

RESOLUTION NO. 1005

AMENDMENTS TO MASON COUNTY CODE
TITLE 16
PLATS AND SUBDIVISIONS

WHEREAS, the Board of County Commissioners did on December 20, 1971, adopt a Plats and Subdivisions Ordinance for Mason County, with amendments on July 1, 1974, and May 10, 1976, according to RCW 58.17; and

WHEREAS, it has now become apparent that some revisions in the Code as adopted are required; and

WHEREAS, the Board of County Commissioners held a Public Hearing on April 16, 1979, for the purpose of considering several amendments to the above ordinance;

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the following amendments to Title 16, Plats and Subdivisions of the Mason County Code, be adopted:

Add a new Section 16.08.300: Original Tract. A unit of land which the owner holds under single or unified ownership, the configuration of which may be determined by the fact that all land abutting a tract is separately owned by others.

Add a new Section 16.08.310: "Land" means all property or parcels of property in a single or unified ownership regardless of the type or time of acquisition (excluding acquisition by easement) that are contiguous or abutting upon each other and which may be in different sections or different government lots that are not separated from each other by public roads, except lots in a recorded plat or short plat and those unrecorded plats accepted and on record in the Mason County Assessor's office, each of which is separate "land."

Provided, that tidelands and shorelands shall not be considered land nor considered part of the dimensional requirements for minimum lot size.

Add a new Section 16.08.320: Tidelands and shorelands. Tidelands and shorelands means the beach areas waterward of the line of ordinary high water.

Amend Section 16.36.010 by adding a new subsection:

(k) Divisions of platted lots, which by deed restriction are made a part of an adjoining lot and which will not permit a separate building site for human occupancy or habitation, provided the divisions are approved in writing by the administrator on the legal conveyance.

Amend 16.36.024 (3) (b) to read:

(b) Legal description of the original tract, a unit of land which the owner holds under single or unified ownership, the configuration of which may be determined by the fact that all land abutting a tract is separately owned by others, and each lot certified by a registered land surveyor or a title company, containing any and all easements for access to the property.

Amend 16.44.060 the last line to read:

This title amended and shall be in full force and effective on April 23rd, 1979.

DATED this 30th day of April, 1979.

BOARD OF COUNTY COMMISSIONERS
OF MASON COUNTY, WASHINGTON

Attest:

Deanna Cleveland
Auditor & Clerk of the Board

Tom Taylor
Chairman

Approved as to Form:

Benson E. McCarahan
Prosecuting Attorney

cc: Commissioners
Auditor
Planner
Assessor