



**JEFFERSON COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT**

621 Sheridan Street
Port Townsend, WA 98368

Al Scalf, Director

**Jefferson County
Board of County Commissioners**

Consent Agenda Request

To: Board of County Commissioners
Philip Morley, County Administrator

Through: Stacie Hoskins, Planning Manager *SH*

From: Michelle Farfan, Associate Planner *MF*

Date: Consent Agenda for **May 10 2010**

Subject: Final Plat Approval for 3RD Amended Brinnon Beach Estates North Residential
Subdivision; MLA03-00632/SUB03-00039

Statement of Issue: Final 3RD amended plat approval to adjust the lot lines between Lots E & F and the open space area between the two lots to create a more suitable building site for Lot E. Requesting final approval by the Board per RCW 58.17.215. Applicants are Robert Bird, Tom Couter, President of Brinnon Beach Estates North Association and Wanda Falcone.

Analysis: This plat amendment is the result of trying to make a more building^{able} lot for Lot E by increasing the lot size with an additional 0.14 acres. Because the amendment involved dedicated open space of which was also dedicated as drainfield area, it required review by the Environmental Health Department and the lot owners within the plat.

Procedural requirements have been met. Notice of application was published on December 10, 2003 in the Port Townsend-Jefferson County Leader and notice of the proposed plat amendment was mailed to all lot owners within the Amended Brinnon Beach Estates North Residential Subdivision on December 8, 2003. No comments were received from lot owners and no one requested a public hearing.

After preliminary approval was granted on March 2, 2004, Lot F was sold to Wanda Falcone on June 20, 2005. In 2008 property taxes on this lot became delinquent. The applicant was stuck between a rock and a hard place because RCW 58.08.040 requires taxes to be paid in full. The Treasurer must collect taxes for the entire year when recording the plat. Any and all delinquent and compensating taxes must also be collected before the Mylar can be signed. Thus, Mr. Bird

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was forced to pay Ms. Falcone's taxes for Lot F in the amount of \$1,475.89 and his property taxes for Lot E in the amount of \$2,834.80 in order to get this plat alteration finalized.

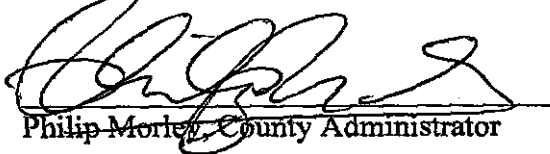
Final approval by the BOCC will serve the public use and interest and provide adequate provision for maintaining the public health, safety, and general welfare.

Alternatives: The requested action is mandatory per RCW 58.17.215.

Fiscal Impact: There is no identifiable fiscal impact related to this request for final plat approval.

Recommendation: Per State Law, the department requests that the Board grant final amended plat approval.

Reviewed by:


Philip Morley, County Administrator