

**JEFFERSON COUNTY
BOARD OF COUNTY COMMISSIONERS**

CONSENT AGENDA REQUEST

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

FROM: Josh Peters, Director of Community Development (DCD) 
David Wayne Johnson, Associate Planner DCD 

DATE: July 3, 2023

SUBJECT: Final Short Plat Approval for Piskula Short Plat, SUB2022-00016

STATEMENT OF ISSUE: Staff is requesting final approval and signing of a four (4) lot short subdivision located at 421 Robbins Road, Nordland, WA 98358, per Chapter 18.35 JCC and RCW 58.17.170. The Applicants are Jon and Jennifer Piskula.

ATTACHMENTS:

- Final SEPA Determination of Non-Significance (DNS)
- Type II Land Use Approval – MLA22-00058/SUB2022-00016.
- Final Plat Review Copy
- Mylar ready for BoCC signing

ANALYSIS: Staff has determined that the application as submitted on July 7, 2022 meets the required criteria of Chapter 18.35.130 as addressed in written Findings and Conclusions and Preliminary Plat Approval MLA22-00058. 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 58.17.170 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 6/27/23



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/commdevelopment

FINAL DETERMINATION OF NON-SIGNIFICANCE AND LEAD AGENCY STATUS

DATE: MAY 18, 2023
APPLICANT: JON B & JENNIFER PISKULA
REPRESENTATIVE: TERRY MCHUGH
APPLICATION: SUB2022-00016

APPLICATION PROPOSAL:

TYPE II SHORT SUBDIVISION of one (1) forty (40) acre parcel into four (4) parcels of ten (10) acres, in the Rural Residential 1:10 zone, per JCC 18.35 Article III Short Subdivisions. A Wetland Delineation was submitted with the application. The project requires review under the State Environmental Policy Act (SEPA) under WAC 197-11-800(6)(d) for lands covered by water, review by the Environmental Health and the Public Works Departments, and a decision by the Jefferson County UDC Administrator.

LEGAL DESCRIPTION AND LOCATION:

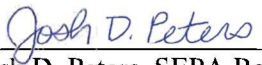
Parcel Number 921093004 SECTION 9,16,17 TOWNSHIP 29, RANGE 1E & STAVNEY, GARDEN CLUB ACRES, MORROW-OLIVA SP 421 ROBBINS RD, NORDLAND, WA 98358

NOTICE OF LEAD AGENCY: Jefferson County has determined it is SEPA lead agency for the above-described proposal.

DETERMINATION OF NON-SIGNIFICANCE: Jefferson County has determined that the above-described proposal would not have a probable significant adverse impact on the environment, and an environmental impact statement is not required under RCW 43.21C.030(2)(c). This threshold determination under SEPA was made after review of a completed environmental checklist and other information on file with the agency, and an inspection of the site.

COMMENTS: The notice of application was published in the local newspaper of record, the *Port Townsend & Jefferson County Leader*, on April 5, 2023, posted on site, and mailed to adjacent property owners with 300 feet of the property and local agencies. The 14-day comment period ended on April 19, 2023. Two written comments received related to SEPA; (1) Public Works commented on the adequacy of transportation level of service for the project; (2) Washington Department of Natural Resources commented on the need for an environmental review for a Class IV-General timber harvest, should one be required per the Forest Practices Act.

APPEAL PERIOD: This final threshold determination is issued pursuant to WAC 197-11-340(2)(f). Jefferson County has considered comments on its preliminary Determination of Non-Significance (DNS). There is no additional comment period. Any appeal of this determination on the basis of noncompliance with the provisions of Chapter 43.21C RCW (State Environmental Policy Act) must be submitted in writing by 4:30 p.m., **June 1, 2023**, to the Jefferson County Department of Community Development, 621 Sheridan St, Port Townsend, WA 98368 for consideration by the Jefferson County Hearing Examiner.



Josh D. Peters, SEPA Responsible Official

5/18/2023

Date



**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**

**PISKULA 4 LOT SHORT SUBDIVISION
PRELIMINARY APPROVAL
JCC 18.35 ARTICLE II**

APPLICANT: JON B & JENNIFER PISKULA
PO BOX 241
NORDLAND, WA 98358

DATE ISSUED: MAY 18, 2023
DATE EXPIRES: MAY 18, 2028

CASE NUMBER: SUB2022-00016

PROJECT PLANNER: George Terry, Assistant Planner; David Wayne Johnson, Associate Planner

PROJECT DESCRIPTION:

TYPE II SHORT SUBDIVISION of one (1) forty (40) acre parcel into four (4) parcels of ten (10) acres, in the Rural Residential 1:10 zone, per JCC 18.35 Article III Short Subdivisions. A Wetland Delineation was submitted with the application. The project requires review under the State Environmental Policy Act (SEPA) under WAC 197-11-800(6)(d) for lands covered by water, review by the Environmental Health and the Public Works Departments, and a decision by the Jefferson County UDC Administrator.

SITE ADDRESS AND PROJECT LOCATION: Parcel Number 921093004
SECTION 9,16,17 TOWNSHIP 29, RANGE1E & STAVNEY, GARDEN CLUB
ACRES, MORROW-OLIVA SP 421 ROBBINS RD, 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 18.35.200 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 May 16, 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. UDC section 18.30.080(1)(a) requires roads serving developments to meet the Public Works Department's adopted design and construction standards. Roads serving 2 to 4 residences must meet the Rural Access Road standard.
5. A Site Development Review (SDR) shall be required prior to new development of any new parcels.
6. A parcel tag shall be placed on the future lot 1 parcel regarding the requirement to properly decommission the well that states: Well to be decommissioned per WAC 173-160-381 by a licensed well driller. Contact Jefferson County Public Health for information on required application and inspections. Verification of decommissioning to be provided to Public Health Department.

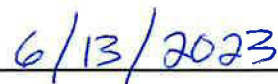
FINDINGS:

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.
2. The Jefferson County Unified Development Code (UDC) section 18.30.020(5) requires all developments to be served by appropriate transportation facilities that are adequate to meet the level of service standards in the County Comprehensive Plan and the design standards adopted in UDC section 18.30.080(1)(a). Proposed 4 lots will all have access from Robbins Road. Two road approaches have been permitted.
3. The Jefferson County Unified Development Code, 18.30.070 Stormwater Management Standards adopts the standards and minimum requirements of the Washington Department of Ecology current edition of the Stormwater Management Manual for Western Washington. When two 660 feet long by 14 feet wide rural access roads are constructed from Robbins Road to the south boundaries of the northern lots, it will create over 18,000 square feet of new hard road surface. The Stormwater Manual requires proponents of developments that create 5,000 square feet or more of new impervious surface areas to develop a Stormwater Site Plan that complies with Minimum Requirements #1-#9.
4. The proposal was duly noticed to the public for a 14-day comment period. No written public comments were received.
5. The proposal was reviewed Assessor, Environmental Health and Public Works Departments, the Fire District and the Department of Natural Resources.
6. A SEPA Determination of Non-significance (DNS) was issued by Jefferson County acting as lead agency on May 18, 2023.



Josh D. Peters, UDC Administrator

Date:



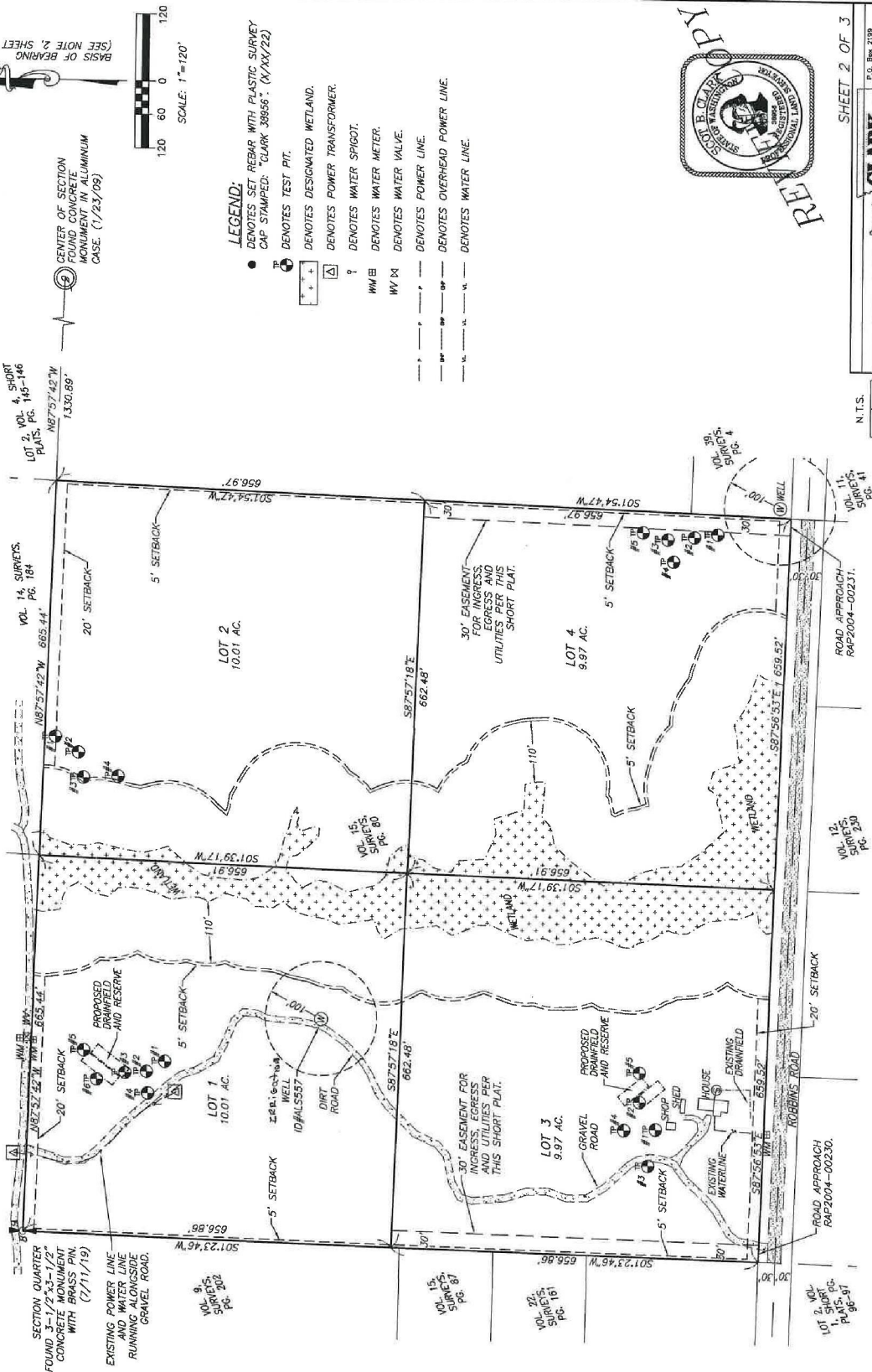
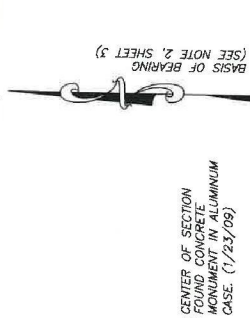
Jul 6 1962

JEFFERSON COUNTY DCD

PRELIMINARY
PISKULA SHORT PLAT

IN THE NW. 1/4 OF THE SW. 1/4, SECTION 9, TOWNSHIP 29 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON

MLA20-000XX / SUB20-000XX



FINAL CHECK:	SBC
PLAT CHECK:	SBC
DRAWN BY:	KRS
SER#	01E29

01E2909--PIJB1901_BASE--010920

NTS

09(29N-1E)

SHEET 2 OF 3

CLARK

LAND
OFFICE

LAND SURVEYING
 MAPPING
 DEVELOPMENT CONSULTING
 CONSTRUCTION MANAGEMENT

P.O. Box 2199
 925 N 5th Ave.
 Seagoville, WA 99030
 (509) 681-2161
 FAX 683-3300
 (888) 681-2161

PRELIMINARY **PISKULA SHORT PLAT** IN THE NW, 1/4 OF THE SW, 1/4, SECTION 9, TOWNSHIP 29 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON



JEFFERSON COUNTY DOD

DIRECTOR OF PUBLIC WORKS CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THIS FINAL PLAT IS IN COMPLIANCE WITH THE CERTIFICATE OF IMPROVEMENTS ISSUED PURSUANT TO THE JEFFERSON COUNTY UNIFIED DEVELOPMENT STANDARDS AND ORDINANCES, AND THAT ALL APPLICABLE COUNTY IMPROVEMENT STANDARDS AND REQUIREMENTS IN FORCE ON THE DATE OF PRELIMINARY PLAT APPROVAL, THIS _____, 2022.

DIRECTOR, JEFFERSON COUNTY DEPARTMENT OF PUBLIC WORKS

APPROVED BY JEFFERSON COUNTY

DEPARTMENT OF COMMUNITY DEVELOPMENT ADMINISTRATOR _____ DATE _____

DEPARTMENT OF COMMUNITY DEVELOPMENT ADMINISTRATOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 2022, THAT THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT AND ANY CONDITIONS ATTACHED THERETO, WHICH PRELIMINARY PLAT WAS APPROVED BY JEFFERSON COUNTY ON THE XXXX DAY OF XXXXX, 2022.

ADMINISTRATOR, JEFFERSON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

ACKNOWLEDGEMENT:

STATE OF WASHINGTON)
COUNTY OF _____) SS

OWNER:
JON B. PISKULA AND JENNIFER M. PISKULA

SITE ADDRESS:
421 ROBBINS RD.
NORLAND, WA 98358
MAILING ADDRESS:
PO BOX 20
NORLAND, WA 98358

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 2022, BEFORE ME THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN PERSONALLY APPEARED JON B. AND JENNIFER M. PISKULA 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 _____

SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT OF 1954, AS AMENDED, AND THE REQUEST OF JON AND JENNIFER PISKULA IN OCTOBER, 2018.



SCOTT B. CLARK, PLS
L.S. NUMBER 38956
DATE: _____

FINAL CHECK: SBC
PLAT CHECK: SBC
DRAWN BY: 01E2908-PLU1901_BASE-010820
SBC

DECLARATION AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HAVE VOLUNTARILY DEDICATED THE HEREIN DESCRIBED, DECLARED, THIS PLAT TO BE CREATED BY OUR OWN FREE WILL AND CHOICE, AND WE HEREBY GRANTING TO THE LOT OWNERS WITHIN THIS PLAT THE RIGHT TO USE THE EASEMENTS AS PLATTED FOR THE USES AND PURPOSES SHOWN.

JON B. PISKULA _____ JENNIFER M. PISKULA _____

JEFFERSON COUNTY ENVIRONMENTAL HEALTH DIRECTOR CERTIFICATE

APPROVED BY PUBLIC HEALTH DEPARTMENT ON THIS _____ DAY OF _____, 2022.

DIRECTOR, JEFFERSON COUNTY ENVIRONMENTAL HEALTH DEPT.

BOARD OF COMMISSIONERS

APPROVED BY THE JEFFERSON COUNTY BOARD OF COMMISSIONERS THIS _____ DAY OF _____, 2022.

CHAIRMAN, BOARD OF COMMISSIONERS

ATTEST: CLERK OF THE BOARD OF COMMISSIONERS

TREASURER'S CERTIFICATE

ALL TAXES AND/OR ASSESSMENTS DUE ARE PAID IN FULL ON THIS _____ DAY OF _____, 2022.

JEFFERSON COUNTY TREASURER

ASSESSOR'S APPROVAL

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2022.

JEFFERSON COUNTY ASSESSOR

ATTEST:

DEPUTY JEFFERSON COUNTY ASSESSOR

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2022,
AT _____ M. IN BOOK _____ OF SHORT PLATS, ON PAGE _____, AT THE REQUEST OF SCOT B. CLARK.

COUNTY AUDITOR _____ AUDITOR'S FILE NUMBER _____

N.T.S.



09(29N-1E)

SHEET 1 OF 3



JEFFERSON COUNTY DCD

THE LOTS, PARCELS OR TRACTS CONTAINED WITHIN THIS SUBDIVISION WERE BASED UPON DESIGN STANDARDS AND REGULATORY REQUIREMENTS IN EFFECT AT THE TIME OF FINAL APPROVAL. COMPLETE 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 APPLICATION.

2. OUTDOOR RESIDENTIAL STORAGE SHALL BE MAINTAINED IN AN ORDERLY MANNER AND SHALL CREATE NO FIRE SAFETY, HEALTH OR SANITARY HAZARD.
3. 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 CITY OF CHICAGO. SUCH SCREENING SHALL BE KEPT, MAINTAINED AND REPLACED AS NECESSARY TO MEET THE REQUIREMENTS OF CHAPTER 18-20.
4. EXTERIOR LIGHTING FOR RESIDENTIAL USES SHALL NOT EXCEED TWENTY FEET (20') IN HEIGHT FROM THE FINISHED GRADE EXCEPT WHEN SUCH LIGHTING IS AN INTEGRAL PART OF BUILDING OR STRUCTURE. GROUND LEVEL LIGHTING IS ENCOURAGED.
5. EXTERIOR LIGHTING SHALL BE ENERGY EFFICIENT AND SHIELDED SO THAT DIRECT GLARE AND REFLECTIONS ARE CONTAINED WITHIN THE BOUNDARIES OF THE PARCEL.
6. 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.
7. ALL LIGHTING FIXTURES SHALL BE APPROPRIATE IN SCALE, INTENSITY AND HEIGHT TO THE USE THEY ARE SERVING.
8. MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 35 FEET.
9. MAXIMUM IMPERVIOUS SURFACE COVERAGE SHALL NOT EXCEED 25%.
10. MINIMUM SETBACK FROM ROBBINS ROAD IS TWENTY FEET. MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET.

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE METHODS USING A SECOND TOPCON GTS-313 TOTAL STATION AND STEEL TAPE.
2. FOR BASIS OF BEARING AND SECTION SUBDIVISION DATA, SEE VOL. 15 OF SURVEYS, PAGE 80, RECORDS OF JEFFERSON COUNTY, WASHINGTON.
3. THIS SURVEY DOES NOT PURPORT TO SHOW THE EXISTENCE OF ALL EASEMENTS AND/OR ENCUMBRANCES RECORDED OR UNRECORDED THAT MAY AFFECT THIS PROPERTY.

2. MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 35 FEET.

1. MAXIMUM IMPERVIOUS SURFACE COVERAGE SHALL NOT EXCEED 25%.

2. MINIMUM SETBACK FROM ROBBINS ROAD IS TWENTY FEET. MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET.

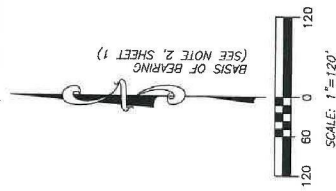
1. ANY FURTHER SUBDIVISION OF THE LOTS WITHIN THIS SHORT PLAT WILL BE SUBJECT TO THE DENSITIES PERMITTED IN THE JEFFERSON COUNTY ORDINANCES AND CODES IN EFFECT AT TIME OF SUCH APPLICATION. THESE LOTS MAY OR MAY NOT BE FURTHER SUBDIVIDED IN THE FUTURE.

2. 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.

3. 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.

4. 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. YOUR REAL PROPERTY INCLUDES OR IS WITHIN FIVE HUNDRED (500) FEET OF REAL PROPERTY DESIGNATED AS RURAL RESIDENTIAL. YOUR REAL PROPERTY INCLUDES OR IS WITHIN FIVE HUNDRED (500) FEET OF REAL PROPERTY DESIGNATED AS RURAL RESIDENTIAL. 1. TO PREVENT THE OPERATION OF AGRICULTURE AND FORESTRY, YOU MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM SUCH FARMING AND FORESTRY OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, TRAIL REMOVAL, COLORED FLIES, FUMES, DUST, SMOKE, THE OPERATION OF FARM AND FORESTRY MACHINERY, THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION OF PERMITTED FERTILIZERS AND PERMITTED PESTICIDES. YOUR REAL PROPERTY INCLUDES OR IS WITHIN FIVE HUNDRED (500) FEET OF REAL PROPERTY DESIGNATED AS RURAL RESIDENTIAL. 2. TO PREVENT THE OPERATION OF AGRICULTURE AND FORESTRY OPERATIONS WHICH ARE IN CONFORMANCE WITH EXISTING LAWS AND REGULATIONS, YOUR REAL PROPERTY INCLUDES OR IS WITHIN FIVE HUNDRED (500) FEET OF REAL PROPERTY DESIGNATED AS RURAL RESIDENTIAL.

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 29 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON.
EXCEPT THE RIGHT OF WAY OF ROBBINS ROAD, AS CONNECTED TO EXCEPT THE RIGHT OF WAY OF DEED RECORDED FEBRUARY 26, 1930 IN VOLUME 98 OF DEEDS, PAGE 174, RECORDS OF JEFFERSON COUNTY, WASHINGTON.



N.T.S.

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