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ORDINANCE NO. 45-91

AMENDMENTS TO ARTICLE VII PLATTING AND SUBDIVISION STANDARDS
MASON COUNTY BOARD OF HEALTH

WHEREAS, the Mason County Board of Health did on April 22, 1985 update Article VII of the Environmental Health Division regulations; and

WHEREAS, Mason County Code Title 16 Plats and Subdivisions Ordinance was amended on March 26, 1991 to regulate large lot subdivisions; and

WHEREAS, Article VII currently regulates short subdivisions and subdivisions, but does not regulate large lot subdivisions; and

WHEREAS, It is important to ensure that large lot subdivisions are reviewed for approval with adequate consideration for septic systems, water systems and other environmental health related issues covered by Article VII; and

WHEREAS, the Mason County Board of Health held a public hearing on April 1, 1991 for the purpose of considering several amendments to the above listed Article;

NOW, THEREFORE, BE IT ORDAINED, that Article VII Platting and Subdivision Standards be amended as follows:

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MASON COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

ARTICLE VII
PLATTING AND SUBDIVISION STANDARDS

The purpose of this Article is to:

- (1) Complement the Mason County Platting Ordinance;
- (2) Provide standards by which the County Environmental Health Division can evaluate preliminary plats, final plats, short plats, and large lot plats;
- (3) Comply with WAC 248-96;
- (4) Protect the public health.

SECTION 1: INFORMATION REQUIRED

1.1 Preliminary Plat

- (a) A topographical map shall be incorporated into the preliminary plat drawing showing five foot or less contour intervals. Contours are to be extended at least 100 feet beyond the boundaries of the proposed subdivision. The foregoing requirements may be waived on approval by both the Health Officer and the Mason County Director of the Health services Department.
- (b) A minimum of one representative soil log per tract or per acre shall be submitted for each of the plat's and subdivisions. To the extent that existing roads and trails permit, soil log holes shall be dug in areas where drainfield sites are anticipated. Trails to test hole sites shall be blazed with survey ribbon. The final ribbon at each hole must have the site I.D. number and/or letter. The location of each test hole shall be shown on the plat.
- (c) All surface water and wells located in or within 100 feet of the subdivision shall be shown.
- (d) The anticipated location of any well required for a plat's water supply shall be shown along with its 100 foot radius.
- (e) Special constraints required by the health officer (based on observations of test holes and/or terrain) shall be noted on, or referenced and appended to, the plat's final mylar.

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1.2 Final Plat. Evidence shall be submitted that all requirements of preliminary plat approval have been met.

1.3 Short Plats and Large Lot Plats

(a) A minimum of one representative soil log per tract or per acre shall be submitted for each of the plat's subdivisions. To the extent that existing roads and trails permit, soil log holes shall be dug in areas where drainfield sites are anticipated. Trails to test hole sites shall be blazed with survey ribbon. The final ribbon at each hole must have the site I.D. number and/or letter. The location of each test hole shall be shown on the plat.

(b) All surface water and wells located in or within 100 feet of the subdivision shall be shown.

(c) The anticipated location of any well required for a plat's water supply shall be shown along with its 100 foot radius.

(d) Special constraints required by the health officer (based on observations of test holes and/or terrain) shall be noted on, or referenced and appended to, the final plat.

1.4 All soil logs shall be performed by or under the direct supervision of a registered sanitarian, professional engineer or certified designer.

1.5 If sufficient information is not available on water table conditions, the health officer may require that soil logs be conducted during the months of suspected high water table conditions.

1.6 All soil logs shall be to a depth of 5 feet or to a confining layer, whichever is less. Machine dug holes more than 3 feet deep shall be stepped at one end for access.

1.7 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 property owner will be responsible for closing holes following inspection.

SECTION 2:

When a sewage system utilized by two or more lots is proposed, the plat shall designate the dedicated drainfield area and all easements. Soil testing requirement shall be as required in Article VI 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 professional engineer, registered sanitarian or certified designer.

SECTION 3: FILING FEE SCHEDULE

Fees shall be charged according to a schedule established by the Board of Mason County Commissioners.

SECTION 4: MINIMUM LAND AREA PER SINGLE FAMILY RESIDENCE OR PER UNIT VOLUME OF SEWAGE

4.1 For any development approved after the adoption of these regulations, including but not limited to subdivisions, mobile home parks, multi-family housing, industrial and commercial establishments, where an on-site sewage disposal system is proposed, the following method for determining lot, tract, or parcel size shall be used. The minimum lot, tract, or parcel size shall exist for each unit volume of waste effluent (450 gallons per day) or for each single family residence. In no case shall the minimum land area be less than 12,500 square feet where public water is available or one acre if a private well is used. One of the following methods shall be used for determining lot sizes when on-site sewage disposal is used.

- (a) Method (1) shall apply to any subdivision in which there is 5 feet, or more, of permeable soil having a slope of 15 percent or less.

Minimum Lot Sizes

Soil Type	1	2	3	4	5	6
<u>Water Supply</u>						
Public	1 acre sq.ft.	12,500 sq.ft.	15,000 sq.ft.	18,000 sq.ft.	20,000 sq.ft.	22,000 sq.ft.
Individual- Each lot	2 acres	1 acre	1 acre	1 acre	2 acres	2 acres

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- (b) Method (2) shall apply to any subdivision having less than 5 feet of permeable soil and/or have a slope greater than 15 percent. 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 (2). 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. Set backs 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 & accumulated gross effects on water quality.
 - L. Reserve areas for additional subsurface disposal.
 - M. Anticipated sewage volume.
 - N. Possible use of alternative systems or designs.
 - O. Other justifications submitted by the developer.
- (c) Method (3). The Health Officer may reduce land area requirements in this section if the proposed on-site sewage systems are to be located within the boundaries of a recognized sewer utility and where the assessment roll has been finalized.

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SECTION 5: PUBLIC WATER SUPPLY

This section applies to proposed plats, short plats, or large lot 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 availability to the plat, short plat, or large lot plat prior to the approval and filing of the plat, short plat, or large lot plat. As an alternative to an approved water source see Item 5.4 of this section.
- 5.3 All public water supply systems shall be installed or bonded for completion prior to the approval and filing of the plat, short plat or large lot plat.
- 5.4 A "Performance Bond" shall be provided in favor of the Mason County Health Services Department as an alternate to complete installation of a public water supply prior to approval and filing of the final plat or issuance of the site approval for short plat or large lot 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 percent.

All of the above shall be to the satisfaction of the Washington State Department of Social and Health Services, the Health Officer and legal counsel for the Health Services Department of Mason County. 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.

- 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 the Mason County Health Services Department as appropriate.
- 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 Mason County Health Services Department.
- 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.

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SECTION 6: INDIVIDUAL LOT WELLS

To meet the standard of this Article, the subdivider must designate on the final recorded document the general location of each well and septic tank system on each subdivision.

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. Concurrence from the Washington State Department of Social and Health Services is necessary for any allowances or actions that would be less restrictive than the requirements of WAC 249-096, before a permit is issued.

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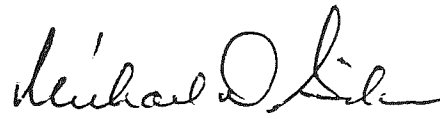
This Article is amended and shall be in full force, and effective this date.

DATED this 1st day of April, 1991

MASON COUNTY BOARD OF HEALTH



Chairman



Board Member

Absent 4/1/91

Board Member

ATTEST:


Clerk of the Board

APPROVED AS TO FORM:


Prosecuting Attorney, Deputy