

ORDINANCE NUMBER 135 -02

**AN INTERIM MORATORIUM ON NEW CONSTRUCTION
WITHIN THE FLOOD PLAIN OF THE SKOKOMISH RIVER VALLEY**

WHEREAS, Mason County believes that its frequently flooded area and flood regulations are compliant with the Growth Management Act;

WHEREAS, the Western Washington Growth Management Hearings Board has found the Mason County Flood Damage Prevention Ordinance non-compliant with the Growth Management Act and has held the regulations invalid;

WHEREAS, Mason County has appealed the decision of the WWGMHB;

WHEREAS, the WWGMHB concluded that Mason County failed to prohibit development in areas at risk in the Skokomish Valley and ordered the county to preclude new construction throughout the Skokomish Valley floodplain;

WHEREAS, Mason County is adopting this moratorium to comply with the WWGMHB order and for no other reason;

NOW, THEREFORE, BE IT HEREBY ORDAINED, that the Board of Commissioners of Mason County hereby approves the attached findings of fact and ADOPTS a moratorium on new construction in the Skokomish Valley floodplain, as follows:

Section 1. New construction shall be prohibited in the Skokomish Valley Flood Plain. New construction is the building of new structures or the expansion in floor area of existing structures. A structure is a walled and roofed building including a gas or liquid storage tank that is principally above ground, as well as a manufactured home.

Section 2. The Skokomish Valley Flood Plain, as regulated in this ordinance, is the area of the special flood hazard as shown and identified on the Federal Insurance Rate Maps in the Skokomish Valley as Zone A or Zone A2. This area is identified on Attachment A, "Map of the Skokomish Valley Floodplain, Mason County Washington, October 8, 2002."

Section 3. These interim restrictions shall remain in effect through March 31, 2003.

DATED this 8th day of October, 2002.

Board of Commissioners
Mason County, Washington



Herb Baze, Commissioner

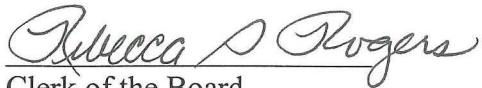


Wesley E. Johnson, Commissioner




Bob Holter, Commissioner

ATTEST:



Rebecca P. Rogers
Clerk of the Board

APPROVED AS TO FORM :



Dave Nienke
Deputy Prosecuting Attorney

**Attachment A:
Map of the Skokomish Valley Floodplain,
Mason County Washington,
October 8, 2002**

KEY TO MAP

500-Year Flood Boundary
100-Year Flood Boundary
Zone Designations*

100-Year Flood Boundary
500-Year Flood Boundary
Base Flood Elevation Line With Elevation in Feet**
Base Flood Elevation in Feet Where Uniform Within Zone**
Elevation Reference Mark
Zone D Boundary
River Mile
Approximate 100-Year Flood Boundary

513
(EL 987)
RM7x
+M1.5
ZONE A

**Reference to the National Geodetic Vertical Datum of 1929

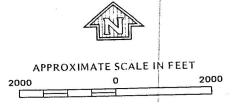
UNDEVELOPED COASTAL BARRIERS†

Identified 1983
Identified 1990
Otherwise Protected Areas

† Coastal barrier areas are normally located within or adjacent to special flood hazard areas.

***EXPLANATION OF ZONE DESIGNATIONS**

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
C	Areas of minimal flooding. (No shading)



ELEVATION REFERENCE MARKS

REFERENCE MARK	ELEVATION	DESCRIPTION OF LOCATION
RM 7x	987	U.S. Route 101 bridge across Skokomish River, 0.2 mile south of the intersection with Bear Creek Road.
RM 1.5	2174	RM 1.5 shown on the map of the Skokomish Valley Floodplain, approximately 0.25 mile north of the intersection with Stevens Lake Road, approximately 0.25 mile north of the intersection with Stevens Lake Road.
RM 1.5	2625	RM 1.5 shown on the map of the Skokomish Valley Floodplain, approximately 0.25 mile north of the intersection with Stevens Lake Road, approximately 0.25 mile north of the intersection with Stevens Lake Road.
RM 1.5	3825	RM 1.5 shown on the map of the Skokomish Valley Floodplain, approximately 0.25 mile north of the intersection with Stevens Lake Road, approximately 0.25 mile north of the intersection with Stevens Lake Road.

