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.

8/15/23

REVIEWED BY:

Mark McCauley, County Administrator

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	Date: July 10, 2023	
Greg Ballard, UDC Administrator		

SOUTH BAY NO. 2 - PLAT ALTERATION

OF LOT 1

A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 21, T. 28 N., R. 1 E., W.M. JEFFERSON COUNTY, WASHINGTON

LEGAL DESCRIPTION

LOT 1 IN SOUTH BAY NO. 2, AS PER PLAT RECORDED IN VOLUME 6 OF PLATS ON PAGES 4, 5 AND 6, RECORDS OF JEFFERSON COUNTY, WASHINGTON

SITUATE IN THE COUNTY OF JEFFERSON, STATE OF WASHINGTON.

DEDICATION

WE, THE UNDERSIGNED, OWNERS OF THE LAND HEREBY SURVEYED, DECLARE THIS PLAT ALTERATION TO BE CREATED BY OUR OWN FREE WILL AND CONSENT. WE ALSO GRANT TO THE LOT OWNERS WITHIN THIS PLAT ALTERATION. THE RIGHT TO USE THE EASEMENTS AS PLATTED AND/OR ALTERED FOR THE USES AND PURPOSES AS SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND.

ERNEST SAMARAS	DATE
KATHLEEN SAMARAS	DATE
OLYMPIC WATER AND SEWER INC. (AS USER OF EASEMENT)	
BY:	DATE:
PRINTED NAME	TITLE:

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF) SS)
	UE CATICEA

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ERNEST SAMARAS AND KATHLEEN SAMARAS ARE THE PERSONS WHIO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED	THIS	DAY	OF	2022.

SIGNATURE OF NOTARY PUBLIC:	
PRINTED NAME OF NOTARY PUBLIC:	
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT:	
MY APPOINTMENT EXPIRES:	

STATE OF WASHINGTON)
) SS
COLINITY OF)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT IS THE PERSON WHO APPEARED BEFORE ME. AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT. ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE OF OLYMPIC WATER AND SEWER INC., TO BE THE PREE AND VILLUTIARY ACT OF SUCH ENTITY FOR THE USES AND PURPOSES

DATED THE	2411 25	0000

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SIGNATURE OF NOTARY PUBLIC:	
PRINTED NAME OF NOTARY PUBLIC:	
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT:	
MY APPOINTMENT EXPIRES:	

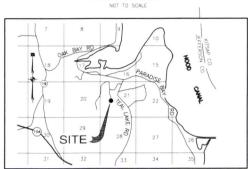
SURVEYOR'S CERTIFICATE

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 ERNEST SAMARS AND MATHLEEN SAMARAS IN NOVEMBER OF Z022.

ZACHARY T. LENNON, PROFESSIONAL LAND SURVEYOR CERTIFICATE NO. 44925



VICINITY MAP



JEFFERSON COUNTY APPROVALS

ADMINISTRATOR, JEFFERSON COUNTY COMMUNITY DEVEL	OPMENT DEPARTMENT
APPROVED BY THE JEFFERSON COUNTY BOARD OF CO	MMISSIONERS THIS DAY OF, 202
CHAIRMAN, BOARD OF COMMISSIONERS	ATTEST: CLERK OF THE BOARD
EXAMINED AND APPROVED THIS DAY OF	, 2022.
JEFFERSON COUNTY ASSESSOR	ATTEST: DEPUTY COUNTY ASSESSOR
ALL STATE AND COUNTY TAXES LEVIED AGAINST THIS P	PLAT ALTERATION HAVE BEEN PAID AS REQUIRED BY CHAPTER 58.08
RCW THIS DAY OF	2022

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE ESM CONSULTING ENGINEERS LLC THIS DAY OF A CONTROL OF THE PROPERTY OF THE STATE OF JEFFERSON COUNTY AUDITOR

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS PLAT ALTERATION IS TO RE-LOCATE THE EASEMENT ON LOT 1.



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



www.esmcivil.com

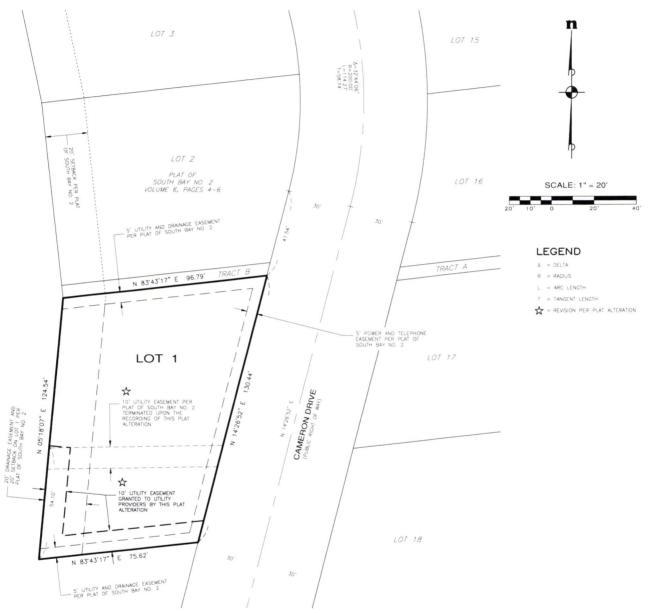
FEDERAL WAY (253) 838-6113 LYNNWOOD (425) 297-9900

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

SOUTH BAY NO. 2 - PLAT ALTERATION

OF LOT 1

A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 21, T. 28 N., R. 1 E., W.M. JEFFERSON COUNTY, WASHINGTON



EXCEPTIONS PER TITLE REPORT

LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS ARE FROM JEFFERSON TITLE COMPANY SUBDIVISION CERTIFICATE NO. 90046 DATED OCTOBER 14, 2022. IN PREPARINC THIS PLAT ALTERATION, ESM HAS NOT CONDUCTED MIN

- 1. SUBJECT TO GENERAL PROPERTY TAXES AND ASSESSMENTS FOR TAX ACCOUNT NUMBER 995 600 001.
- 2. 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 ARRES BY LEASE, GRANT, EXCEPTION, CONVEYANCE SERVATION, OR OTHERWISE, AND (B) ANY RIGHTS, PROVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPUREMENT HERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN (A) OR (B) APPERA 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. SUBJECT TO THAT DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER RECORDING NO 227196 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 LEVIED BY SAID ASSOCIATION. RECORDED UNDER RECORDING NO. 376275.
- 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.





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