO (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL, LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE, AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN (A) OR (B) APPEAR IN THE PUBLIC RECORDS.
3. SUBJECT TO RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT RECORDED UNDER RECORDING NO. 227195.
4. A. SUBJECT TO THAT DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER RECORDING NO. 227195 AND AMENDMENTS THERETO RECORDED UNDER RECORDING NOS. 228259 AND 528216.
5. PROVISIONS OF THE ARTICLES OF INCORPORATION AND BY-LAWS OF THE SOUTH BAY ESTATES COMMUNITY ASSOCIATION AND ANY TAX, FEE, ASSESSMENTS OR CHARGES AS MAY BE LIEVED BY SAID ASSOCIATION, RECORDED UNDER RECORDING NO. 376275.
6. SUBJECT TO THAT SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND ASSESSMENTS AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER RECORDING NO. 376275.



ESM CONSULTING ENGINEERS LLC
 33400 8th Ave S, Suite 205
 Federal Way, WA 98003

FEDERAL WAY (253) 838-6111
 YANBUCCO (435) 283-9898

Civil Engineering	Land Surveying	Land Planning
Public Works	Project Management	Landscape Architecture

DATE :	2023-01-30	JOB NO.	2327-001-022-0001
DRAWN BY:	CAF/REG	SHEET	2 OF 2