

**JEFFERSON COUNTY
BOARD OF COUNTY COMMISSIONERS**

CONSENT AGENDA REQUEST

TO: Board of County Commissioners
Port Townsend City Council
Philip Morley, County Administrator

FROM: Carl Smith, Director *CS*
Stacie Hoskins, Planning Manager *SH*
Colleen Zmolek, Associate Planner Jefferson County *CZ*

DATE: February 24, 2014

SUBJECT: Final Short Plat Approval for Mauney / Rogerson Trust Short Plat
MLA12-00141 / SUB12-00011

ATTACHED: 1. Short Plat
2. Administrative Summary Decision
3. Preliminary Short Plat Approval

STATEMENT OF ISSUE:

Final short plat approval of East Marrowstone Road, Baldwin Road and Disney Road, Nordland. Requesting final approval by the Board per JCC Section 18.35.200 and RCW 58.17.170. Applicants are Marc Mauney and Lynne Rogerson.

BACKGROUND: Staff determined that the application as submitted on June 19, 2012 met said criteria of Jefferson County Code (JCC) Section 18.35.100 in written Findings and Conclusions dated February 12, 2013. 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 are 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 Jefferson County Code Section 18.35.130(1)(c).

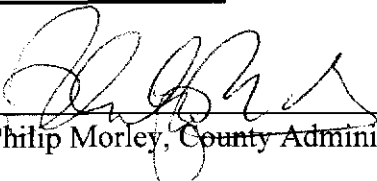
FISCAL IMPACT/COST-BENEFIT ANALYSIS:

There is no identifiable fiscal impact related to this request for final plat approval. Applicant has paid 2014 full year property taxes in the amount of \$18,549.14

RECOMMENDATION:

Per Jefferson County Ordinance and Sate Law, the department requests that the Board grant final short plat approval and adopt the written findings and conclusions.

REVIEWED BY:


Philip Morley, County Administrator

2/19/14
Date

FINDINGS AND CONCLUSIONS FOR
ADMINISTRATIVE SUMMARY DECISION

Marc Mauney & Lynne Rogerson

MAUNEY / ROGERSON SHORT PLAT; SUB12-00011/MLA12-00141

- Proposal:** The proposal is to subdivide 34.54-acres into three residential lots. Lot 1 will consist of 13.35-acres, Lot 2 will be 11.15-acres and Lot 3 will be 10.04 acres. Lot 1 has two existing single family residences, each served by an on-site septic system, and several detached out-buildings and two on-site wells. Access to Lot 1 is via Baldwin Road. Lots 2 and 3 are vacant and will be accessed by Disney Road. The parcels are located within the Quimper public water system and Lots 2 & 3 would be served by an on-site septic system. A wetland has been identified on the parcel that spans all 3 of the proposed lots and requires a 60-foot buffer. Development of the lots will occur outside the wetland and its associated buffer.
- Property Location:** The property is located at 91 Baldwin Road, Nordland; at the intersection of SR 116 and Robbins Road take Robbins Road south and then east to the intersection of Baldwin Road and Disney Road. Parcel is to the east of Baldwin Road and south of Disney Road.
- Legal Description:** APN 921-094-026; Gov't Lot 1 except the right-of-way for a public road granted to Jefferson County over the west 15 feet of the north 660 feet of said Gov't Lot 1 as conveyed by deed recorded under AFN 75494 in Vol. 1 of Road Waivers, Page 548 records of Jefferson County, Washington within Section 9, Township 29 North Range 1 East, WM.
- Property Description:** The parcel slopes to the south/southeast. Disney Road runs parallel to the north property boundary and Baldwin Road runs parallel to the west property boundary. The southeast property boundary runs parallel to the shoreline. Proposed Lot 1 has two existing single family residences, out buildings, two septic systems and two on-site wells. There is a drainage ditch that starts at the middle of Disney Road and runs to the south property line. A category III wetland exists on-site near the shoreline that spans all three proposed lots. There is a stand of trees at the northeast corner and at the intersection of Baldwin Road and Disney Road. The majority of the parcel is cleared. Elevation at the intersection of Baldwin Road and Disney Road is approximately 93 feet. The south/southeast elevations are approximately 8-9 feet. Northeast corner is approximately 52 feet and the southwest corner is approximately 48 feet.

- DNR SEPA: No comment received.
- DOE – Wetlands, Rick Mraz: No comment received.
- Department of Archaeology & Historic Preservation: No comment received.
- East Jefferson Fire & Rescue: No comment received.
- Port Townsend School District 49: No comment received.
- Hoh Indian Tribe: No comment received.
- Point No Point Treaty Council: No comment received.
- Port Gamble S’Klallam Tribe: No comment received.
- Quinault Indian Nation: No comment received.
- Quileute Nation: No comment received.
- Skokomish Tribe: No comment received.
- Suquamish Tribe: No comment received.
- Jamestown S’Klallam Tribe: No comment received.

Staff Findings and Conclusions:

1. The proposal is to subdivide 34.54 acres parcel into three (3) residential lots.
2. The proposed short subdivision is subject to the policies of the Jefferson County Comprehensive Plan. The applicable policies are discussed below.
3. The proposed short subdivision is subject to the requirements of Chapters 18.30 and 18.35 of the Jefferson County Code (JCC). There are several ordinance requirements that apply to the proposed subdivision: Chapter 18.30.30 JCC Water Supplies; Chapter 18.30.040 JCC Sewage Disposal; Chapter 18.30.080 and 090 JCC Roads; Chapter 18.35 Article IV JCC Short Subdivisions. The applicable criteria and requirements are discussed below.
4. The Jefferson County Comprehensive Plan Rural Residential Land Use Policy LNP 3.3 states:

“Rural residential densities shown on the Land Use Map shall be designated by three (3) residential land use densities: one dwelling unit per five (5) acres, one dwelling unit per ten (10) acres, and one dwelling unit per twenty (20) acres in size and subject to the following criteria:

LNP 3.3.2: A rural residential land use designation of one dwelling unit per 10 acres (RR 1:10) shall be assigned to those areas throughout the County with:

- a. an established pattern of the same or similar sized parcels (i.e., 10 acres);
- b. parcels along the coastal area of similar size;
- c. areas serving as a “transition” adjacent to Urban Growth Areas; and,
- d. critical area land parcels.

The parcel is a legal conforming lot consisting of 34.54 acres and zoned RR 1:10. There are a variety of parcel sizes ranging from 68.43-acres that is owned by the State Park and Recreation to 9 and 5-acre parcels to tracts that are just over an acre in size. Baldwin Road runs parallel to the western boundary and Disney Road runs parallel to the northern property boundary while the shoreline of Admiralty Inlet was parallel to the southeast property line. Approval of this

“Encourage development and land use proposals that utilize existing transportation systems and provide non-motorized transportation opportunities.”

Baldwin Road runs parallel to the western property boundary and Disney Road runs parallel to the northern property boundary. Proposed Lot 1 has direct access from Baldwin Road and proposed Lots 2 and 3 will have direct access from Disney Road. According to the Transportation section in the Comprehensive Plan, a future bike route is proposed on SR 116 (Flagler Road).

Provision of a second access to the site from the public road system is not necessary.

7. Chapter 18.30.030 JCC Water Supplies:

“When the development or redevelopment of land requires the availability of a supply of potable water as determined by the Administrator, potable water shall be delivered by a means approved by the Washington Department of Health and/or Jefferson County Health and Human Services.”

There are two existing wells that serve the two parcels within this short plat. All existing wells must be labeled “not approved for potable water supply” and state the intended use of the wells. If the wells are unusable (as defined by WAC 173-160-381) they shall be decommissioned in accordance with WAC 173-160-381 and comply with Jefferson County Health Department Policy Statement 96-02. The wells shall be labeled with the unique ID number or well tag, if available.

Water meters and water lines to serve each parcel must be installed to meet the requirements per JCC 18.35.130(1)(b). The water meters and water line locations as installed shall be graphically portrayed on the face of the final mylar.

8. Chapter 18.30.040 Sewage Disposal:

“All development shall be provided with an individual, on-site septic system and drainfield approved by the Jefferson County Health Department in compliance with Chapter 8.15 JCC, unless the Jefferson County Health Department determines that public sewer is available which would then require connection to the approved public sewer.”

There are two existing septic permits on the subject parcel; SEP03-64 which is for a reserve drainfield for the southern house of Lot 1 and SEP03-63 is for an EES also on Lot 1 that serves the northern most home. Each septic system requires an O & M inspection prior to final plat approval. A site visit of the soil logs for Lots 2 & 3 indicates that there are suitable soils on site for an on-site septic system. Soil logs and their applicable soil log number shall be graphically portrayed on the face of the final mylar.

9. Chapter 18.30.080 JCC Roads:

“Roads providing access to or within the subdivision shall be constructed to the standards of

10. Chapter 18.30.080(1)m JCC Roads:

"Easements for private roads providing access to and/or internal circulation within subdivisions shall be 60 feet in width. Easement width may be reduced on the recommendation of the Department of Public Works based on a finding that the public health, safety, and welfare will be protected and that the easement width is adequate for the construction and maintenance of roads and utilities. Where reduced access easement widths are proposed, parallel utilities easements may be required."

Access to Proposed Lot 1 is from Baldwin Road which has been constructed with a 16 foot width for a distance of 1,056 feet. There is an additional +/-2 foot wide grassed shoulders on each side. There is a 15 foot wide right-of-way on the subject parcel that was obtained in 1935; it extends 600 feet south from E. Marrowstone Road to the access to the original residence on Lot 1. There is not right-of-way for Baldwin Road on the proposal site beyond this point. There is a 30 foot wide right-of-way on the adjoining parcels to the west in Section 8 that was obtained in 1959; it extends +/-1,284 feet from E. Marrowstone Road to the south line of Section 8. This right-of-way provides access to 6 parcels that were subsequently created by short plats.

Access to Proposed Lots 2 & 3 is via Disney Road, a private road on a 20 foot wide easement that serves 14 existing parcels. It's 419 feet from E. Marrowstone Road to the boundary of Lot 3 and approximately 660 feet to the point where Disney Road crosses a drainage ditch. Physical access to Lot 3 would most likely occur beyond this second point.

Disney Road at the E. Marrowstone Road intersection is 18 feet wide. The initial +/-450 foot segment of Disney Road which extends to Lot 3 is 12 feet wide. Beyond this point there is an additional 6 foot to 8 foot wide grassed shoulder on the southerly side which allows vehicles to pass by driving on the shoulder. There is adequate visibility to see from the E. Marrowstone Road intersection to Lot 3. The segment of Disney Road that serves Lots 2 and 3 is adequate to serve the proposed two additional lots.

The Public Works Department does not require additional dedication of rights-of-ways for either Baldwin Road or Disney Road.

11. Chapter 18.30.080(1)n JCC Roads:

"Access easements from the County Road system to the subdivision shall be provided consistent with the requirements of this Code. Access from the public road system shall be depicted on the final plat."

Baldwin Road, Disney Road, and East Marrowstone Road shall be graphically portrayed on the face of the final plat. All easements of records shall be graphically portrayed on the final plat with the Auditor's File Number (AFN) of the easements also reference on the face of the plat.

12. Chapter 18.30.080(1)p JCC Roads:

"Subdivisions shall establish an agreement for the continuing maintenance of private roads

district.

There is no probable significant adverse environmental impact. The public interest would be served by the division of the 34.54-acre parcel into three lots intended for recreational/residential use.

11. Resolve the issue of the location of the reserved drainfield site for the northern most home permitted under SEP03-00063. Requires one of the following:
 - Make application to re-designate the reserve drainfield area; septic designer required, or
 - Adjust the proposed property line.
12. Show the reserve drainfield area for the southern most home permitted under SEP03-00064.
13. Each septic system must have a current Operation & Maintenance inspection.
14. All existing wells must be labeled "not approved for potable water supply" and state the intended use of the wells. If the wells are unusable (as defined by WAC 173-160-381) they shall be decommissioned in accordance with WAC173-160-381 and comply with Jefferson County Health Department Policy Statement 96-02.
15. Label the wells with the unique ID number on the well tag, if available.
16. Water meters and water lines to serve each parcel shall be installed to meet the requirements of Jefferson County Code (JCC) 18.35.130(1)(b). The meters and/or water line locations as installed shall be graphically depicted on the face of the final mylar.

DEVELOPMENT REVIEW DIVISION:

17. 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. A copy of Chapter 18.35 JCC is attached.
18. An accurate vicinity map shall be graphically portrayed on the face of the final plat.
19. The final blue line shall depict the name of the subdivision and the county assigned number of SUB12-00011/MLA12-00141 on all sheets of the mylar.
20. The distance of 1302.32 shown on the north line of the proposed short plat does not include the road. However, the dashed line showing the beginning and the ending points of the distance indicates that it does include the road.
21. All existing structures shall be accurately labeled as to their current use.
22. Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.
23. Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.
24. During construction, all releases of oils, hydraulic fluids, fuels, other petroleum products, paints, solvents, and other deleterious materials must be contained and removed in a manner that will prevent their discharge to waters and soils of the state. Cleanup of spills should take precedence over other work on the site.
25. Clearing limits and/or any easements or required buffers shall be identified and marked in the field prior to the start of any clearing, grading, or construction. Some suggested methods are staking and flagging or high visibility fencing.

35. Certificates for the Board of County Commissioners, Clerk of the Board, Director of the Department of Public Works, Department of Community Development Administrator and Environmental Health Department need to be added.
36. Utilities and transportation facilities should be installed in the same rights-of-way when the effect will be to reduce the adverse impacts on the physical environment.
37. The following notices shall be placed on the final plat under "Notice to Potential Purchasers":
- Outdoor residential storage shall be maintained in an orderly manner and shall create no fire safety, health or sanitary hazard.
 - Not more than 2 unlicensed vehicles shall be stored on any lot 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 3 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 yards and junk (or salvage) yards. In no case, shall any such junk motor vehicles be stored in a critical area.
38. The following notices shall be placed on the final plat under "Notice to Potential Purchasers":
- 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.
 - Exterior lighting shall be energy efficient and shielded or recessed so that direct glare and reflections are contained within the boundaries of the parcel.
 - Exterior lighting shall be directed downward and away from adjoining properties and public rights-of-way. No lighting shall blink, flash, or be of unusually high intensity or brightness.
 - All lighting fixtures shall be appropriate in scale, intensity, and height to the use they are serving.
39. The following notices shall be placed on the final plat under "Notice to Potential Purchasers":
- Maximum building height shall not exceed 35 feet.
 - Maximum impervious surface coverage shall not exceed 25%.
 - Minimum setbacks from Baldwin Road and Disney Road rights-of-ways shall be 20 feet. Minimum side yard setbacks shall be 5 feet.
40. The following notices shall be placed on the final plat under "Notice to Potential Purchasers":

Chapter 18.35.120 JCC Preliminary short plat contents.

- (1) A preliminary short plat shall be submitted on one or more sheets and shall provide the information described below. All specifications for required improvements shall conform to the development standards contained in Chapter 18.30 JCC.
 - (a) The name of the proposed subdivisions together with the words "Preliminary Short Plat";
 - (b) The name and address of the applicant;
 - (c) The name, address, stamp and signature of the professional engineer or professional land surveyor who prepared the preliminary plat;
 - (d) Numeric scale (50 feet or fewer to the inch), graphic scale, true north point, and date of preparation;
 - (e) Identification of all land intended to be cleared, and the location of the proposed access to the site for clearing and grading during site development or construction; and
 - (f) A form for the endorsement of the administrator, as follows:
APPROVED BY JEFFERSON COUNTY

Department of Community Development Administrator	Date
--	------

- (2) The preliminary plat shall contain a vicinity sketch sufficient to define the location and boundaries of the proposed subdivision with respect to surrounding property, roads, and other major constructed and natural features.
- (3) Except as otherwise specified in this chapter, the preliminary short plat shall contain the following existing geographic features, drawn lightly in relation to proposed geographic features:
 - (a) The boundaries of the property to be subdivided, and the boundaries of any adjacent property under the same ownership as the land to be subdivided, to be indicated by bold lines;
 - (b) The names of all adjoining property owners, or names of adjoining developers;
 - (c) All existing property lines lying within the proposed subdivision, including lot lines for lots of record which are to be vacated, and all existing property lines for any property adjacent to the subject property which is under the same ownership as the property to be subdivided (as described in JCC 18.35.110(3)) shall be shown in broken lines;
 - (d) The location, right-of-way widths, pavement widths and names of all existing or platted roads, whether public or private, and other public ways within 200 feet of the property to be divided;
 - (e) The location, widths and purposes of any existing easements lying within or adjacent to the proposed subdivision;
 - (f) The location, size and invert elevation of sanitary sewer lines and stormwater management facilities lying within or adjacent to the proposed subdivision or those that will be connected to the subdivision as part of the proposal (if applicable);
 - (g) The location and size of existing water system facilities including all fire hydrants lying within or adjacent to the proposed subdivision or those which will be connected to as part of the proposed subdivision (if applicable);
 - (h) The location, size and description of any other underground and overhead facilities lying within or adjacent to the proposed subdivision (if applicable);
 - (i) The location of any environmentally sensitive areas as described in Article VI-D of Chapter 18.15 JCC, including all floodplains lying within or adjacent to the proposed subdivision;

- (j) The location of existing sections and municipal corporation boundary lines lying within or adjacent to the proposed subdivision;
- (k) The location of any well and associated setbacks existing within the proposed subdivision;
- (l) The location of any individual or on-site sewage disposal system existing within the proposed subdivision;
- (m) Existing contour lines at intervals of five feet, labeled at intervals not to exceed 20 feet;
- (n) The location of any existing structures lying within the proposed subdivision; existing structures to be removed shall be indicated by broken lines, and existing structures not to be removed shall be indicated by solid lines.
- (4) The preliminary plat shall show the following proposed geographic features:
 - (a) The boundaries in bold solid lines of any proposed lots, tracts or parcels, the area and dimensions of each proposed lot, tract or parcel, and the proposed identifying number or letter to be assigned to each lot, tract or parcel, and block (if applicable);
 - (b) The right-of-way location and width, the proposed name of each road, street or other public way to be created and the estimated tentative grades of such roads; where roadways may exceed the maximum allowable grade or alignment, the director of the department of public works may require sufficient data, including centerline profiles and cross-sections, if necessary, to determine the feasibility of said roadway;
 - (c) The location, width and purpose of each easement to be created;
 - (d) The boundaries, dimensions and area of public and common park and open space areas;
 - (e) Identification of all areas proposed to be dedicated for public use, together with the purpose and any condition of dedication;
 - (f) Proposed final contour lines at intervals of five feet; final contour lines shall be indicated by solid lines; contour lines shall be labeled in intervals not to exceed 20 feet;
 - (g) The building envelope, as defined in JCC 18.10.020, shall be indicated for each lot;
 - (h) Proposed monumentation;
 - (i) Proposed location and description of all individual or community wells, or water system improvements, including fire hydrants (if applicable);
 - (j) Proposed location and description of all sewage disposal improvements, including (if applicable) profiles and all pump stations and their connections to the existing system;
 - (k) Proposed location and description of all stormwater management improvements;
 - (l) Proposed road cross-sections, showing bicycle and pedestrian pathways, trails and sidewalks (if applicable);
 - (m) Proposed type and location of road lighting (if applicable);
 - (n) Proposed type and location of landscaping (if applicable);
 - (o) Proposed location and description of transit stops and shelters (if applicable);
 - (p) Proposed covenants, conditions and restrictions (CC&Rs) on development (if applicable).
- (5) Upon review of an application, the administrator may require additional pertinent information, as deemed necessary, to satisfy any other regulatory requirements. The administrator may also waive specific submittal requirements determined to be unnecessary for review of an application. In such event, the administrator shall document the waiver in the project file or log. [Ord. 11-00 § 7.3(4)]

Chapter 18.35.190 JCC Accompanying documents – Final short plat.

- (1) In cases where any restrictive deed covenants or CC&Rs will apply to lots or parcels within a subdivision, a type written copy of such covenants, bearing all necessary signatures, shall be submitted along with the final plat. Where the recordation of specific deed restrictions or CC&R provisions have been required as a condition of preliminary plat approval, the administrator shall approve and sign the deed restriction or CC&Rs prior to final plat approval.
- (2) The final plat shall be accompanied by a current (i.e., within 30 days) title company certification of the following:
 - (a) The legal description of the total parcel sought to be subdivided;
 - (b) Those individuals or corporations holding an ownership interest and any security interest (such as deeds or trust or mortgages) or any other encumbrances affecting the title of said parcel. Such individuals or corporations shall sign and approve the final plat prior to final approval;
 - (c) Any lands to be dedicated shall be confirmed as being owned in fee title by the owner(s) signing the dedication certificate;
 - (d) Any easements or restrictions affecting the property to be subdivided with a description of purpose and referenced by the auditor's file number and/or recording number; and
 - (e) If lands are to be dedicated or conveyed to the county as part of the subdivision, an American Land Title Association (A.L.T.A.) policy may be required by the director of the department of public works.
- (3) All maintenance, performance and guarantee bonds or other guarantees as may be required by the director of the department of public works and the approved improvement method report to guarantee the acceptability and/or performance of all required improvements. [Ord. 11-00 § 7.3(11)]

Chapter 18.35.370 JCC Preparation of a final long plat.

- The final long plat shall be prepared in accordance with the following requirements:
- (1) The final plat shall be prepared by a land surveyor licensed by the state of Washington or a Washington state licensed engineer.
 - (2) Six paper copies of the final long plat shall be submitted, measuring 18 inches by 24 inches in size, allowing one-half inch for border.
 - (3) A final long plat shall contain the following information:
 - (a) The name of the subdivision;
 - (b) Legal description of the property being subdivided;
 - (c) Numeric scale, graphic scale, true north point and date of preparation of the final plat;
 - (d) The lot line of the plat, referenced to county (USC&GS) datum and based on an accurate traverse, with angular and linear dimensions and bearings;
 - (e) The exact location, width and name of all roads, streets, alleys and other public ways within and adjacent to the subdivision;
 - (f) The exact location, width and purpose of all easements and dedications for rights-of-way provided for public and private services and utilities;
 - (g) True courses and distances to the nearest established road lines, or sections or quarter section corner monuments which shall accurately locate the subdivision;
 - (h) Section lines accurately tied to the lines of the plat by distances and courses;
 - (i) All lot and block numbers (if applicable) and lines, with accurate dimensions in feet and hundredths of feet;
 - (j) All house address numbers as assigned by the county;
 - (k) Delineation of the building envelope of each lot;
 - (l) The radii, internal angles, points of curvature, tangent bearings and lengths of arc;
 - (m) The accurate location of each permanent control monument;
 - (n) All plat meander lines or reference lines along bodies of water shall be established as above, but not farther than 20 feet from the high water line of such body;
 - (o) Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, with the purpose of such dedication or reservation and any limitations indicated thereon and in dedication;
 - (p) Accurate outlines of any area to be reserved by the deed covenant for common use of owners of property within the subdivision, together with the purposes of such reservation;
 - (q) Any restrictions or conditions on the lots or tracts within the subdivision, as required by the county or at the discretion of the property owner, including but not limited to environmentally sensitive areas buffers;
 - (r) The auditor's file number of all documents and conveyances recorded with the Jefferson County auditor associated with preliminary or final plat approval;
 - (s) The name and seal of the Washington State licensed land surveyor or Washington State licensed engineer responsible preparation of the final plat, and a signed certification on the plat by said surveyor to the effect that it is a true and correct representation of the land actually surveyed by him or her, that the existing monuments shown thereon exist as located and that all dimensional and geodetic details are correct;
 - (t) A signed, notarized certification stating that the subdivision has been made with the free consent and in accordance with the desires of the all persons with ownership and/or security interests in the property. If the plat includes a dedication, the certificate or a separate written instrument shall contain the dedication of all roads and other areas to the public, any individual or individuals, or to any corporation, public or private, as shown on the plat. Such certificate or instrument shall be signed and acknowledged before a

notary public by all parties having any interest in the land subdivided. The owner shall waive all claims against the county, on behalf of the owner and the owner's successors and assigns, which may be occasioned by the establishment and/or construction of any roads, streets, storm drainage improvements or other improvements;

- (u) An offer of dedication may include a waiver of right of direct access to any road from any property. Such waiver may be required by the director of the department of public works as a condition of approval. Any dedication, donation or grant as shown on the face of the plat shall be considered as a quit claim deed to the said donee or grantee for use for the purpose intended by the donation or grant;
- (v) Signature blocks for the appropriate certification of the county auditor, director of the department of public works, director of the public health department, and DCD administrator, as follows:

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 Code and is consistent with all applicable county improvement standards and requirements in force on the date of preliminary plat approval, this ____ day of _____, 20__.

Director, Jefferson County Department
of Public Works

DEPARTMENT OF COMMUNITY
DEVELOPMENT ADMINISTRATOR'S
CERTIFICATE

I hereby certify that on this ____ day of _____, 20__, 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 ____ day of _____, 20__.

Administrator, Jefferson County
Community Development Department

JEFFERSON COUNTY PUBLIC HEALTH DIRECTOR
CERTIFICATE

Approved by public health department the on this ____ day of _____, 20__.

Director, Jefferson County Public Health Dept.

TREASURER

All taxes and/or assessments due are paid in full on this ____ day of _____,
20__.

Jefferson County Treasurer

- (w) A form of the approval of the County assessor, as follows:

ASSESSOR'S APPROVAL

Examined and approved this ____ day of _____, 20__.

Jefferson County Assessor

Attest:

Deputy Jefferson County Assessor

- (x) A form for the certificate of the Jefferson County recorder, as follows:

RECORDING CERTIFICATE

Filed for record at the request of Jefferson County this ____ day of _____,
20 ____, at _____ minutes past __ M., and recorded in Volume ____ of Plats, page
_____ Records of Jefferson County, Washington.

Jefferson County Recording Number ____.

Manager

Superintendent of Records

- (y) Any additional pertinent information as required at the discretion of the director of the department of public works or the DCD administrator.
(4) All signatures or certifications appearing on a final plat shall in be reproducible black ink. [Ord. 11-00 § 7.4(11)]

**JEFFERSON COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
UNIFIED DEVELOPMENT CODE
TYPE II LAND USE PERMIT**

APPLICANT: MARC MAUNEY TRUSTEE
LYNNE ROGERSON TRUSTEE
2133 OAK BAY RD
PORT HADLOCK WA 98339-9778

DATE ISSUED: February 12, 2013
DATE EXPIRES: February 13, 2016

MLA NUMBER: MLA12-00141

PROJECT PLANNER: Michelle Farfan

PROJECT DESCRIPTION:

Three (3) Lot Short Plat with SEPA: The proposal is to subdivide 34.54-acres into three residential lots. Lot 1 will consist of 13.35-acres, Lot 2 will be 11.15-acres and Lot 3 will be 10.04 acres. Lot 1 has an existing single family residence and several detached out-buildings served by an on-site septic system and two on-site wells. Access to Lot 1 is via Baldwin Road. Lots 2 and 3 are vacant and will be accessed by Disney Road. The parcels are located within the Quimper public water system and Lots 2 & 3 would be served by an on-site septic system. A wetland has been identified on the parcel that spans all 3 of the proposed lots and requires a 60-foot buffer. Development of the lots will occur outside the wetland and its associated buffer.

PROJECT LOCATION:

Parcel number 921 094 026, Lot 1, in Section 9, Township 29, Range 01 East, WM, located on Baldwin Rd, Nordland, WA 98358-9608

CONDITIONS:

1.) DEPARTMENT OF PUBLIC WORKS:

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.

2.) East Marrowstone Road, Baldwin Road and Disney Road shall be graphically portrayed on the face of the final mylar.

3.) The following notices shall be placed on the final plat under "Notice to Potential Purchasers":

In order to provide adequate *turnaround* for fire and emergency vehicles, the initial 30 foot segment of the driveway from Disney Road to the residences on Lots 2 and 3 shall have a minimum 20 foot width with a minimum 6 inches compacted gravel base and 2 inches compacted crushed rock.

4.) The following notices shall be placed on the final plat under "Notice to Potential Purchasers":

Disney Rod is a private road. There is not a road maintenance agreement for Disney Road.

5.) Existing addresses shall be verified for accuracy and consistency with the 911 Emergency Locator System Ordinance and if corrections to addresses are required, they shall be made prior to final plat approval.

6.) Address plates for the lots shall be located in accordance with the provisions of the Jefferson County 911 Emergency Locator System Ordinance.

7.) In accordance with the Jefferson County Fee Schedule Ordinance, the Public Works Department charges an hourly fee for application and plan reviews, project inspections, meetings, hearings, and final review. The proponent shall pay all fees incidental to the proposal prior to final approval. In the event that approval for the proposal is denied by Jefferson County or the proponent does not complete the proposal, the proponent shall still be responsible for paying the Department's fees. The Department's fee is currently \$79 per hour.

8.) The proponent shall submit a blue line copy of the site plan and lot closure information prepared by a licensed surveyor to the Department for review. The proponent shall make any corrections or additions prior to final approval.

9.) After all preliminary plat conditions are met; the proponent shall submit a final mylar of the plat to the Department for approval by the Director of Public Works.

10.) HEALTH DEPARTMENT:

The location of the soil test pits and corresponding test pit number shall be graphically portrayed on the face of the final plat.

- 11.) Resolve the issue of the location of the reserved drainfield site for the northern most home permitted under SEP03-00063. Requires one of the following:
 - a. Make application to re-designate the reserve drainfield area; septic designer required, or
 - b. Adjust the proposed property line.
- 12.) Show the reserve drainfield area for the southern most home permitted under SEP03-00064.
- 13.) Each septic system must have a current Operation & Maintenance inspection.
- 14.) All existing wells must be labeled "not approved for potable water supply" and state the intended use of the wells. If the wells are unusable (as defined by WAC 173-160-381) they shall be decommissioned in accordance with WAC 173-160-381 and comply with Jefferson County Health Department Policy Statement 96-02.
- 15.) Label the wells with the unique ID number on the well tag, if available.
- 16.) Water meters and water lines to serve each parcel shall be installed to meet the requirements of Jefferson County Code (JCC) 18.35.130(1)(b). The meters and/or water line locations as installed shall be graphically depicted on the face of the final mylar.
- 17.) DEVELOPMENT REVIEW DIVISION:

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. A copy of Chapter 18.35 JCC is attached.

- 18.) An accurate vicinity map shall be graphically portrayed on the face of the final plat.
- 19.) The final blue line shall depict the name of the subdivision and the county assigned number of SUB12-00011/MLA12-00141 on all sheets of the mylar.
- 20.) The distance of 1302.32 shown on the north line of the proposed short plat does not include the road. However, the dashed line showing the beginning and the ending points of the distance indicates that it does include the road.
- 21.) All existing structures shall be accurately labeled as to their current use.
- 22.) Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.
- 23.) Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.
- 24.) During construction, all releases of oils, hydraulic fluids, fuels, other petroleum products, paints, solvents, and other deleterious materials must be contained and removed in a manner that will prevent their discharge to waters and soils of the state. Cleanup of spills should take precedence over other work on the site.
- 25.) Clearing limits and/or any easements or required buffers shall be identified and marked in the field prior to the start of any clearing, grading, or construction. Some suggested methods are staking and flagging or high visibility fencing.
- 26.) A permanent vegetative cover shall be established on denuded areas at final grade if they are not otherwise permanently stabilized.
- 27.) Properties adjacent to the site of a land disturbance shall be protected from sediment deposition through the use of buffers or other perimeter controls, such as filter fence or sediment basins.
- 28.) All temporary erosion control systems shall be designed to contain the runoff from the developed two year, 24-hour design storm without eroding.
- 29.) Provision shall be made to minimize the tracking of sediment by construction vehicles onto paved public roads. If sediment is deposited, it should be cleaned every day by shoveling or sweeping. Water cleaning should only be done after the area has been shoveled or swept.
- 30.) Wash water from paint and wall finishing equipment shall be disposed of in a way which will not adversely impact waters of the state. Untreated disposal of this wastewater is a violation of State Water Quality laws and statutes and, as such, would be subject to enforcement action.
- 31.) This project may require a construction stormwater permit (also known as National Pollution Discharge Elimination System (NPDES) and State Waste Discharge General Permit for Stormwater Discharges Associated with Construction). This permit is required for projects which meet both of the following conditions:
 - a. One or more acres of soil surface area will be disturbed by construction activities.
 - b. The site already has off-site discharge to waters of the state or storm drains or will have off-site discharge

during construction.

An application with instructions can be downloaded from Ecology's website at <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> - Application. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater.

32.) A minimum 60 foot wetland buffer width shall be applied to the Category III wetland. Wetland buffer widths shall be measured along a horizontal line perpendicular to the wetland boundary. The buffer shall be graphically portrayed on the face of the final mylar.

33.) The following notices shall be placed on the final plat under "Notice to Potential Purchasers":

Wetland buffers shall remain naturally vegetated.

A permanent physical separation along the upland boundary of the wetland buffer area shall be installed and permanently maintained.

Wetland buffer perimeters shall be marked with temporary signs at an interval of one per parcel or every one hundred (100) feet, whichever is less. Signs shall be in place prior to and during construction activities. The signs shall contain the following statement: "Buffer - Do Not Remove or Alter Existing Vegetation."

All construction activities shall not encroach upon the wetland buffers. This includes the storage or preparation of materials.

Lighting from any source shall be directed away from the wetland buffers.

34.) An updated plat certificate or supplement shall be submitted with the final blueline and shall be 30 days current.

35.) Certificates for the Board of County Commissioners, Clerk of the Board, Director of the Department of Public Works, Department of Community Development Administrator and Environmental Health Department need to be added.

36.) Utilities and transportation facilities should be installed in the same rights-of-way when the effect will be to reduce the adverse impacts on the physical environment.

37.) The following notices shall be placed on the final plat under "Notice to Potential Purchasers":

Outdoor residential storage shall be maintained in an orderly manner and shall create no fire safety, health or sanitary hazard.

Not more than 2 unlicensed vehicles shall be stored on any lot 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 3 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 yards and junk (or salvage) yards. In no case, shall any such junk motor vehicles be stored in a critical area.

38.) The following notices shall be placed on the final plat under "Notice to Potential Purchasers":

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.

Exterior lighting shall be energy efficient and shielded or recessed so that direct glare and reflections are contained within the boundaries of the parcel.

Exterior lighting shall be directed downward and away from adjoining properties and public rights-of-way. No lighting shall blink, flash, or be of unusually high intensity or brightness.

39.) All lighting fixtures shall be appropriate in scale, intensity, and height to the use they are serving. The following notices shall be placed on the final plat under "Notice to Potential Purchasers":

Maximum building height shall not exceed 35 feet.

Maximum impervious surface coverage shall not exceed 25%.

Minimum setbacks from Baldwin Road and Disney Road rights-of-ways shall be 20 feet. Minimum side yard setbacks shall be 5 feet.

- 40.) The following notices shall be placed on the final plat under "Notice to Potential Purchasers":

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.

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.

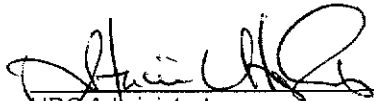
- 41.) Consistent with RCW 84.56.345, current year and, if applicable, all delinquent property taxes including compensating tax from open space program shall be paid in full prior to the Treasurer signing the mylar and paper copies of the short plat.
- 42.) The applicant must submit a reproducible copy plus seven (7) paper copies of the proposed final short plat to the Department of Community Development. The proposed final short 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.
- 43.) NOTICE: The sale of lots prior to final short plat approval is unlawful.
- 44.) EXPIRATION: Preliminary approval will expire on February 12, 2016. The Department of Community Development shall not be responsible for notifying the applicant of impending preliminary short plat expiration.
- 45.) 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 and submitting a recording fee for the final plat and supply an updated plat certificate (within 30 days of submittal), all of which is outlined in the final short plat checklist.

FINDINGS:

- 1.) The Administrator finds that this application complies with 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.

APPEALS:

Pursuant to RCW 36.70C, the applicant or any aggrieved party may appeal this final decision to the Hearing Examiner within fourteen (14) calendar days of the date of issuance of this land use decision. For more information related to administrative appeals see JCC 18.40.330.



FEBRUARY 19, 2013

UDC Administrator
MLA12-00141

Colleen Zmolek

From: Stacie Hoskins [shoskins@co.jefferson.wa.us]
Sent: Friday, May 11, 2012 10:41 AM
To: #Planning Team
Subject: Agenda request procedure


Agenda request procedure:

1. Prepare the AR (also includes consent agenda requests)
2. Have internal DCD review and signatures
3. PDF the AR and all attachments
4. Email County Administrator's Office (CAO) staff at CAOstaff@co.jefferson.wa.us
 - AR in both word and pdf format . *Monday →*
 - Provide any attachments in pdf format *Monday →*
5. Make copies
 - 5 copies of the AR (one each to: DCD director, Planning Mgr, Michelle M (LRP lead), Planner for usage at meeting, and case file) - *7 Copies*
 - 14 copies of the attachments
6. Send packet CAO via interoffice or personally deliver if under deadline. This includes:
 - One original AR – signed
 - 9 copies of any attachments
7. Distribute DCD copies of packet: one each to:
 - DCD director,
 - Planning Mgr,
 - Michelle M (LRP lead),
 - Planner for usage at meeting, and
 - case file

Stacie L. Hoskins

Planning Manager
Jefferson County Department of Community Development
621 Sheridan Street
Port Townsend, WA 98368
Phone 360-379-4463
Fax 360-379-4451
shoskins@co.jefferson.wa.us

All e-mail sent to this address will be received by the Jefferson County e-mail system and may be subject to Public Disclosure under Chapter 42.56 RCW

 SAVE PAPER - Please do not print this e-mail unless absolutely necessary

Chapter 18.35.120 JCC Preliminary short plat contents.

- (1) A preliminary short plat shall be submitted on one or more sheets and shall provide the information described below. All specifications for required improvements shall conform to the development standards contained in Chapter 18.30 JCC.
- (a) The name of the proposed subdivisions together with the words "Preliminary Short Plat";
- (b) The name and address of the applicant;
- (c) The name, address, stamp and signature of the professional engineer or professional land surveyor who prepared the preliminary plat;
- (d) Numeric scale (50 feet or fewer to the inch), graphic scale, true north point, and date of preparation;
- (e) Identification of all land intended to be cleared, and the location of the proposed access to the site for clearing and grading during site development or construction; and
- (f) A form for the endorsement of the administrator, as follows:
APPROVED BY JEFFERSON COUNTY

Department of Community Date
Development Administrator

- (2) The preliminary plat shall contain a vicinity sketch sufficient to define the location and boundaries of the proposed subdivision with respect to surrounding property, roads, and other major constructed and natural features.
- (3) Except as otherwise specified in this chapter, the preliminary short plat shall contain the following existing geographic features, drawn lightly in relation to proposed geographic features:
 - (a) The boundaries of the property to be subdivided, and the boundaries of any adjacent property under the same ownership as the land to be subdivided, to be indicated by bold lines;
 - (b) The names of all adjoining property owners, or names of adjoining developers;
 - (c) All existing property lines lying within the proposed subdivision, including lot lines for lots of record which are to be vacated, and all existing property lines for any property adjacent to the subject property which is under the same ownership as the property to be subdivided (as described in JCC 18.35.110(3)) shall be shown in broken lines;
 - (d) The location, right-of-way widths, pavement widths and names of all existing or platted roads, whether public or private, and other public ways within 200 feet of the property to be divided;
 - (e) The location, widths and purposes of any existing easements lying within or adjacent to the proposed subdivision;
 - (f) The location, size and invert elevation of sanitary sewer lines and stormwater management facilities lying within or adjacent to the proposed subdivision or those that will be connected to the subdivision as part of the proposal (if applicable);
 - (g) The location and size of existing water system facilities including all fire hydrants lying within or adjacent to the proposed subdivision or those which will be connected to as part of the proposed subdivision (if applicable);
 - (h) The location, size and description of any other underground and overhead facilities lying within or adjacent to the proposed subdivision (if applicable);
 - (i) The location of any environmentally sensitive areas as described in Article VI-D of Chapter 18.15 JCC, including all floodplains lying within or adjacent to the proposed subdivision;

- (j) The location of existing sections and municipal corporation boundary lines lying within or adjacent to the proposed subdivision;
- (k) The location of any well and associated setbacks existing within the proposed subdivision;
- (l) The location of any individual or on-site sewage disposal system existing within the proposed subdivision;
- (m) Existing contour lines at intervals of five feet, labeled at intervals not to exceed 20 feet;
- (n) The location of any existing structures lying within the proposed subdivision; existing structures to be removed shall be indicated by broken lines, and existing structures not to be removed shall be indicated by solid lines.
- (4) The preliminary plat shall show the following proposed geographic features:
 - (a) The boundaries in bold solid lines of any proposed lots, tracts or parcels, the area and dimensions of each proposed lot, tract or parcel, and the proposed identifying number or letter to be assigned to each lot, tract or parcel, and block (if applicable);
 - (b) The right-of-way location and width, the proposed name of each road, street or other public way to be created and the estimated tentative grades of such roads; where roadways may exceed the maximum allowable grade or alignment, the director of the department of public works may require sufficient data, including centerline profiles and cross-sections, if necessary, to determine the feasibility of said roadway;
 - (c) The location, width and purpose of each easement to be created;
 - (d) The boundaries, dimensions and area of public and common park and open space areas;
 - (e) Identification of all areas proposed to be dedicated for public use, together with the purpose and any condition of dedication;
 - (f) Proposed final contour lines at intervals of five feet; final contour lines shall be indicated by solid lines; contour lines shall be labeled in intervals not to exceed 20 feet;
 - (g) The building envelope, as defined in JCC 18.10.020, shall be indicated for each lot;
 - (h) Proposed monumentation;
 - (i) Proposed location and description of all individual or community wells, or water system improvements, including fire hydrants (if applicable);
 - (j) Proposed location and description of all sewage disposal improvements, including (if applicable) profiles and all pump stations and their connections to the existing system;
 - (k) Proposed location and description of all stormwater management improvements;
 - (l) Proposed road cross-sections, showing bicycle and pedestrian pathways, trails and sidewalks (if applicable);
 - (m) Proposed type and location of road lighting (if applicable);
 - (n) Proposed type and location of landscaping (if applicable);
 - (o) Proposed location and description of transit stops and shelters (if applicable);
 - (p) Proposed covenants, conditions and restrictions (CC&Rs) on development (if applicable).
- (5) Upon review of an application, the administrator may require additional pertinent information, as deemed necessary, to satisfy any other regulatory requirements. The administrator may also waive specific submittal requirements determined to be unnecessary for review of an application. In such event, the administrator shall document the waiver in the project file or log. [Ord. 11-00 § 7.3(4)]

Chapter 18.35.190 JCC Accompanying documents – Final short plat.

- (1) In cases where any restrictive deed covenants or CC&Rs will apply to lots or parcels within a subdivision, a type written copy of such covenants, bearing all necessary signatures, shall be submitted along with the final plat. Where the recordation of specific deed restrictions or CC&R provisions have been required as a condition of preliminary plat approval, the administrator shall approve and sign the deed restriction or CC&Rs prior to final plat approval.
- (2) The final plat shall be accompanied by a current (i.e., within 30 days) title company certification of the following:
 - (a) The legal description of the total parcel sought to be subdivided;
 - (b) Those individuals or corporations holding an ownership interest and any security interest (such as deeds or trust or mortgages) or any other encumbrances affecting the title of said parcel. Such individuals or corporations shall sign and approve the final plat prior to final approval;
 - (c) Any lands to be dedicated shall be confirmed as being owned in fee title by the owner(s) signing the dedication certificate;
 - (d) Any easements or restrictions affecting the property to be subdivided with a description of purpose and referenced by the auditor's file number and/or recording number; and
 - (e) If lands are to be dedicated or conveyed to the county as part of the subdivision, an American Land Title Association (A.L.T.A.) policy may be required by the director of the department of public works.
- (3) All maintenance, performance and guarantee bonds or other guarantees as may be required by the director of the department of public works and the approved improvement method report to guarantee the acceptability and/or performance of all required improvements. [Ord. 11-00 § 7.3(11)]

Chapter 18.35.370 JCC Preparation of a final long plat.

The final long plat shall be prepared in accordance with the following requirements:

- (1) The final plat shall be prepared by a land surveyor licensed by the state of Washington or a Washington state licensed engineer.
- (2) Six paper copies of the final long plat shall be submitted, measuring 18 inches by 24 inches in size, allowing one-half inch for border.
- (3) A final long plat shall contain the following information:
 - (a) The name of the subdivision;
 - (b) Legal description of the property being subdivided;
 - (c) Numeric scale, graphic scale, true north point and date of preparation of the final plat;
 - (d) The lot line of the plat, referenced to county (USC&GS) datum and based on an accurate traverse, with angular and linear dimensions and bearings;
 - (e) The exact location, width and name of all roads, streets, alleys and other public ways within and adjacent to the subdivision;
 - (f) The exact location, width and purpose of all easements and dedications for rights-of-way provided for public and private services and utilities;
 - (g) True courses and distances to the nearest established road lines, or sections or quarter section corner monuments which shall accurately locate the subdivision;
 - (h) Section lines accurately tied to the lines of the plat by distances and courses;
 - (i) All lot and block numbers (if applicable) and lines, with accurate dimensions in feet and hundredths of feet;
 - (j) All house address numbers as assigned by the county;
 - (k) Delineation of the building envelope of each lot;
 - (l) The radii, internal angles, points of curvature, tangent bearings and lengths of arc;
 - (m) The accurate location of each permanent control monument;
 - (n) All plat meander lines or reference lines along bodies of water shall be established as above, but not farther than 20 feet from the high water line of such body;
 - (o) Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, with the purpose of such dedication or reservation and any limitations indicated thereon and in dedication;
 - (p) Accurate outlines of any area to be reserved by the deed covenant for common use of owners of property within the subdivision, together with the purposes of such reservation;
 - (q) Any restrictions or conditions on the lots or tracts within the subdivision, as required by the county or at the discretion of the property owner, including but not limited to environmentally sensitive areas buffers;
 - (r) The auditor's file number of all documents and conveyances recorded with the Jefferson County auditor associated with preliminary or final plat approval;
 - (s) The name and seal of the Washington State licensed land surveyor or Washington State licensed engineer responsible preparation of the final plat, and a signed certification on the plat by said surveyor to the effect that it is a true and correct representation of the land actually surveyed by him or her, that the existing monuments shown thereon exist as located and that all dimensional and geodetic details are correct;
 - (t) A signed, notarized certification stating that the subdivision has been made with the free consent and in accordance with the desires of the all persons with ownership and/or security interests in the property. If the plat includes a dedication, the certificate or a separate written instrument shall contain the dedication of all roads and other areas to the public, any individual or individuals, or to any corporation, public or private, as shown on the plat. Such certificate or instrument shall be signed and acknowledged before a

notary public by all parties having any interest in the land subdivided. The owner shall waive all claims against the county, on behalf of the owner and the owner's successors and assigns, which may be occasioned by the establishment and/or construction of any roads, streets, storm drainage improvements or other improvements;

- (u) An offer of dedication may include a waiver of right of direct access to any road from any property. Such waiver may be required by the director of the department of public works as a condition of approval. Any dedication, donation or grant as shown on the face of the plat shall be considered as a quit claim deed to the said donee or grantee for use for the purpose intended by the donation or grant;
- (v) Signature blocks for the appropriate certification of the county auditor, director of the department of public works, director of the public health department, and DCD administrator, as follows:

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 Code and is consistent with all applicable county improvement standards and requirements in force on the date of preliminary plat approval, this ____ day of _____, 20__.

Director, Jefferson County Department
of Public Works

DEPARTMENT OF COMMUNITY
DEVELOPMENT ADMINISTRATOR'S
CERTIFICATE

I hereby certify that on this ____ day of _____, 20__, 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 ____ day of _____, 20__.

Administrator, Jefferson County
Community Development Department

JEFFERSON COUNTY PUBLIC HEALTH DIRECTOR
CERTIFICATE

Approved by public health department the on this ____ day of _____, 20__.

Director, Jefferson County Public Health Dept.

TREASURER

All taxes and/or assessments due are paid in full on this ____ day of _____, 20__.

Jefferson County Treasurer

- (w) A form of the approval of the County assessor, as follows:

ASSESSOR'S APPROVAL

Examined and approved this ____ day of _____, 20__.

Jefferson County Assessor

Attest:

Deputy Jefferson County Assessor

- (x) A form for the certificate of the Jefferson County recorder, as follows:

RECORDING CERTIFICATE

Filed for record at the request of Jefferson County this ____ day of _____, 20 ____, at _____ minutes past __M., and recorded in Volume ____ of Plats, page ____ Records of Jefferson County, Washington.

Jefferson County Recording Number ____.

Manager

Superintendent of Records

- (y) Any additional pertinent information as required at the discretion of the director of the department of public works or the DCD administrator.
(4) All signatures or certifications appearing on a final plat shall in be reproducible black ink. [Ord. 11-00 § 7.4(11)]