

WHEREAS, the Board of Health for Mason County on December 18, 1978, adopted the rules and regulations of the Thurston-Mason Health District effective January 1, 1979 according to RCW 70.05.060 (3); and

WHEREAS, on January 29, 1980, the Department of Social and Health Services required Mason County Health Department to change the regulations to be in compliance with WAC 248-96-015; and

WHEREAS, the Board of Health held a Public Hearing on March 4, 1980 for the purpose of considering amendments, deletions and additions to the Mason County Sanitary Code Article VIII;

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the following amendments, deletions and additions to Mason County Sanitary Code, Article VIII, be adopted:

Delete the first paragraph and (a), (b), and (c).

Add a new introduction;

The purpose of this Article is to:

- (1) Compliment the Mason County Platting Ordinance,
- (2) Provide standards by which the County Health Office can evaluate preliminary plats, final plats and short plats,
- (3) Comply with WAC 248-96
- (4) and protect the public health.

Delete Section 1.1, 1.2, 1.3, and 1.4.

Add a new Section 1.1

1.1 "On-site sewage disposal system" - any system of piping, treatment devices, or other facilities that convey, store, treat, or dispose of sewage on the property where it originates or on adjacent or nearby property under the control of the user where the system is not connected to a public sewer system.

Add a new Section 1.2

1.2 "Public sewer system" - sewerage system which is owned or operated by a city, town, municipal corporation, county, political subdivision of the state, or other approved ownership consisting of a collection system and necessary trunks, pumping facilities and a means of final treatment and disposal and under permit from the Department of Ecology.

Amend Section 1.5 to read Section 1.3

1.3 "Public Water Supplies" shall mean any system or water supply intended or used for human consumption or other domestic uses, including source, treatment, storage, transmission and distribution facilities where water is furnished to any community, collection or number of individuals, or is made available to the public for human consumption or domestic use, but excluding water supplies serving one single family residence.

Add a new Section 1.4

1.4 "Secretary" - the secretary of the state department of Social and Health Services or his authorized representative.

Add a new Section 1.5

1.5 "Subdivision" - division of land, as defined in Ch. 58.17 RCW, now or as hereafter amended.

Add a new Section 1.6

1.6 "Surface water" - any body of water, whether fresh or marine, or watercourse, including lakes, impoundments and streams.

Delete Section 2.

Add a new Section 2.

SECTION 2: Information Required

2.1 Preliminary Plat

- (a) A topographical map shall be incorporated into the preliminary plat drawing showing contours as specified by the Health Officer but shall be at least five (5) foot contours to be extended at least one hundred (100) feet beyond the boundaries of the proposed subdivision unless specifically waived by the Health Officer in Coordination with Mason County Planning Director.
- (b) A minimum of one representative soil log and percolation test per acre or per tract for tracts larger than one acre shall be submitted.
- (c) All surface water and wells located in or within 100 feet of the subdivision shall be shown.

2.2 Final Plat

- (a) Evidence shall be submitted that all requirements of preliminary plat approval have been met.

2.3 Short Plats

- 2.3 (a) A minimum of one representative soil log and percolation test per acre or per tract for tracts larger than one acre shall be submitted.
- (b) All surface water and wells located in or within 100 feet of the subdivision shall be shown.

2.4 All percolation tests and soil logs shall be performed by or under the direct supervision of a registered sanitarian, professional engineer or approved designer.

2.5 If a sufficient amount of information is not available on water table conditions, the health officer can require that percolation tests and soil logs be conducted during the months of suspected high water table conditions.

2.6 All soil tests shall be conducted in accordance with the Department of Social and Health Services Interim Soil Evaluation Guidelines, except that all soil shall be to a point three (3) feet below the bottom of proposed absorption trenches.

2.7 All soil log holes shall be made available for the Health Officer's inspection. The Health Officer shall be notified when the holes have been prepared and shall make the inspection within one week of such notification. The holes shall be closed within one week following the inspection.

2.8 When a sewage system utilized by two or more lots is proposed, the soil testing requirements shall be as required in Article VI and VII and WAC 248-96. The system shall be completed prior to recording of the subdivision or a "Performance Bond or "Monies on Deposit" shall be required in the same manner as required for water systems in Sections 5.4 and 5.6 except the estimates shall be submitted by a licensed professional engineer, licensed designer, or registered sanitarian.

Add a new Section 3.3.

3.3 A short plat fee of \$50.00 shall be required.

Delete Section 4.

Delete Section 5.2 and 5.3.

Amend Section 5 to read

SECTION 4: Minimum lot size for subdivisions

4.1 One of the following methods shall be used for determining lot sizes when on-site sewage disposal is used:

(a) Method (1)

TABLE 1: Minimum Lot Sizes  
SOIL TYPE

| WATER SUPPLY          | 1      | 2              | 3              | 4              | 5              | 6     |
|-----------------------|--------|----------------|----------------|----------------|----------------|-------|
| Public                | 1*acre | 12,500 sq. ft. | 15,000 sq. ft. | 18,000 sq. ft. | 20,000 sq. ft. | _____ |
| Individual - Each Lot | 2*acre | 1 acre         | 1 acre         | 1 acre         | 2 acre         | _____ |

| Soil Type | Drainage     | Percolation Rate**      | General Soil Classification                 |
|-----------|--------------|-------------------------|---|
| 1         | Excessive    | Less than 1 minute/inch | Gravel, coarse sand, cobbles                |
| 2         | Good         | 1 - 4 minutes/inch      | Sandy soil, some loam, some gravel          |
| 3         | Fair         | 5 - 9 minutes/inch      | Finer sand and/or silt, few gravels         |
| 4         | Poor         | 10-19 minutes/inch      | Mostly silt or clay some sand and shot clay |
| 5         | Marginal     | 20-29 minutes/inch      | Silt or clay                                |
| 6         | Unacceptable | Over 30 minutes/inch    | Gumbo, rock, hardpan, clay pan              |

\* Lot sizes for soil type 1 can be reduced by the Health Officer if engineering justification can be provided that shows significant adverse effects on groundwater quality will not occur; however, in no case shall the reduced size be less than that for soil type 2.

\*\* The requirements for percolation tests may be waived by the Health Officer if existing soils information, such as soil logs, soil maps and Soil Conservation Service data is sufficient to accurately classify soils.

Method 1 shall not be used in subdivisions with less than four feet of permeable soil or greater than 15% slope.

(b) Method (2) On-site sewage disposal systems shall be installed on lots, parcels, or tracts that have a sufficient amount of area with proper soils to adequately retain and treat sewage on-site, taking into consideration those factors outlined in subsection (3), then minimum lot size will be established by the Health Officer on the basis of information submitted. Factors that must be considered when determining minimum lot size include but are not limited to the following:

- (a) Soil type and depth.
- (b) Area drainage, lot drainage.
- (c) Protection of surface and ground waters.
- (d) Setbacks from property lines, water supplies, etc.
- (e) Source of domestic water.
- (f) Topography, geology and ground cover.
- (g) Climatic conditions.
- (h) Availability of public sewers.
- (i) Activity or land use, present and anticipated.
- (j) Growth patterns.
- (k) Individual and accumulated gross effects on water quality.
- (l) Reserve areas for additional subsurface disposal.
- (m) Anticipated sewage volume.

- (c) Method (3) If the lot or lots are within the jurisdiction of an approved sewer utility which will provide maintenance and operation responsibility and replacement of systems as necessary, then minimum lot sizes shall be established jointly between the sewer utility, the local health, planning, established county public works departments, and other applicable local local agencies.

Delete Section 6

Add a new Section 5.

#### SECTION 5: Public Water Supply

This section applies to proposed plats or short plats that require public water supplies as determined in Section 4.

- 5.1 All Public Water Supply Systems shall comply with WAC 248.54.
- 5.2 All potable water sources shall be developed, tested for quality and quantity, and available to the plat or short plat prior to the approval and filing of the plat or short plat.
- 5.3 All Public Water Supply Systems shall be installed or bonded for completion prior to the approval and filing of the plat or short plat.

Delete Section 7, except 7.4, 7.5, 7.6, and 7.7.

Amend Section 7.4 to read

- 5.4 A "Performance Bond" shall be provided in favor of the Mason County Health Department as an alternate to complete installation of a public water supply prior to approval and filing of the final plat or issue of the site approval for short plat. Any such bond shall guarantee that construction will be completed within one year of final plat approval. The bond shall be from a reputable bonding company, on a satisfactory form and in an amount based on an estimate prepared by a licensed professional engineer for Class 1, 2, and 3 water systems and by the installer for Class 4 water systems plus 35%.

All of the above shall be to the satisfaction of the Department of Social and Health Services, the Health Officer and Legal Counsel for the Health Department. As a condition precedent to acceptance of a bond, the water source shall be provided, proven and approved; the water source shall also be tested bacteriologically and chemically.

Amend Section 7.5 to read

- 5.5 "Preliminary to Bonding" an itemized list of materials shall be submitted with the water system plans to the Department of Social and Health Services or local health department as appropriate.

Amend Section 7.6 to read

- 5.6 "Monies on Deposit" for completion of the water system may be provided in lieu of a bond if confirmed in writing by a reputable financing firm to the satisfaction of the Health Officer and legal counsel for the Health Department.

Amend Section 7.7 to read

- 5.7 "Completion of the Water System" (including availability of water to each lot) shall be provided within one year after final recording of the plat.

Amend Section 8 to read

#### SECTION 6: Individual Lot Wells

To meet the standard of the Article the subdivider of a subdivision with larger lots with a well for each individual lot must designate on the final recorded document the general location of each well and septic tank system.

Delete Section 9

Delete Section 10.

Add a new Section 7.

SECTION 7: Waiver of Regulations

- 7.1 Review for subdivisions served by existing sewage systems and water systems may be waived by the Health Officer.
- 7.2 Whenever a strict interpretation of these regulations would result in extreme hardship, the Health Officer may waive such regulation or portion thereof: PROVIDED, that the waiver is consistent with the intent of these regulations and that no public health hazard will result. Those regulations adopted in compliance with WAG-248-96 will also require the concurrence of the Secretary.

This Article shall be amended and shall be in full force and effective on June 1, 1980.

DATED this 1st day of April, 1980.

BOARD OF HEALTH  
OF MASON COUNTY, WASHINGTON

[Signature]  
Chairman

[Signature]

[Signature]

Attest:

[Signature]  
Clerk of the Board

Approved as to Form:

[Signature] DPA  
Prosecuting Attorney

- cc: Commissioners
- Auditor ✓
- Environmental Health
- Assessor
- Planner

BOARD OF COUNTY COMMISSIONERS  
MASON COUNTY, WASHINGTON

[Signature]  
Chairman

[Signature]  
Member

[Signature]  
Member