

RESOLUTION NO. 6-91

MORATORIUM

LARGE LOT SUBDIVISION

WHEREAS, the Board of Mason County Commissioners did on December 20, 1971, adopt a Plats and Subdivision Ordinance for Mason County, with amendments on July 1, 1974, May 10, 1976, April 30, 1979, September 14, 1981, and April 19, 1989, with reference to RCW 58.17; and

WHEREAS, the ordinance that was adopted does not regulate large lot subdivisions; and

WHEREAS, it has become apparent that without regulations and review for approval of large lot subdivisions the public health, safety and general welfare is not adequately protected, environmental review is circumvented, appropriate ingress and egress is not required and the public does not have an opportunity to comment; and

WHEREAS, the dramatic increase in growth in Mason County has sharply increased the volume of large lot subdivisions occurring in Mason County, with over 7,500 acres being divided via large lot subdivisions in a one year period during 1990; and

WHEREAS, The implementation of SHB 2929, the Growth Management Act, will take several years to be completed; and as a result of this, much land is being developed via large lot subdivision because no regulations currently exists and because individuals are concerned that future segregation will be limited; and

WHEREAS, the process of adopting new legislation takes a considerable amount of time because of public meetings and hearings, notifications, etc.; and

WHEREAS, the Board of Mason County Commissioners has determined that an emergency exists, that without large lot subdivision regulation there is a likelihood of public health and safety as well as environmental compromise occurring during the usual process of adopting regulation including public hearing, meetings, notification, etc.; and

WHEREAS, the Board of Mason County Commissioners held a public meeting on January 15, for the purpose of considering several options designed to solve the problems associated with no review and approval process for large lot subdivisions, including a moratorium;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Mason County Commissioners hereby declare a moratorium on all large lot subdivisions. Said moratorium shall be for a period of 45 days commencing January 17, 1991; Provided that a variance from this moratorium can be sought from the Director of General Services or designee if a hardship results from this moratorium; Provided further that anyone aggrieved by the decision of the Director or designee in approving or disapproving any large lot subdivision variance may appeal the decision to the Board of County Commissioners within twenty (20) days following the issuance of the decision. The Board, following a public meeting thereon, may affirm, conditionally affirm, or reverse the Administrator's decision. Large lot subdivisions include every division or redivision of land into two (2) or more lots, each of which is larger than one-one hundred and twenty eighth of a section of land, or five acres, and any one of which is smaller than one sixteenth of a section of land, or forty (40) acres.

DATED this 15th day of January, 1991.

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON

Voted Against

William O. Hunter, Chairperson




Michael D. Gibson, Commissioner

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Large Lot Subdivision Moratorium




Laura Porter, Commissioner

ATTEST:



Rebecca S. Rogers, Clerk of the Board

APPROVED AS TO FORM:



Deputy Prosecuting Attorney
Michael Clift

c: File
 Auditor
 General Services/Administration
 General Services/Planning
 Health Services/Environmental
 Public Works
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