

ORDINANCE NO. 44-91

AMENDMENTS TO MASON COUNTY CODE TITLE 16
PLATS AND SUBDIVISIONS

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, the Board of Mason County Commissioners are committed to the protection of the public health, safety, and general welfare, which includes requiring adequate provisions for ingress, egress, transportation, effective use of land, water supplies, sewage disposal, protection of the environment, and protection of Mason County's natural resources.

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 and protection is circumvented, appropriate roads, ingress, and egress is not required, adequate water supply and sewage disposal 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 Board of Mason County Commissioners established a 45 day moratorium on all large lot subdivisions on January 17, 1991, with a 31 day extension declared on February 26, and gave further direction to formally, through the established public process, enact permanent amendments to Title 16 which regulate large lot subdivisions; and

WHEREAS, the Board of Mason County Commissioners held public hearings on March 19 and 26, 1991 for the purpose of considering several amendments to Title 16 regarding large lot subdivisions;

NOW, THEREFORE, BE IT ORDAINED, that the Board of Mason County Commissioners hereby amend Title 16, Mason County Code Plats and Subdivisions, as follows:

— delete
■■■■■ new wording

Existing Chapters are amended as follows:

- 16.04 General Provisions
- 16.08 Definitions
- 16.12 Preliminary Sketch
- 16.16 Preliminary Plat
- 16.20 Final Plat
- 16.24 Condominium Plats
- 16.28 Design Standards
- 16.32 Health Standards
- 16.36 Short Subdivisions
- ~~16.38 Large Lot Subdivisions~~
- 16.40 Modifications, Appeals and Fees
- 16.44 Prohibitions, Offenses and Penalties
- 16.48 Design standards and Specifications for Plat Roads

Section 16.04.030 is amended as follows:

16.04.030 Application of Regulations. Every Short Subdivision shall comply with Chapter 16.36 of this Title. Every subdivision shall comply with the provisions of this Title, except Chapter 16.36. ~~and 16.38.~~ ~~Every large lot subdivision shall comply with Chapter 16.38 of this Title.~~

The provisions of this title shall not apply to:

- (a) Cemeteries and other burial plots while used for that purpose;
- (b) Division of land into lots or tracts each of which is ~~one one hundred twenty-eighth of a section of land or five acres~~ ~~one sixteenth of a section of land or forty acres or larger.~~ if the land is not capable of description as a fraction of a section of land: Provided, that for purposes of computing the size of any lot under this item which borders on a street or road, the lot size shall be expanded to include that area which would be bounded by the centerline of the road or street and the side lot lines of the lot running perpendicular to such center line;
- (c) A division for the purpose of lease when no residential structure other than mobile homes or travel trailers are permitted to be placed upon the land.
- ~~(d) Divisions made by testamentary provision, or by the laws of descent.~~

Chapter 16.08 is amended as follows:

- 16.08.010 Words and phrases
- 16.08.020 Block
- ...
- ~~16.08.085 Large Lot Subdivision~~
- 16.08.090 local access road or street

44
...
16.08.320 Tidelands and shorelands

~~16.08.085 Large lot subdivision. "Large lot subdivision" means 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, for the purpose of sale, lease, or transfer of ownership.~~

Chapter 16.40 is amended as follows:

16.40.040 Boundary line Adjustment. A division made for the purpose of adjusting boundary lines which does not create any additional lot, tract, parcel, site, or division which contains insufficient area and dimension to meet minimum requirements for width and area for a building site, provided that for lots within a recorded short subdivision, subdivision, nonplatted street division, or ~~large lot subdivision~~, no boundary line adjustment shall be effective until:

(a) The proponent is issued a boundary line adjustment certificate from the Planning Department verifying that the proposed division conforms to the requirements of this subsection;

(b) The proponent has paid the fee prescribed by the approved fee schedule for review and issuance of the certificate;

(c) The proponent has filed an application which includes:

(1) An adjusted legal description of the lots affected by the adjustment prepared and certified by a registered land surveyor or title company.

(2) A scale drawing of the lots affected by the adjustment.

(d) The certificate, legal description, scale drawing, and notarized declaration have been recorded with the County Auditor by the Planning Department.

The following Chapter is added to title 16 as follows:

Chapter 16.38

LARGE LOT SUBDIVISIONS

Sections:

- 16.38.010 Application and Procedures
- 16.38.020 Design Standards
- 16.38.030 Required Improvements
- 16.38.040 Security
- 16.38.050 Administration

44

16.38.010 Application and Procedures.

16.38.011 Application of Regulations. In addition to the exemptions noted in 16.04.030 the provisions of Chapter 16.38 shall not apply to:

(a) Divisions for lease where such land is to be used for the sole purpose of agriculture.

(b) Divisions made by gift among members of an immediate family; PROVIDED, (a) the grantor has fee or equitable title to the gift parcel; (b) the parcel so granted is not a re-subdivision of a lot within a short plat within five (5) years of the date of recording the subject short plat; (c) divisions shall meet County health Department standards as relates to sewage disposal and water supply; (d) such division shall be restricted from resale for a period of five (5) years from the effective date of the gift transaction and so noted on the recorded division; (e) such divisions provide a sixty (60) foot legal access easement or right-of-way for ingress, egress, and utility to all resulting parcels; (f) members of an immediate family shall mean father, mother, daughter, son, brother, sister, grandparent, grandchild, and current spouses thereof; (g) such division shall comply with the density standards of all Mason County ordinances and codes; and (h) the Administrator shall approve such divisions, by signature, ensuring all above mentioned conditions are met. Said signature of approval shall be recorded with the division.

16.38.011.1 Preliminary Consultation. Prior to making application for a large lot subdivision, prospective applicants are encouraged to discuss the site plan review process, large lot subdivision requirements and their proposal with the Planning Department, Building Department, Public Works Department and the Environmental Health Department. At this time, all pertinent information that may be on file relating to the proposals location shall be made available. It is the purpose of this preliminary consultation to eliminate as many potential problems as possible in order for the application to be processed without delay. The consultation should take place prior to a survey or detailed work by an engineer or surveyor. There is no fee for pre-application consultation and administrative assistance. However, this service shall not, and is not intended to, include extensive field inspection or extensive correspondence.

16.38.012 Procedure - Administrators Duties and Request for Hearings. The Mason County Department of General Services Director or designee, referred to in this chapter as the Administrator, is vested with the duty of administering the provisions of this chapter and with the authority to summarily approve or disapprove proposed large lot subdivisions. The Administrator may prepare and require the use of such forms as deemed essential to fulfill his/her duties.

(a) At the discretion of the Administrator, proposed large lot subdivisions shall be forwarded to the Planning Commission, on a case by case basis, for review and recommendation, and then to the Board of County Commissioners for final decision.

44

(b) Any party may request such a hearing if the Administrator does not exercise his/her discretion in referring said application to the Planning Commission. This request for a hearing must be made within 21 days of the date the application notice is published as required in RCW 58.17.095. Said request shall be in writing and shall be directed to the Administrator.

16.38.013 Procedure - Application. Any person desiring to do a large lot subdivision within an unincorporated area of Mason County shall submit an application for approval to the Administrator together with application fees as established by the Board of County Commissioners.

16.38.014 Procedure - Application Preparation.

(a) Applications for approval of large lot subdivisions shall be accompanied by a proposed large lot plat which includes pertinent survey data compiled as a result of a survey made by or under the supervision of a registered land surveyor in compliance with all applicable survey laws.

(b) Sheet size for large lot plats shall be 18 x 24 inches. For final recording with the Auditor the plat shall be on mylar. Print on the mylar shall be in permanent ink, and the mylar must be sprayed with map fixative prior to recording. If the land division contains several parcels, one sheet shall show the entire division, and subsequent sheets shall show all lots in a scale that provides adequate detail. This detail shall be such that all required information can be clearly read from the plat.

16.38.015 Procedure - Application Content. Applications for approval of large lot subdivisions shall contain:

(a) Ten copies of the large lot plat showing the entire contiguous tract owned or being purchased by the applicant which shall show:

(1) The owners of adjacent land and the names of any adjacent subdivision;

(2) lines marking the boundaries and dimensions of proposed lots;

(3) Location of road right-of-way within or adjacent to the tract, and easements within the tract which are to be used for ingress and egress for road and utility purposes.

(4) Contour lines of sufficient interval to show the topography of the entire tract may be required by the Administrator, on a case by case basis, based on environmental and/or geologic conditions. Said contour lines shall include lines that extend at least one hundred feet beyond the tract boundaries.

(5) All private roads and/or easements shall be designated private and printed on the face of the plat.

(6) Date, scale and North arrow.

(7) Vicinity map.

(b) Legal description of the original tract held under single or unified ownership or which the owner holds controlling interest.

(c) The name, address and phone number of the owner or owners of the said tract(s);

44

(d) Survey by a registered land surveyor of the lots within the large lot subdivision. Survey can be submitted after Administrators approval and prior to recording.

(e) Title report.

(f) Boundary closures for all lots.

(g) Names and addresses of all landowners within 300 feet of the proposed large lot division boundaries.

16.38.016 Administrators Procedure upon Acceptance of Application.

(a) The Administrator shall distribute one copy of the large lot subdivision application to each of the following:

(1) The Public Works Department

(2) The Environmental Health Department

(3) The County Fire Marshal

(4) The Department of Transportation when the proposal may effect a state highway.

(5) Any city or town when the proposed division is within one mile of the municipalities boundaries.

(6) Any affected provider of water and/or sewer services.

(7) Any other relevant federal, state, or local agencies.

(b) The Administrator shall set a date for the return of findings and recommendations for each relevant agency. All agency findings and recommendations shall be in writing.

(c) The Administrator shall notify all landowners within 300 feet of the proposed large lot subdivision within 7 days of accepting the completed application. This notice shall include a legal description of the location of the proposed division, either a vicinity location sketch or a locational description in nontechnical language, a project description, indications that no public hearing is scheduled, and a date by which written comments must be received for inclusion in the review. Any person shall have twenty (20) days from the date of notice in the newspaper to comment on the proposed plat as delineated in RCW 58.17.095 (2) or its successor.

(d) The Administrator shall make legal notification of said application within 10 days in a newspaper of general circulation within the County. Costs of this notification shall be the responsibility of the applicant. The comment period from the date of the notice shall be twenty (20) days.

(e) The Administrator shall require the applicant to post a notice on or around the land proposed to be divided in at least five (5) conspicuous places designed to attract public awareness of the proposal. Said notice shall be provided by the Administrator and posted by the applicant.

(f) The Administrator shall approve, deny, conditionally approve, or return the application to the applicant for corrections or for additional information on the large lot plat; Provided, the large lot plat shall not be recorded until all required improvements are made or a performance security is posted as delineated in 16.38.041. Large lot plats that are approved shall be approved with the condition that required improvements are carried out within a three (3) year period. After all improvements are completed the division shall be recorded. An applicant who

44

files a written request to the Administrator at least thirty (30) days before the expiration of the three (3) year period may be granted one one-year extension upon showing that the applicant has attempted in good faith to make required improvements. The Administrator shall be responsible for making this determination.

If the conditions are not satisfied within the time limits set out in this section a new application must be filled out if reconsideration is desired. Large lot divisions for which approval has expired shall comply with the regulations and standards in effect at the time a new application is made and pay the established fees. If the conditions required by the Administrator and the other requirements of Title 16 are met within the time limits set out in this section, then the Administrator shall make final approval of the large lot subdivision and sign the plat of the division as proof of approval. After being signed, the map of the large lot subdivision shall be recorded with the Auditor.

16.38.016.1 Procedure - Administrative Determinations. The Administrator shall, after conferring with appropriate officials, determine whether:

(a) The proposed lots are in conformity with the intent of the Comprehensive Plan;

(b) The proposed lots are served with adequate means of access, and, as may be applicable, fire protection, drainage, water supplies and means of sanitary sewage disposal;

(c) The public use and interest will be served by permitting the proposed division of land;

(d) Adequate legal descriptions are provided as delineated in 16.38.015 (b);

(e) All real property taxes shall be paid to date.

(f) Large lot subdivisions shall be approved, conditionally approved, denied or returned to the applicant for modification or correction as set out in sub points 1 and 2 below unless the applicant consents in writing to an extension of time; Provided that if an environmental impact statement is required, or if the application goes before the Planning Commission, the applicable time period shall not include the time spent during the SEPA process or time spent during the public hearings process; Provided further, applicants shall have three (3) years from initial approval to complete required improvements as noted in 16.38.016 (f). Approved plats shall not be recorded until all improvements are completed.

(1) Large lot subdivisions creating ten (10) or fewer lots shall be approved, disapproved, conditionally approved, or returned to the applicant within forty five (45) days from the date the application is received by the Planning Department in its complete and correct form.

(2) Large lot subdivisions creating eleven (11) or more lots shall be approved, disapproved, conditionally approved, or returned to the applicant within sixty (60) days from the date the application is received by the Planning Department in its complete and correct form.

16.38.017 State Environmental Policy Act (SEPA) Compliance. Proposed large lot subdivisions shall be required to fulfill SEPA requirements. SEPA threshold for large lot subdivisions is five or more lots.

16.38.018 Procedure - Approval and Filing. If the Administrator determines that the foregoing requirements are met, the application shall be approved, and an approved copy shall be transmitted to the subdivider. The large lot subdivision shall be recorded with the County Auditor upon completion of all required improvements or posting of a bond as delineated in 16.38.041.

16.38.019 Procedure - Appeal to Board. Any person aggrieved by the decision of the Administrator to approve or disapprove a proposed large lot plat may appeal the decision to the Board of Mason County Commissioners within ten (10) days following issuance of the decision. The Board, following a public meeting thereon, may affirm or reverse the Administrator's decision, or may refer the application to the Administrator with instructions to approve the same upon compliance with the conditions imposed by the Board. All appeals shall be sent to the Board in writing via certified mail with return receipt requested.

16.38.020 Design Standards.

16.38.021 Lots. The design, shape, size, and orientation of lots shall be appropriate to the use for which the lots are intended and the character of the area in which they are located. Lot areas in excess of minimum standards may be required for reasons of sanitation, steep slopes, slide hazards, poor drainage, flood hazards or other unique conditions or features which may warrant protection of the public interest.

16.38.022 Roads.

(a) Roads shall be designed with appropriate consideration for existing and projected roads, anticipated traffic patterns, topographic and surface water drainage conditions, public convenience and safety, and the proposed uses of the land served.

(b) If the road is ever to be considered for County maintenance then it will need to be designed to County subdivision standards. When the County is petitioned to take over the road it must be constructed to these standards.

(c) All lots shall be serviced with an internal roadway system when located adjacent to arterial and collector roads.

(d) Road approach permit(s) for roads that access onto a County or state right-of-way shall be secured prior to approval of large lot subdivisions.

(e) Roads shall be constructed so as to minimize disruption of the natural water flow which occurred prior to the road construction. Where it is necessary to collect surface water, concentration and collection points and paths shall be located and constructed to restore the original drainage as nearly as possible.

444

(f) When there is a reasonable potential for future development within a large lot subdivision, or an easement through the property within the large lot subdivision accessing other unrelated property exists, the Public Works Director and/or Planning Department may, on a case by case basis, recommend to the Administrator that higher road classification standards be required as delineated in the requirements for subdivisions. The Administrator shall have final approval of such increased standards. Conversely, the Public Works Director and/or Planning Department may recommend lower road standards when such action would better serve the general public interest. The Administrator shall have final approval of such decreased standards. Additionally, the developer may propose roadway design standards that differ from those in Appendix A and B. These proposed standards shall be reviewed by the Public Works Department and the Planning Department, and appropriate recommendations shall be given to the Administrator. The Administrator shall have final approval of all developer proposed roadway design standards.

(g) Intersections shall be as nearly at right angles as is practicable, but in no case less than 75 degrees or more than 105 degrees.

(h) All work must be inspected and approved by the Public Works Director or designee before successive elements are begun. The Director shall be notified in advance of all operations so as to afford adequate opportunity to inspect each element. Any work accomplished without adequate advance notice to and approval by the Director may be rejected until proof satisfactory to the Director has been produced. All costs of determining the suitability of work so rejected and later submitted for approval shall be borne by the developer and shall be in addition to all other fees and inspection charges.

(i) All private roads constructed for any reason prior to the initiation of these procedures shall be subject to all the requirements herein when application for large lot subdivision is sought.

(j) The minimum width of public or private right-of-ways shall be sixty (60) feet, plus any other additional width needed to include all cut and fill slopes. The right-of-way width may be reduced to forty (40) feet upon recommendation of the Planning Department and/or Public Works Department and approval of the Administrator.

(k) The Administrator, upon recommendation of the public Works Director and/or Planning Department, may on a case by case basis require that designed and engineered roads be constructed. This would be based upon the potential for problems occurring from under designed, non engineered roads in potentially unstable areas (i.e. steep slopes 17%+, unstable slopes, frequently flooded areas, wetlands, etc.).

44

16.38.023 Easements/Legal Access.

(a) Easements for the purpose of ingress and egress, and utility installation and maintenance, shall be established by declaration or dedication of easement, and shall be graphically portrayed on the large lot subdivision plat and appropriately referenced.

(b) Legal access from the nearest public road to the entire tract being divided shall be secured and portrayed on the face of the large lot subdivision survey.

(c) All lots shall be guaranteed a right of perpetual access.

16.38.024 Land Unsuitable of Development. Wetlands, streamways, critical aquifer recharge areas, riparian zones, 100 year floodplains, steeply sloped areas, poorly drained areas, geologic hazard areas and such other land as the General Services Department, Public Works Department or Environmental health Department finds unsuitable for the purpose of building sites may be included in the boundaries of a large lot subdivision as community property, recreation area, or other similar open space or may be included as a part of a lot except any lot containing such unsuitable land must also contain sufficient land of suitable characteristics to meet County standards for construction of a dwelling. The Administrator may, on a case by case basis, require that a report be completed by an engineer that indicates that stable, buildable sites and roads occur on a proposed large lot subdivision, or can occur if specific items identified in the report are carried out.

16.38.030 Required Improvements.

16.38.031 Roads.

(a) Private roads (roads not established by the Board of County Commissioner as public roads to be maintained by the County) shall be constructed, ballasted, and surfaced to meet the minimum roadway design standards as prescribed in Attachment A and B.

(b) Public roads (roads to be dedicated, and maintained by the County), shall be constructed, ballasted, and surfaced in accordance with the Design Standards and Specifications for Plat Roads.

(c) All culverts shall be sized adequately to accommodate runoff and to facilitate cleaning and maintenance (18" minimum diameter for cross culverts, 12" minimum diameter for access driveways). In critical situations, the Director of Public Works may on a case by case basis require submission of a hydrologic survey of the drainage area for the proposed culvert. Culverts shall be constructed of reinforced concrete, corrugated aluminum, or galvanized corrugated steel or equivalent. The Director of Public Works may, on a case by case basis, require that in locations where corrosive soil or water may be present, that culverts be coated with asphalt.

44

(d) All bridges shall be designed by a professional structural engineer and shall be subject to design review and approval by the Public Works Director. Minimum width of all bridges shall be twenty-two (22) feet. Design load shall be AASHTO HS-20.

16.38.032 Road Maintenance Agreement. An agreement for the continued maintenance of private roads shall be established either by recording of a separate instrument and referencing said instrument on the large lot subdivision survey or by establishment of said agreement by declaration on the large lot subdivision survey. This agreement shall include enforcement provisions to ensure roads can be maintained to the level established in the road maintenance agreement.

16.38.033 Drainage/Erosion Control. Drainage facilities adequate to prevent erosion, flooding or hazards to the use of roads, lots or facilities within the large lot plat and to adjacent and downstream private or public property shall be installed. The Administrator may, on a case by case basis, require that a drainage plan be created and appropriate improvements made to handle drainage. This plan will be done by a certified engineer, licensed to practice in the State of Washington.

16.38.034 Sewage Disposal. All lots within a large lot subdivision shall have soil logs approved that indicate the installation of an on-site sewage disposal system is appropriate, or have approval for connection to a community or sanitary sewage system; Provided, where the Environmental Health Department stipulates specific sewage disposal criteria, said criteria shall be referenced on the large lot plat.

16.38.035 Surveys.

(a) The survey of every large lot subdivision shall be made by or under the supervision of a licensed land surveyor registered by the state of Washington, and in compliance with all applicable laws.

(b) All surveys shall conform to standard practices and principles for land surveying, and include dimensions and lot area calculations for each lot.

(c) Every lot corner shall be marked with an iron pipe or rebar having surveyor's cap and license number.

(d) Surveys shall include a section tie and shall be graphically shown on the face of the large lot subdivision.

(e) All large lot subdivision surveys shall be recorded as a matter of public record with the Office of the Mason County Auditor.

(f) The County reserves the right to field check all survey monuments.

44

16.38.040 Security.

16.38.041 Performance Security. As an alternative to the complete construction of the roadway system, required drainage facilities, or other required improvements the subdivider may elect to post a performance security for these improvements. This posting would allow the divider to receive final approval and recording prior to installing required improvements. This posting is not required if the developer, as a condition of approval, agrees to complete all required improvements [16.38.016 (f)]. Said security shall guarantee completion of the work within a stated period of time not to exceed two (2) years. Said security agreement shall be in a form acceptable to the County Prosecutor and in an amount not less than one hundred and fifty (150) percent of the Public Works Department estimate of the cost of said improvements.

16.38.050 Administration.

16.38.051 Enforcement. No person shall sell or lease any land subject to the requirements of large lot plat approval until a large lot plat has been recorded. When any person divides land subject to the provisions of this chapter without having secured the Administrators approval, the Prosecuting Attorney may commence an action to enjoin further violations and compel compliance with this chapter.

16.38.052 Assessor's Duties. The County Assessor shall refuse to segregate any large lot subdivision of land as defined by this chapter which does not bear the Administrators certificate of approval.

16.38.053 Auditor's Duties. The County Auditor shall refuse to accept for recording any large lot subdivision of land, as defined by this chapter, which does not bear the Administrator's certificate of approval.

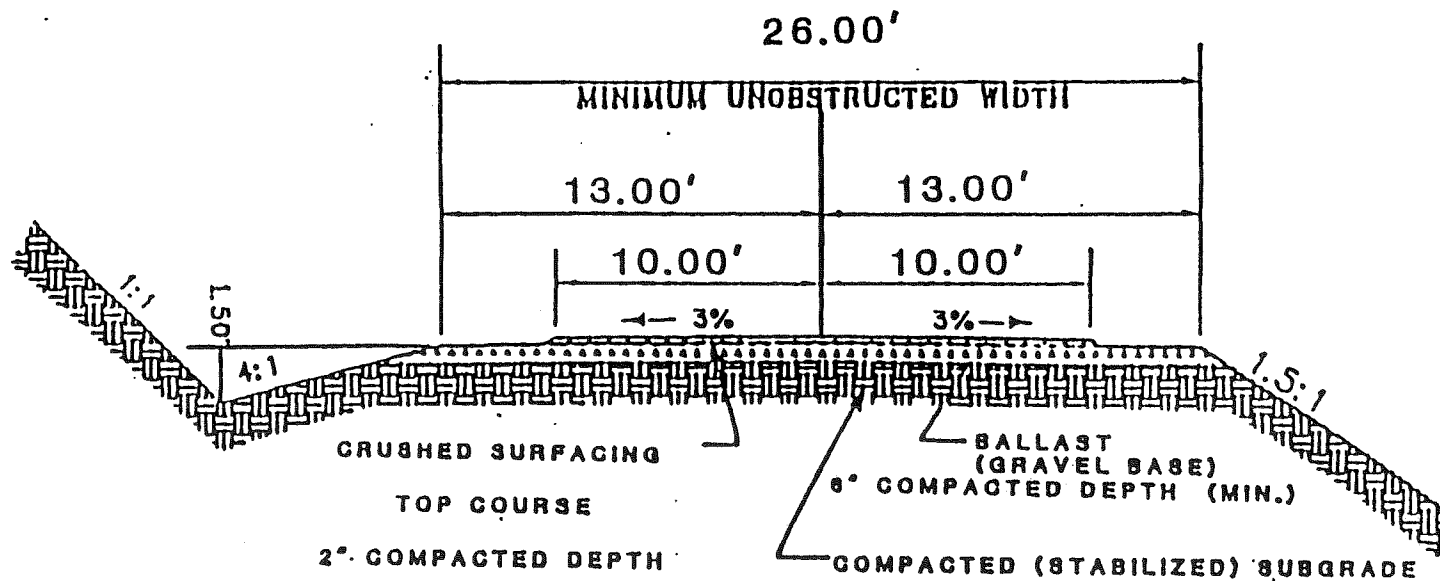
16.38.054 Re-subdivision Procedure. Land within a large lot subdivision, approved under this chapter, may not be further divided unless the division is exempt, or until a subdivision, short subdivision or large lot subdivision has been approved and filed for record in accordance with this chapter.

16.38.055 Innovative Techniques. Innovative techniques such as density subdivisions are encouraged, and shall be considered on a case by case basis as variances.

16.38.056 Variances. Where the Administrator or applicant finds that extraordinary hardship may result from the strict compliance with these regulations, the regulations may be varied so that substantial justice may be done and the public interest

secured: Provided that such variation will not have the effect of nullifying the intent and purpose of the Comprehensive Plan, Title 16 (Mason County Code), and said variance is appealable to the Board of Mason County Commissioners. Provided further, variances from Health standards (WAC 248-96) must be obtained from the Director of the Mason County Health Department.

LARGE LOT SUBDIVISION ROADWAY DESIGN STANDARD



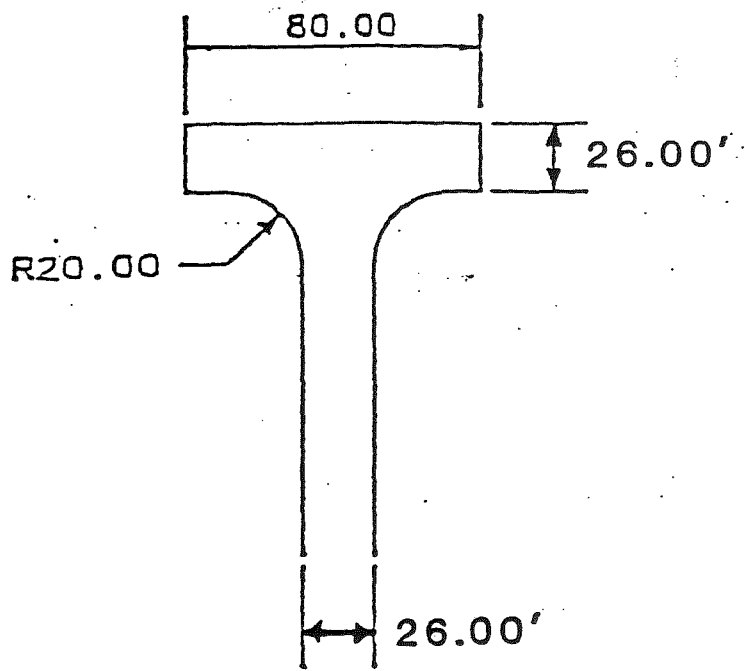
TYPICAL SECTION

NOTES: BALLAST / GRAVEL BASE DEPTH SHOWN IS A MINIMUM AND MAY BE INCREASED DUE TO SOIL CONDITIONS.

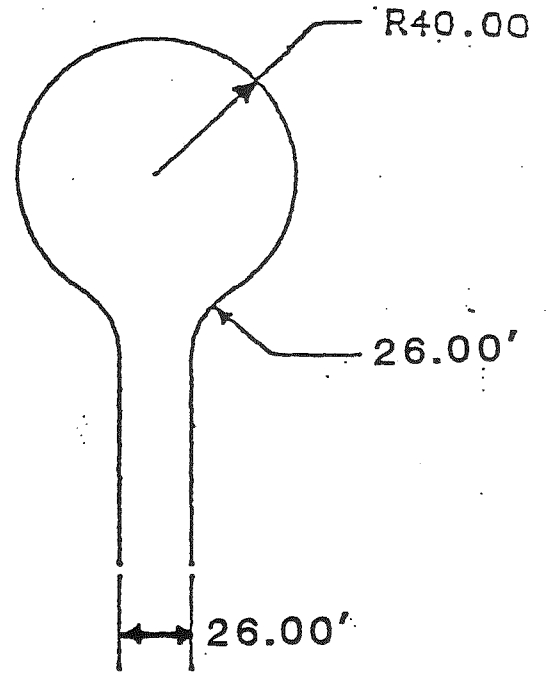
SUBGRADE MAY REQUIRE ADDITIONAL WORK DUE TO SOIL CONDITIONS.

MAXIMUM GRADE - 12% TYPICAL; 14% FOR NO MORE THAN 300 FEET; 16% FOR NO MORE THAN

300 FEET IF PAVED WITH ASPHALT, CONCRETE OR BITUMINOUS SURFACE TREATMENT.



HAMMERHEAD



CUL DE SAC

MINIMUM TURNAROUNDS

(NO ON STREET PARKING)

44

This Title is amended and shall be in full force, and effective this date, April 2, 1991.

DATED this 26th day of March, ¹⁹⁹¹~~1990~~

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON

William O. White
Chairman

Michael Gibson
Commissioner

[Signature]
Commissioner

ATTEST:

Rebecca S. Rogers
Clerk of the Board

APPROVED AS TO FORM:

[Signature]
Prosecuting Attorney