

MASON COUNTY PLANNING COMMISSION

October 16, 2017 - 6:00 p.m.
Mason County Building 1 - Commission Chambers

411 N. 5th Street, Shelton, WA 98584

1. **6:00pm - Call to Order**
Roll Call
Approval of Joint Planning/BOCC Commission Minutes – September 27, 2017
Changes to Agenda by Commissioners or Staff
Conflict of Interest Inquiry
Next Planning Commission Regular Meeting Date – November 20, 2017
Committee / Staff Updates
Other Business

2. **6:15pm – Public Hearing on Mason County Comprehensive Plan Update:**
-Rezones, Development Regulations, and Chapters

3. 7:00pm – Briefing #1: DRAFT Recorded Motion, Comprehensive Plan Amendments and Development Regulations – (2nd PAC Briefing on these topics)

4. **7:10pm – Action Item #1: Development Regulations**

5. 7:30pm – Briefing #2 Rural School Siting: Hood Canal and Pioneer School Districts are planning for student growth

6. 8:00pm – Briefing #3 Water Availability

7. **8:15pm – Action Item #2: Recorded Motion including Comprehensive Plan Amendments, Rezones**

What is the Planning Commission?

The Mason County Planning Commission is a citizen advisory commission that is appointed by and advisory to the Mason County Commission on the preparation and amendment of land use plans and implementing ordinances such as zoning.

- The actions tonight are not final decisions; they are Commission recommendations to the Board of County Commissioners who must ultimately make the final decision. If you have any questions or suggestions on ways the Planning Commission can serve you better, please contact the Planning Office at 360-427-9670

Americans with Disabilities Act (ADA) accommodations will be provided upon request, with reasonable, adequate notice.



MASON COUNTY COMMUNITY SERVICES

Building, Planning, Environmental Health, Community Health

Request for Expansion of the Shelton Urban Growth Area (UGA) Boundary

Mason County Comprehensive Plan Update
Shelton Urban Growth Boundary

Mason County Staff Contact

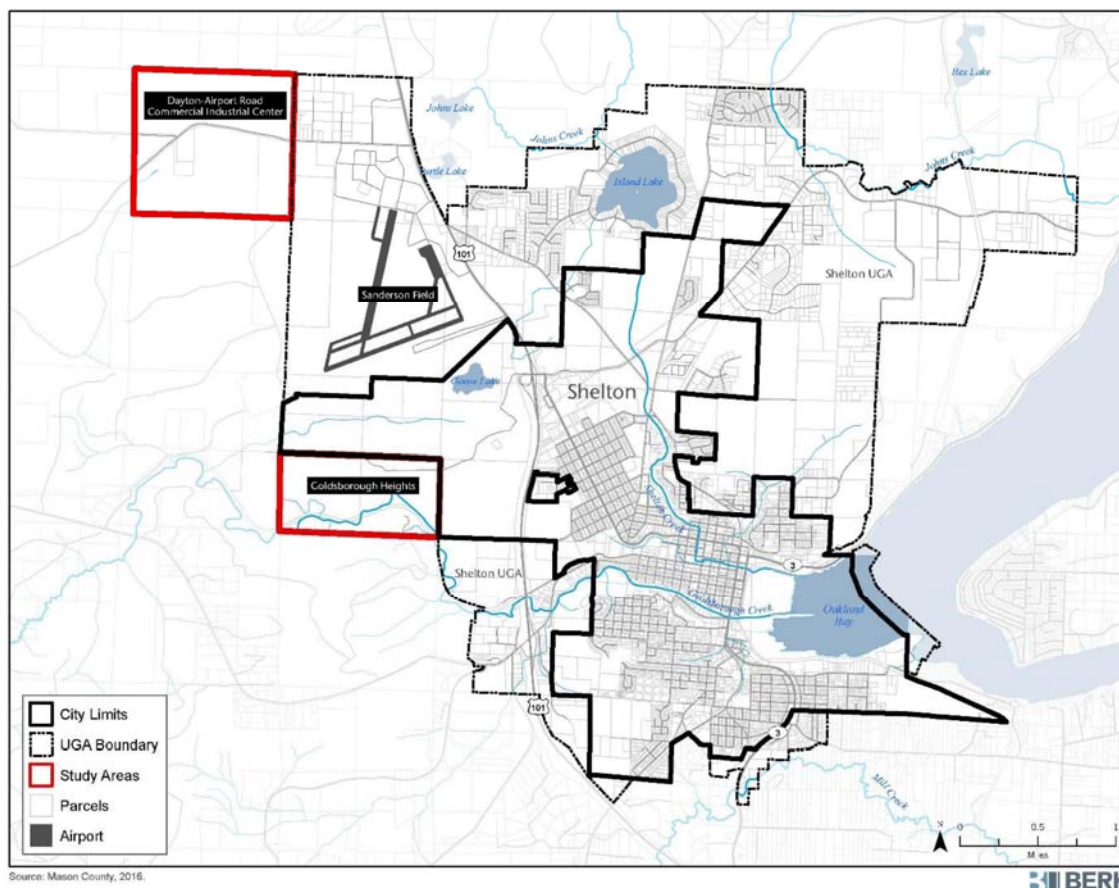
Paula Reeves, AICP CTP
Ext #286

City of Shelton Staff Contact

Jason Dose, Senior Planner
City of Shelton
jasond@ci.shelton.wa.us
360-432-5102

Summary of Proposal

The City of Shelton is in the process of updating its Comprehensive Plan, in compliance with the Growth Management Act (GMA) RCW 36.70A. As part of its update, the City is considering the expansion of its Urban Growth Area (UGA) in two locations, south and west of Sanderson Field, to accommodate projected population and employment growth. Amendments to the UGA must be jointly approved by both the City and the County. The City asks the County to approve the expansion of the UGA by amending its future land use map (see map below with proposed Shelton UGA Expansion Areas outlined in red).



Background

The City of Shelton addressed the Planning Advisory Committee (PAC) in December 2016 regarding its request to expand its UGA to accommodate additional population and employment growth. In a memo, dated December 5, 2016, the City outlines the rationale for expanding the Shelton UGA. In the draft Mason County Comprehensive Plan, Shelton's population growth target is 9,600 new residents, a little less than half of population projection for the whole county. Expansion of the UGA in Goldsbrough Heights, south of Sanderson Field, would give Shelton the capacity to achieve that population target. Similarly, if Shelton is to retain its position as the primary employment center of the county, it should plan to provide about 50% of the county's projected employment growth. The expansion of the UGA in the Dayton Airport Road Commercial Industrial (DARCI) area, west of Sanderson Field, would give Shelton the capacity to achieve the employment target.

Shelton conducted an environmental review process to develop and evaluate alternatives for the proposed UGA expansion. The following alternatives were reviewed in the Draft

Environmental Impact Statement (EIS) issued on February 2, 2017.¹

Alternative 1 (No Action)

This is a required alternative under the State Environmental Policy Act (SEPA). This alternative accommodates growth through 2036 within the current City limits and UGA boundaries. No other changes would be made to update the Shelton Comprehensive Plan.

Alternative 2 Goldsborough Heights Residential Expansion and Dayton-Airport Road Primary Business Center

Comprehensive Plan update policies would support the expansion of the UGA in two areas to accommodate future housing and employment needs. This alternative would expand residential uses in a similar pattern to the Shelton Hills Master Plan for the approximately 325-acre Goldsborough Heights study area and create a commercial and industrial employment area in the approximately 600-acre DARCI study area that focuses on the development of primary business uses: tourism and hospitality, information technology, life sciences, food production, and processing and production of wood products. In both UGA expansion areas, some sensitive slopes or riparian corridors would be set aside for protection. Pre-annexation zoning would be identified for the UGA expansion areas, becoming effective upon annexation.

Alternative 3 Goldsborough Heights Golf Course and Dayton-Airport Road Commercial-Industrial Center

Comprehensive Plan policies would support the expansion of the UGA in two areas to accommodate future housing and employment needs, but with different mixes of uses than Alternative 2. Alternative 3 would cluster residential development around a golf course and village green in the Goldsborough Heights study area. The DARCI study area would allow a mix of commercial and industrial uses north of SR 102 and industrial uses on the south side of Highway 102. Large format retail (“big box”), warehousing, and light and medium industrial uses would be allowed north of SR 102. South of SR 102 light, medium, and heavy industrial uses would be allowed consistent with Shelton’s Industrial zone. In both UGA expansion areas, some sensitive slopes or riparian corridors would be set aside for protection. Pre-annexation zoning would be identified for the UGA expansion areas, becoming effective upon annexation.

Shelton received five comment letters on the Draft EIS, including comments from the Squaxin Island Tribe, the Washington State Department of Transportation (WSDOT), and three residents. Comments from the Squaxin Island Tribe primarily addressed issues of water quantity and quality associated with the proposal. WSDOT asked for additional information on the

¹ A copy of the Draft EIS for the project is available at the City of Shelton Comprehensive Plan Amendment page: http://www.ci.shelton.wa.us/departments/community_and_economic_development/plan_and_amendment.php

impacts to state highway facilities and commented on issues related to airport compatibility. Comments from residents addressed topics throughout the EIS including: public participation, critical aquifer recharge areas (CARAs), environmental health contamination, the protection of critical areas, the use of best available science, potential changes to zoning and development regulations, affordable housing, and stormwater mitigation.

Changes made to the Draft EIS text in response to these comments, including new analysis of traffic impacts to state highway facilities, are contained in the Final EIS which was issued/published on August 24, 2017². Comments received influenced the selection of Alternative 2 as the preferred alternative for the Final EIS. As a further result of the comments received the City of Shelton is no longer pursuing the adoption of a SEPA planned action for the proposals. This does not mean future proposals for development cannot use information contained in the EIS, as may be applicable, but that future proposals for development will be required to be reviewed independently relative to SEPA and a separate SEPA determination rendered.

Analysis

Shelton's request to expand the UGA is consistent with the Mason County Countywide Planning Policies (CWPPs) and the Mason County Comprehensive Plan. The table below demonstrates how the proposed alternatives in the EIS meet the goals of the Growth Management Act and the CWPPs.

² A copy of the Final EIS for the project is available at the City of Shelton Comprehensive Plan Amendment page:

http://www.ci.shelton.wa.us/departments/community_and_economic_development/plan_and_amendment.php

Consistency with the Growth Management Act and the Mason County Countywide Planning Policies

Discuss Legend: ✓ = generally meets; + = greater emphasis; ○ = partially meets; N/A = not applicable					
GMA Goal	Countywide Planning Policy Notes	Alternative 1 (No Action)	Alternative 2 (Preferred Alternative)	Alternative 3	Discussion
Guide growth in urban areas	UGAs are zoned for urban development	✓	✓	✓	All alternatives would allow growth in the City or UGA. Implementing zoning would require urban levels of development. In Alternatives 2 and 3, the UGA will be amended for this purpose. The UGA would be sized to match allocated growth and follows efforts by the City to plan for intense development in Shelton Hills in the city limits.
Reduce sprawl	Protect rural lifestyles	✓	+	✓	All the alternatives would allow for urban levels of employment and housing within the UGA. Alternatives 2 and 3 would expand the UGA but would be designed to meet population allocations (Goldsborough Heights) or to provide a large privately owned parcels to attract family wage jobs. Located between large institutional uses there would be limited precedent for future expansions along SR 102. Goldsborough Heights would be constrained by steep slopes and highways from future expansion. Alternative 2 provides a 200 ft. buffer on the north side of the DARCI Study Area to separate urban and rural uses.
Encourage an efficient multimodal transportation system	Encourage densities in UGAs that support transit, pedestrians, and bicycles	✓	✓	+	Policies supporting multi-modal transportation are included in the Comprehensive Plan. In Alternatives 2 and 3, development at Goldsborough Heights would provide the opportunity to implement policies related to bicycle and pedestrian transportation. The clustering of residential development in multi-family housing on a village green, adjacent to the commercial area in the Shelton Hills Master Plan would support efficient multi-modal transportation.
Encourage a variety of housing types including affordable housing	Encourage infill housing, density bonuses, smaller lot housing, mixed-use, and multi-family housing in urban areas	✓	✓	+	Policies supporting affordable housing and variety of housing types are included in the Comprehensive Plan. Development at Goldsborough Heights would allow a mix of single-family (including small lots) and town-house or cottage style housing in Alternative 2. Alternative 3 housing would include a mix of small lot single-family and multi-family apartments, with an emphasis on multi-family development.

Discuss Legend: ✓ = generally meets; + = greater emphasis; ○ = partially meets; N/A = not applicable					
GMA Goal	Countywide Planning Policy Notes	Alternative 1 (No Action)	Alternative 2 (Preferred Alternative)	Alternative 3	Discussion
Promote economic development	Encourage economic development in areas of insufficient economic growth where there are public facilities and services	✓	+	+	All alternatives support economic development, but Alternatives 2 and 3 would allow additional opportunities for economic development in the DARCI Study Area.
Recognize property rights		✓	✓	✓	Under all alternatives, implemented zoning would allow for reasonable use of property.
Ensure timely and fair permit procedures		N/A	N/A	N/A	The alternatives do not affect regulations that address permit procedures.
Protect agricultural, forest, and mineral lands	Discourage uses that are incompatible with resource uses	✓	✓	✓	None of the alternatives directly affect agricultural, forest, or mineral lands, but the Comprehensive Plan includes policies that protect these lands generally.
Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat	Prioritize open space areas which should be conserved with public funds	✓	+	+	Policies in the Comprehensive Plan support recreation, open space, and conservation. Alternatives 2 and 3 set aside approximately 125 acres of conservation land to protect Goldsborough Creek in the Goldsborough Heights Study Area. 60 acres are also set aside for protection of the headwaters of the North Fork of Goldsborough Creek in the DARCI Study Area in Alternatives 2 and 3.
Protect the environment, including air and water quality	Protect drinking water supplies Discourage development in environmentally sensitive areas	✓	+	○	All alternatives are subject to critical area, critical aquifer recharge area restrictions, and shoreline master program regulations. Alternatives 2 and 3 would provide additional protection for Goldsborough Creek and the North Fork of Goldsborough Creek through the set aside of the conservation areas discussed above. Alternative 2 would meet greenhouse gas thresholds while Alternative 3 would not achieve an 11 percent reduction in accordance with Ecology Guidance.
Ensure adequate public facilities and services	Public facilities that generate travel demand should be on transportation or	✓	✓	✓	All alternatives increase the demand for public facilities and services. All would require mitigation measures to ensure adequate facilities and services. See Error! Reference source not found. Error! Reference

GMA Goal	Countywide Planning Policy Notes	Alternative 1 (No Action)	Alternative 2 (Preferred Alternative)	Alternative 3	Discussion
	transit corridors				source not found. for more information.
Encourage historic preservation	Support efforts of the Mason County Historic Preservation Committee	✓	✓	✓	All alternatives would be subject to policies in the Comprehensive Plan that support historic preservation.
Foster citizen participation	Encourage interjurisdictional coordination	✓	✓	✓	All alternatives are undergoing public review as part of the SEPA process. Section Error! Reference source not found. Error! Reference source not found. describes opportunities to participate.

Legend: ✓ = generally meets; + = greater emphasis; ○ = partially meets; N/A not applicable

Source: BERK Consulting, 2016

In addition, the following CWPPs and Mason County General Land Use (GLU) policies specifically relate to the growth of urban areas and the expansion of the UGA. These policies require that development in the UGA:

- Can develop at urban intensities and takes advantage of existing infrastructure and services
- Can develop as urban in character, prevent sprawl, and protect rural character elsewhere in the county
- Can protect open space and sensitive areas.

CWPP 1.1. *Designate Urban Growth areas around the incorporated city of Shelton and two unincorporated areas of Belfair and Allyn: where infrastructure exists, infrastructure is planned, as identified in an approved Capital Facilities Plan, or services can be reasonably and economically extended; where there is a sufficient supply of environmentally sound land to support urban densities and urban growth forecasted for the 20 year planning cycle, and where the community's vision has identified its area as an Urban Growth Area.*

CWPP 3.8 *Encourage development in Growth Areas where:*

- *infrastructure exists or is planned; or*

- *infrastructure is provided by the developer according to locally established minimum urban standards*

CWPP 8.4 *Promote economic development activities where services needed by such activities already exist or can be easily and economically provided.*

CWPP 8.5 *Promote economic development where off-site impacts, such as transportation, can be effectively managed.*

GLU 7: *Designate urban growth areas based on the following criteria:*

The area has environmentally appropriate land capacity for and is willing to accommodate urban growth as agreed upon in the Comprehensive Plan, and the area has existing urban residential development at urban densities (minimum 4du/acre) and a variety of other uses (e.g. commercial, industrial, public, institutional etc.) that are found in urban areas; or the area has both urban and non-rural densities (1-3 du/acre) and uses (such as some commercial, industrial, institutional, public) and the capacity and desire to allow infill at urban densities with urban uses.

GLU 11: *Ensure urban residential densities of at least 4 dwelling units per net acre in UGA's, and provide for both single and multiple family dwellings, which are served by a combination of both existing public facilities and services and any additional needed public facilities and services provided by either public or private sources, with municipal utilities as the preferred service providers within municipal boundaries.*

The proposed UGA expansions meet these policies. Both UGA expansion areas can support urban densities and have dedicated areas set aside to protect environmentally sensitive areas. Infrastructure exists in the DARCI area including transportation networks as well as municipal water and sewer (including Class A Reclaim Water) service. This infrastructure can be reasonably extended in Goldsborough Heights through the Shelton Hills Planned development. Transportation impacts can be managed and mitigated as growth occurs.

CWPP 1.4 *Encouraged mixed use developments, multi-family developments, employment centers, and other urban land uses are appropriate development to be encouraged within designated Growth Areas, in order to protect rural character in the remainder of the County.*

GLU 8: *Ensure that development within UGA's promotes compact and efficient land use patterns and reduces the inappropriate conversion of undeveloped land into sprawling, low density development.*

GLU 10: *Ensure that urban growth areas accommodate urban uses such as residential commercial, institutional, religious, industrial, public facilities, utilities, recreational facilities, open spaces and greenbelts and combinations of the above.*

GLU 12: *Ensure commercial uses in urban growth areas that serve a regional market as well as citizens of the UGA's, and include retail, service, financial, and institutional uses of a small, medium and large size.*

GLU 13: *Ensure industrial uses are allowed in UGA's varying in size from small to larger, located in appropriate areas, which can accommodate parking, loading, storage, and disposition of byproducts.*

GLU 14: *Ensure that urban areas have urban services such as public sewer and water systems, storm water management systems, streets and utilities, capable of servicing the land uses located there. If the unincorporated UGA has sewer service, as a passage of this plan, existing urban sized legally platted lots may develop consistent with regulations. If the UGA is presently without sewers as of passage of the plan, existing legally platted lots may develop consistent with County Health Department regulations for on-site septic services, provided that environmental degradation is avoided and urban densities may be achieved in the future as evidenced in platting, site design, conditions on the plat, and no-contest agreements to the extension of sewer.*

This set of policies are intended to ensure that urban growth areas accommodate a full range of uses characteristic of an urban environment, including a concentration of housing, employment, public facilities, and regional services. The concentration of residential uses at Goldsborough Heights and the concentration of employment uses in the DARCI area facilitates this. Concentrating such uses in the urban area allows for the protection of character in the rural areas of the county.

Development of the Goldsborough Heights area will expand upon the Shelton Hills development which encourages a variety of residential and commercial land uses. The Green Diamond Resource Company intends permanently protect forest lands in Mason County and has already taken action to conserve lands that could be used for low intensity residential development. In 2016, a permanent conservation easements on Green Diamond holdings eliminated capacity for many residential units in the rural areas. Mason County's growth target for Shelton reflects a shift of those residential units to the urban area, consistent with Growth Management Act goals for urban growth and preventing sprawl.

Similarly, development in the DARCI area is intended to keep Shelton as a primary employment center for Mason County. This should concentrate employment into areas that can be serviced by urban infrastructure and services and protect rural character.

CWPP 1.5 *Designate and map open space areas in coordination within the incorporated and unincorporated areas designated as Urban Growth Areas. Criteria for designation shall include:*

- *lands that do or can provide multiple use open space,*

- *are environmentally unique and or fragile,*
- *can act as separators between incompatible land uses, have been used historically by the public and are included in the UGA's vision statement.*

Provide incentives and regulations that provide accessible public open space or protect environmentally important areas without compromising private property rights.

The proposed UGA expansions protect open space and environmentally sensitive areas. In Goldsborough Heights, approximately 200 acres of open space are set aside to protect wetlands, steep slopes, and Goldsborough Creek. In the DARCI area, a minimum of 60 acres are set aside to protect wetlands at the headwaters of the North Fork of Goldsborough Creek. Site specific Critical Areas studies would be conducted when a specific development proposal is received. These conservation areas identified in both UGA expansion areas could be increased based on the findings of the site specific analysis.

State Environment Protection Act (SEPA)

An EIS was prepared for this non-project action. The Draft EIS was issued on February 2, 2017 and the Final EIS was issued on August 24, 2017. Both documents may be accessed on the City of Shelton website at www.sheltonwa.gov (the specific link to find the Comprehensive Plan on the City of Shelton website is: http://www.sheltonwa.gov/departments/community_and_economic_development/shelton_annual_comprehensive.php)

Public Notification

A list of interested parties has been maintained by county staff to ensure that notifications of public meetings and comment periods are addressed specifically to those individuals. All public meeting notices will be mailed to all parties of interest and posted in accordance with MCC 15.07.030.

The City of Shelton followed and exceeded the requirements of SEPA and GMA in the preparation of its draft Comprehensive Plan and Environmental Impact Statement. The City held public workshops, conducted a survey, conducted a public scoping meeting, and held several public meetings to ensure continuous public review and comment over the course of the planning process. Opportunities for oral and written comments were provided. Feedback from the public involvement process influenced the development of the proposal and the selection of the preferred alternative (Alternative 2) in the EIS.

Summary and Recommendation

Staff recommends that the Planning Advisory Commission consider this proposal together with Staff's Report and public testimony, and forward for approval to the Board of County Commissioners.



MASON COUNTY COMMUNITY SERVICES

Building, Planning, Environmental Health, Community Health

Docket of Comprehensive Plan and Development Regulation Amendments

Second Briefing to Planning Commission

October 16, 2017

Staff Contact

Paula Reeves, AICP CTP

Ext #286

PART I. PROPOSED COMPREHENSIVE PLAN AMENDMENTS

This docket of development regulations was first presented to the Mason County Planning Commission on August 28, 2017.

The Washington State Growth Management Act at RCW 36.70A.470(2) allows any interested person, including citizens, hearing examiners, staff of other agencies, and others, to request amendments to the Mason County Comprehensive Plan/Zoning Map or suggest Comprehensive Plan policy amendments or development regulation amendments. Mason County's development regulations are contained in Mason County Code Title 15. The following is a list of those amendments received before July 31, 2017, to be considered in this update of the Comprehensive Plan.

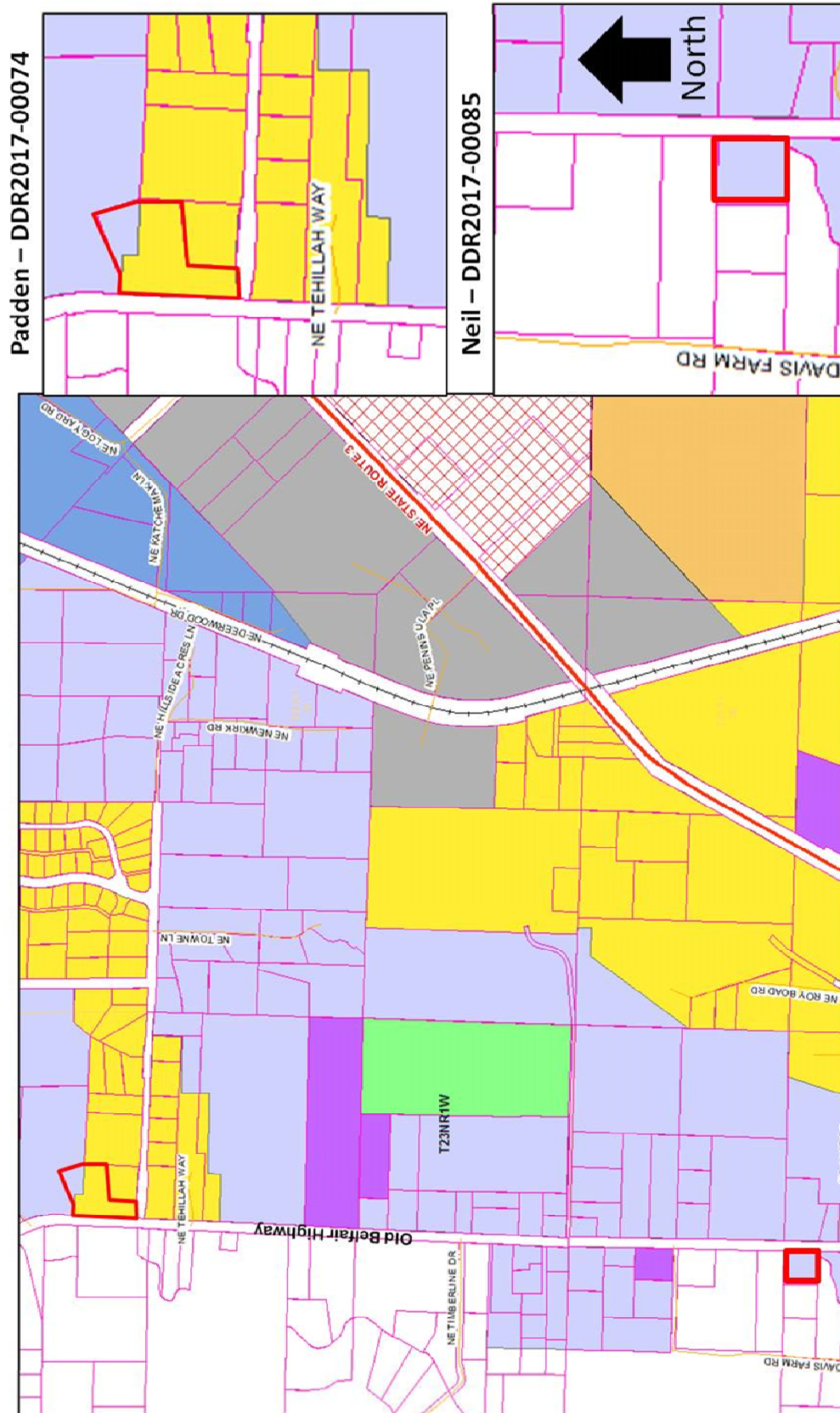
2017 Land Use and Zoning Amendments

The following amendments to the Mason County Comprehensive Land Use/Zoning Map are proposed, as shown in Figure 1:

Padden, James – Puget Sound Evergreen (DDR2017-00074): Following a boundary line adjustment to Parcel 12320-10-93290, this request is for a rezone of approximately 2.24 acres from Medium Density Residential (R-5) to General Commercial and Business Industrial (GC-BI). The business, Puget Sound Evergreen, owned and operated by James Padden, has been a legal non-conforming use since Belfair zoning was established in 1998 and in business for over 20 years. This rezone complies with MCC 8.52.210 stating that all legal nonconforming uses shall be encouraged to convert to a conforming use whenever possible.

Neil, Jeffery and Stephanie – (DDR2017-00085): Request removal of Parcel 12329-13-00010, approximately 1 acre, from the Belfair Urban Growth Boundary and rezone it to Rural Residential (RR5) from Residential (R-4). They own the parcel immediately adjacent to this parcel that is inside the Belfair Urban Growth Area and would like to build on it. Concerns over feasibility of sewer connection in the vicinity of Irene Creek are cited as reasons for the Urban Growth Boundary adjustment and rezone request.

Figure 1. 2017 Comprehensive Plan Amendments



615 W. Alder ♦ Shelton, WA 98584

(360) 427-9760/(360) 427-7798 fax www.mason.co.wa.us

PADDEN, JAMES – PUGET SOUND EVERGREEN (DDR2017-00074) LAND USE

Currently, there are three structures on the site: a 50'x100' and 40'x80' warehouse and a 24'x36' residence. Access and utilities will be unaffected.

Rationale

The primary objective for this request is to reconcile zoning that was incorrect when originally established making pre-existing business a non-conforming use.

Analysis

Mason County Code Section 17.05.080(a) describes the **eight rezone criteria** used to review a rezone proposal. These criteria have been established and adopted specifically for Mason County to establish standards by which each rezone is to be reviewed. The Code requires that each rezone be evaluated in light of these standards; however it does not require that they all be met. Below is *Staff's response* to the proposed request, together with those provided by the *Applicant*:

1. Development allowed by the proposed rezone designation shall not damage public health, safety and welfare.

This criterion is met as the applicant's proposed future use of the property is regulated in accordance with the Mason County Municipal Code and other applicable state laws and policies. Amending the Future Land Use Map and rezoning to General Commercial and Business Industrial for the subject parcel would not damage public health, safety, and welfare, assuming that all current planning and health development regulations are followed during any future reviews and development.

2. The zone designation shall be consistent with the Mason County Comprehensive Plan, Development Regulations, and other county ordinances, and with the Growth Management Act; and that designation shall match the characteristics of the area to be rezoned better than any other zone designation.

This criterion is met as the applicant's use of the property is currently General Commercial and Business Industrial, is compatible with surrounding land uses, and does not create infrastructure needs. Further, the zoning change reconciles original zoning that classified this parcel as Medium Density Residential making the pre-existing business a non-conforming use.

3. No rezone shall be approved if, either by itself or together with other rezoning and/or development, whether actual or potential, the cumulative impacts of such zoning would be to materially increase sprawling, low-density rural development, or to significantly increase uses incompatible with resource-based uses in the vicinity.

The proposed rezone does not change the use and therefore would not increase incompatibility; it will have no additional impacts than its current designation. This criterion is met as staff believes the rezone of this parcel would not increase sprawl or low density development or cause it to occur because this parcel is located within the Urban Growth Area of Belfair. The cumulative impacts of rezoning the subject parcel would not change the existing land uses and the character of bordering these properties.

4. No rezone to more intensive land use shall be approved if, either by itself or together with other rezoning and/or development, whether actual or potential, the cumulative impacts of such zoning would be to materially increase demand for urban services in rural areas, including but not limited to streets, parking, utilities, fire protection, police, and schools.

This criterion is met as the request does not result in a more intensive land use. Any future development would be reviewed in accordance with Mason County's Resource Management regulations.

5. No rezone to more intensive land use shall be approved if, either by itself or together with other rezoning and/or development, whether actual or potential, the cumulative impacts of such zoning would be to materially interfere with the Growth Management Act goal to encourage development in urban areas where adequate public services and facilities exist or can be provided in an efficient manner.

This criterion is met as the request does not interfere with the GMA. See criterion #2.

6. No rezone to more intensive land use shall be approved if, either by itself or together with other rezoning and/or development, whether actual or potential, the cumulative impacts of such zoning would be to materially interfere with the Growth Management Act goal to encourage retention of open space, to conserve fish and wildlife habitat, and generally to protect the environment, including air and water quality.

This criterion is met as the request does not interfere with the GMA. See criterion #2.

7. No rezone to more intensive land use shall be approved if, either by itself or together with other rezoning and/or development, whether actual or potential, the cumulative impacts of such zoning would be to create pressure to change land use designations of other lands or to increase population growth in rural areas as projected in the Mason County Comprehensive Plan.

This criterion is met as the request would not increase pressure to change land use or increase population. The current use is General Commercial and Business Industrial and this change reconciles the non-conforming use created by the original Medium Density Residential zoning.

8. These criteria shall not be construed to prevent corrective rezoning of land necessitated by clerical error or similar error of typography or topography committed in the original zoning of such land.

NA

State Environment Protection Act (SEPA)

A SEPA checklist for the 2016-2036 Comprehensive Plan Update including this docket of amendments was prepared in September 2017. A formal SEPA Determinations of Non-Significance was made on September 19th, 2017. Comment and appeal periods for these determinations closes on November 13, 2017. A copy of the SEPA Environmental Checklist is available on the Mason County website at:

<http://www.co.mason.wa.us/community-services/planning/2036-comp-plan-update/index.php>

Public Notification

A list of interested parties has been maintained by staff to ensure that notifications of public meetings and comment periods are addressed specifically to those individuals. All public meeting notices will be mailed to all parties of interest and posted in accordance with MCC 15.07.030.

Neil, Jeffery and Stephanie – (DDR2017-00085) LAND USE

Currently, there are no structures on the site. Sewer access will be unaffected by this rezone.

Rationale

The primary objective for this request remove the parcel from the Belfair Urban Growth Area and re-zone it to Rural Residential 5.

Analysis

Mason County Code Section 17.05.080(a) describes the **eight rezone criteria** used to review a rezone proposal. These criterions have been established and adopted specifically for Mason County to establish standards by which each rezone is to be reviewed. The Code requires that each rezone be evaluated in light of these standards; however it does not require that they all be met. Below is *Staff's response* to the proposed request, together with those provided by the *Applicant*:

1. Development allowed by the proposed rezone designation shall not damage public health, safety and welfare.

This criterion is met as the applicant's proposed future use of the property is regulated in accordance with the Mason County Municipal Code and other applicable state laws and policies. Amending the Future Land Use Map and rezoning to General Commercial and Business Industrial for the subject parcel would not damage public health, safety, and welfare, assuming that all current planning and health development regulations are followed during any future reviews and development.

2. The zone designation shall be consistent with the Mason County Comprehensive Plan, Development Regulations, and other county ordinances, and with the Growth Management Act; and that designation shall match the characteristics of the area to be rezoned better than any other zone designation.

This criterion is not met as the rezone would take this parcel out of the Urban Growth Area (UGA) re-drawing the UGA boundary at the edge of Old Belfair Highway, an urban arterial. This would make one side of the urban arterial part of the Urban Growth Area and the other side would be outside the UGA. This is generally unadvisable as development pressures for more intense land uses are typically adjacent to urban arterial streets.

3. No rezone shall be approved if, either by itself or together with other rezoning and/or development, whether actual or potential, the cumulative impacts of such zoning would be to materially increase sprawling, low-density rural development, or to significantly increase uses incompatible with resource-based uses in the vicinity.

The proposed rezone does not change the use and therefore would not increase incompatibility; it will have no additional impacts than its current designation. This criterion is met as staff believes the rezone of this parcel would not increase sprawl or low density development or cause it to occur. The cumulative impacts of rezoning the subject parcel would not change the existing land uses and the character of bordering these properties.

4. No rezone to more intensive land use shall be approved if, either by itself or together with other rezoning and/or development, whether actual or potential, the cumulative impacts of such zoning would be to materially increase demand for urban services in rural areas, including but not limited to streets, parking, utilities, fire protection, police, and schools.

This criterion is met as the request does not result in a more intensive land use. Any future development would be reviewed in accordance with Mason County's Resource Management regulations.

5. No rezone to more intensive land use shall be approved if, either by itself or together with other rezoning and/or development, whether actual or potential, the cumulative impacts of such zoning would be to materially interfere with the Growth Management Act goal to encourage development in urban areas where adequate public services and facilities exist or can be provided in an efficient manner.

This criterion is not met. While the action is not rezoning to a more intense land use, it removes the parcel from the Belfair Urban Growth Area eliminating the opportunity to serve the parcel and possibly others nearby with sewer. This re-zone also re-draws the Urban Growth Area boundary at the edge of an urban arterial making one side higher density development and the other side rural. This is typically inadvisable as development pressures for more intense urban development are usually high along urban arterials.

6. No rezone to more intensive land use shall be approved if, either by itself or together with other rezoning and/or development, whether actual or potential, the cumulative impacts of such zoning would be to materially interfere with the Growth Management Act goal to encourage retention of open space, to conserve fish and wildlife habitat, and generally to protect the environment, including air and water quality.

This criterion is met as the request does not interfere with the GMA. See criterion #2.

7. No rezone to more intensive land use shall be approved if, either by itself or together with other rezoning and/or development, whether actual or potential, the cumulative impacts of such zoning would be to create pressure to change land use designations of other lands or to increase population growth in rural areas as projected in the Mason County Comprehensive Plan.

This criterion is met as the request would not increase pressure to change land use or increase population.

8. These criteria shall not be construed to prevent corrective rezoning of land necessitated by clerical error or similar error of typography or topography committed in the original zoning of such land.

NA

State Environment Protection Act (SEPA)

A SEPA checklist for the 2016-2036 Comprehensive Plan Update including this docket of amendments was prepared in September 2017. A formal SEPA Determinations of Non-Significance was made on September 19th, 2017. Comment and appeal periods for these determinations closes on November 13, 2017. A copy of the SEPA Environmental Checklist is available on the Mason County website at:

<http://www.co.mason.wa.us/community-services/planning/2036-comp-plan-update/index.php>

Public Notification

A list of interested parties has been maintained by staff to ensure that notifications of public meetings and comment periods are addressed specifically to those individuals. All public meeting notices will be mailed to all parties of interest and posted in accordance with MCC 15.07.030.

PART 2. PROPOSED DEVELOPMENT REGULATIONS

In addition to the Comprehensive Plan Amendments proposed by citizens, Mason County is proposing amending a variety of development regulations, including those that address critical areas, the Shoreline Master Program, Urban Growth Area development regulations and other amendments to meet current state and federal requirements.

The following specific amendments to the Mason County Development Regulations are proposed:

- Revise Belfair Urban Growth Area development regulations (MCC 17.20-17.35) consistent with best management practices for stormwater, current national transportation standards, and other best practices all consistent with goals, policies and objectives of Mason Counties Comprehensive Plan and provisions of the Washington State Growth Management Act. - **ATTACHMENT**
- Limit non-agricultural uses to agricultural lands less suited for agricultural purposes (RCW 36.70A.177(3)) - **ATTACHMENT**
- Revise the Critical Areas Ordinance and Shoreline Master Program (MCC 8.52 and MCC 17.50) to meet current state and federal requirements. **ADOPTED**
- Ensure continued public involvement in the Comprehensive Plan including annual and emergency amendments (RCW 36.70A.130(2)) – **PAC VOTED IN SUPPORT**
- Exclude artificial features – irrigation delivery systems, irrigation infrastructure, canals, drainage ditches – from “Fish and Wildlife Habitat Conservation Areas” (RCW 36.70A.030(5)) – **ADOPTED**
- Permit electric vehicle charging stations in all zones except residential, resource or critical areas (RCW 36.70A.695) - **PAC VOTED IN SUPPORT**

Public Engagement

Since 2015, Mason County has been conducting planning meetings and public outreach to discuss all aspects of the Comprehensive Plan from the long range capital investments to population and housing growth in the urban and rural areas of the county to economic development. We have taken in hundreds of comments and made an effort to address each one. We have kept a large number of interested citizens from across the County informed of revisions and additions to the plan along the way. Planning staff conducted a series of “Coffee Talks” or informal discussions with community groups and conducted a public opinion survey in the final stages of the planning process.

Drafts of each required element of the Comprehensive Plan were posted on the County website starting in 2015 at:

<http://www.co.mason.wa.us/community-services/planning/2036-comp-plan-update/index.php>

Finally, the Board of County Commissioners and the Planning Commission held a series of open public hearings to ensure citizen involvement.

Recommendation

Staff recommend that the Planning Advisory Commission review the proposed Comprehensive Plan and Development Regulation Amendments and take action to forward them with recommendations to the Board of County Commissioners as part of the 2016-2036 Comprehensive Plan Update.

DRAFT

Mason County Planning Commission's Recorded Motion Regarding the 2016-2036 Comprehensive Plan Update

Proposal publish date: November 13, 2017

Proposal name: 2016-2036 Comprehensive Plan Update

All documents available at: <http://www.co.mason.wa.us/community-services/planning/2036-comp-plan-update/index.php>

Public hearing body: Mason County Planning Commission

Public hearing date: Public hearings on each Chapter were held September 18, 2017, at 6 p.m. and October 16, 2017, at 6 p.m.

Written comment deadline: November 13, 2017

Planning Commission deliberations:

2015

January 5, 2015; January 26, 2015; February 17, 2015; March 2, 2015; March 23, 2015; April 13, 2015; April 27, 2015; May 18, 2015; June 8, 2015; June 22, 2015; July 6, 2015; July 20, 2015; August 3, 2015; August 17, 2015; August 31, 2015; September 14, 2015; September 28, 2015; October 26, 2015; November 30, 2015; December 21, 2015

2016

January 25, 2016; April 28, 2016; May 16, 2016; May 23, 2016; June 13, 2016; June 20, 2016; June 27, 2016; July 11, 2016; July 25, 2016; August 15, 2016; September 19, 2016; October 17, 2016; November 21, 2016; December 16, 2016

2017

April 17, 2017; May 15, 2017; June 19, 2017; June 21, 2017; July 17, 2017; August 28, 2017; September 18, 2017; September 27, 2017; October 9, 2017; October 16, 2017

Findings of Fact and Reasons for Action

After considering the written and spoken comments and considering the record before it, the Planning Commission enters the following findings of fact, reasons for action, and recommendations to the Board of County Commissioners.

1. Every county and city in the state is required to conduct a periodic update of its comprehensive plan and development regulations, though the obligation varies depending on whether the jurisdiction is fully or partially planning under Washington State's Growth Management Act (RCW 36.70A.130(1)).
2. Mason County is fully planning under Washington's Growth Management Act and was required to update its Comprehensive Plan and Development Regulations and submit these updates to Washington State Department of Commerce on or before June 30, 2016 (RCW 36.70A.130(1)).
3. Counties and cities must be in compliance with the requirements of the State Growth Management Act, including the periodic update requirements, to be eligible for grants and loans from state infrastructure programs. Washington State Department of Commerce maintains a list of local governments that are in compliance to ensure implementation of this requirement.
4. Mason County is not in compliance with the requirements of Washington's Growth Management Act (RCW 36.70A.130(1)) until the Board of County Commissioners adopts the Mason County Comprehensive Plan Update, including required Development Regulations.
5. In establishing the scope of the 2016-2036 Comprehensive Plan Update on April 25th, 2017, the Board of County Commissioners established the timeline for this process and expressed the desire to keep the scope of the update focused on:
 - Incorporating new public input
 - Updating population and employment forecasts
 - Reflecting changes in state law
 - Consolidating and refine goals and policies
6. This scope of work for the Comprehensive Plan Update provided direction to the Mason County Planning Commission.
7. The amendments to the Land Use Map and Development Regulations as proposed are consistent with the Comprehensive Plan and meet the requirements of the Growth Management Act (RCW 36.70A.070).

8. The Mason County Comprehensive Plan has addressed State Environmental Policy Act requirements and has been updated to reflect changes in Washington State law made after 2005.
9. Mason County must ensure all buildings requiring potable water can demonstrate a legal use of that water and Mason County Comprehensive Plan addresses this.
 - 9.a. Groundwater and surface water are connected in parts of Mason County. By law, Mason County must ensure that water is both legally and physically available for buildings and subdivisions before it permits development. Groundwater is legally available for development when it can be pumped without interfering with basin closures and senior water rights.
 - 9.b. The County is working proactively with the Department of Ecology, Tribal Nations, public utility districts, home owners associations and others with interest and expertise to ensure that rural development in Mason County occurs in a manner that is sustainable over the long term.
 - 9.c. Where water is not available for domestic use under the State's Groundwater Permit Exemption (RCW 90.44.050) for new year-round water supply, the County is using best available science and proven mitigation strategies, working with partner agencies and organizations, to allow development to occur while protecting water quality and in-stream flows. (SEE Mason County Planning Map Library for *Mason County Water Mitigation Planning Map*)
 - 9.c.1 For example, existing water resources in Mason County can serve more development with water conservation and re-use measures like pervious surface and Low Impact Development features commonly included in both residential and commercial developments in compliance with the 2012 Western Washington Stormwater Manual incorporated into Mason County Development Regulations as part of this Comprehensive Plan Update. Additionally, available water rights will be evaluated along with water storage options.
10. GMA requires both a 6-year financial plan for capital facilities improvement needs and a 20-year plan for meeting these needs; the 20-year plan is necessarily more conceptual and both are combined in Mason County's Capital Facilities Element establishing level of service standards for facilities throughout the County.
11. Mason County Development Regulations revisions have been made that meet the requirements of state law and are consistent with the Comprehensive Plan Update.

12. A docket of Comprehensive Plan Amendments including requests from the public has been compiled and recommendations from the Planning Commission that are consistent with Washington's Growth Management Act have been included.

Final Recommendation

The Mason County Planning Commission recommends that the Board of County Commissioners **approve** the proposal with the following commitments to future study and/or changes:

- (1) Consideration of changes to the Belfair Development Regulations as submitted through the Comprehensive Plan Amendment Process 2016-2017 be postponed until the 2018 update of the Comprehensive Plan.
 - a. More public input needed

(1) Include more information in the Land Use Element about the population projection and the forecast provided by Shelton. Include the Shelton forecast document as an appendix to the Land Use Element as well as include it in the SEPA document.

(2) Ensure that the Level of Service table in the Capital Facilities Plan includes both current level of service and the baseline for all areas measured.

(3) Cross-reference the water and sewer inventory data and in the Capital Facilities Plan and Utilities Element. Include a map in the Map Library of existing water and sewer systems in Mason County.

Rural Natural Resource Zoning

17.04.502 - Uses permitted.

- (a) Uses. Processing of native natural materials, including forest products, mining, aquaculture, agriculture. Nonagricultural uses should be limited to lands with poor soils or otherwise not suitable for agricultural purposes.
- (b) Accessory Uses. Storage of finished products, retail sales of products up to ten percent of building area.

Belfair – Long Term Agricultural Zoning

17.21.010 - Purpose.

The purpose of the LTA district is to support commercial agriculture and provide open space within the Belfair UGA. Locations are restricted to sites viable for commercial agricultural uses. This district allows for a base density of one dwelling unit per ten acres. However, density credits of up to three dwelling units per acre are permitted provided that this density shall only be used if transferred to lands outside the LTA district and within the Belfair UGA. Nonagricultural uses should be limited to lands with poor soils or otherwise not suitable for agricultural purposes.

Resource Ordinance

8.52.061 - Agricultural resource lands.

The purpose of this section is to maintain and enhance natural resource based industries, to encourage the conservation of commercial agricultural lands, and to discourage incompatible land use.

- (1) Classification. The following criteria shall be used in identifying lands appropriate for agricultural resource lands:
 - (A) The property has an existing commercial agricultural use (as of the date of designation) or where the property was used for agricultural purposes as of January 1991, where identified by property tax classification in the open space-agriculture property tax classification program pursuant to Chapter 84.34 RCW or where agricultural use has been identified as the principal use of the property, are presumed to meet this criteria; and
 - (B) The property has a minimum parcel size often acres; and
 - (C) The parcel has prime farmland soils; or
 - (D) The property is surrounded by or adjacent to lands qualifying under classification criteria (1) to (3) above, where adjacent to means at least fifty percent of the property line adjoins resource lands per criteria (1) to (3) above, not including water bodies (rivers, lakes, or salt water), provided this creates a more regular or logical boundary; or
 - (E) The property is an upland fin-fish hatchery; provided that property owners may apply to have their land designated as agricultural resource lands upon a showing that the property is eligible for and participates in the open space-agricultural property tax classification program pursuant to Chapter 84.34 and upon a showing that either that the property has prime farmland soils or that, in some other fashion, the agricultural use has long-term commercial significance. Such applications shall be reviewed by the county as provided for

in the annual amendment process for the county comprehensive plan and development regulations.

- (2) Designation. Lands of Mason County which have been identified as meeting the classification criteria for agricultural resource lands, and are so specified on the official Mason County map, available at the Mason County planning department, titled, "Mason County Agricultural Resource Lands" or as thereafter amended, are hereby designated as agricultural resource lands.
- (3) Land Uses. Development and land uses and activities allowed in the agricultural resource lands or on adjacent lands are as specified in the Mason County development regulations and other applicable ordinances, codes and regulations. [Nonagricultural uses should be limited to lands with poor soils or otherwise not suitable for agricultural purposes.](#)
- (4) Preferential Right to Manage Resources and Resource Use Notices.
 - (A) For landowners who have land designated as agricultural resource lands, provisions of "Right to Farm" provided under Section 8.52.040(c)(5) shall fully apply.
 - (B) All plats, short plats, large lot subdivision, development permits, and building permits issued for activities on, or within three hundred feet of lands designated as agricultural resource lands shall contain the following notification: "This property is within or near designated agricultural resource lands on which a variety of commercial activities may occur at times and that are not compatible with residential development. Residents of this property may be subject to inconvenience or discomfort associated with these activities including, but not limited to: dust, odor, noise, and chemical applications."

(Ord. 52-00, Attachment B, 2000; Res. 91-99 (part), 1999; Ord. 152-97 (part), 1997).

Chapter 17.02 - DEVELOPMENT AREAS DEFINED

Sections:

17.02.010 - General.

[...]

17.02.020 - Urban growth areas.

[...]

17.02.022 - Shelton UGA.

[...]

17.02.024 - Belfair UGA.

The Belfair UGA is a "stand-alone" area not affiliated with any incorporated city. Development regulations for this area are intended to accommodate existing land use patterns and densities, while planning for future growth. Belfair UGA has separate zoning and development regulations in sections MCC 17.20 through 17.35.

(Ord. 108-05 Attach. B (part), 2005).

17.02.026 - Allyn UGA.

[...]

17.02.030 - Resource lands.

[...]

17.02.032 - National parks.

[...]

17.02.034 - National forests.

[...]

17.02.036 - Long-term commercial forests; mineral resource lands.

[...]

17.02.038 - Agricultural resource lands.

[...]

17.02.040 - Rural lands.

[...]

17.02.041 - Rural residential.

[...]

17.02.043 - Rural commercial.

[...]

17.02.045 - Rural industrial.

[...]

17.02.046 - Rural natural resource.

[...]

17.02.047 - Rural tourist.

[...]

17.02.048 - Master planned resort.

[...]

17.02.049 - Inholding lands.

[...]

17.02.060 - Development areas map.

[...]

17.02.062 - Uncertainty of boundaries.

[...]

17.02.064 - Changes in boundaries.

[...]

Chapter 17.03 - DEVELOPMENT REQUIREMENTS

Sections:

17.03.010 - Permitted uses, generally.

[...]

17.03.020 - Matrix of permitted uses.

[...]

17.03.021 - Cottage industries.

[...]

17.03.024 - Residential uses as special uses.

[...]

17.03.025 - Provisions for airports.

[...]

17.03.028 - Essential public facilities.

[...]

17.03.029 - Accessory dwelling unit requirement.

[...]

17.03.030 - Development requirements and performance standards.

The following development requirements and performance standards apply to all property proposed for development, which is within the boundary of Mason County's Urban Growth Areas (UGA). No development approval shall be given, and no building permit shall be issued, unless the proposed development complies with the provisions of this chapter.

(1) New Lots.

(a) No new lots will be created within the boundaries of the Belfair and Allyn UGAs, which employ individual or community/group on-site sewage disposal systems.

(b) All residential subdivisions created after the adoption of this chapter shall have a residential urban density of at least four-three units/acre per net developable acre in the R-4 zone and four units per net developable acre in the R-5 zone as described in 17.22.010 and 17.22.060. The R-10 zone shall have a minimum density of 10 units per net developable acre as described in 17.22.110.

(c) Location of sewer lines will be prelocated and easements established in conformance with the sewer analysis plan and as illustrated on the Belfair UGA Build-Out Sewer Connection Map.

(2) Existing Lots of Record.

(a) No new development or redevelopment on existing lots of record in the Belfair UGA shall be allowed using individual or community/group on-site septic systems except that:

(i) New development or redevelopment using an existing (as of April 8, 2008) approved on-site or community/group system may be allowed provided that no expansion of the capacity of on-site system is needed to serve the redevelopment and provided that the public sewer system has not been extended to within five hundred feet of the property line; and

(ii) New development or redevelopment of lots, within the Belfair UGA, existing as of August 2, 2011, wherein sewer has not been extended to within five hundred feet of the property line may seek approval for holding tanks [□] when:

(1) It complies with all requirements and specifications of the Mason County Department of Public Health and Human Services, Mason County Department of Community Development, and the Mason County Department of Utilities and Waste Management, and

(2) A binding site plan is submitted which provides for future sewer pipelines and other utilities in accordance with the Belfair UGA Build-Out Sewer Connection Map, and

(3) Demonstrates that development at the minimum density allowed within the zone could be achieved once public sewer and/or water would be available to serve the project site, and

(4) Development of the site shall be consistent with the approved site plan. The director may allow minor modification to the site plan, provided that all other regulations and conditions placed on the approval are met, and

(5) Allows as needed pumping services to be provided by the Mason County Department of Utilities and Waste Management, and

(6) Agreement of payment of monthly fees as established by the Mason County Department of Utilities and Waste Management, and

(7) Payment of the Belfair sewer capital facilities charge (CFC) in effect at the time of commencement of utilization of the holding tank(s), and

(8) Agreement to decommission the tank and connect to public sewer within ninety days of the public sewer system extending to within five hundred feet of the subject property's nearest property line. The cost of any connection/extension required will be borne by the property owners. The developer of an extension may collect latecomer's fees for off-site improvements.

(b) All residential, industrial and commercial, currently using on-site disposal systems, will be required to connect to public sewers once a public system is extended to within five hundred feet of the closest property line regardless of the timing of the original on-site installation. The cost of any extension required will be borne by the property owners. The developer of an extension may collect latecomer's fees for off-site improvements.

(c) All existing permits for the installation of on-site systems, which have been approved but have not been installed, shall be declared void at such time the sewer is within five hundred feet of the closest property line.

(3) Existing Lot Consolidation or Boundary Adjustment. Within the Belfair and Allyn UGA, consolidation of existing residential lots to form a single lot greater than eight thousand square feet will not be allowed except to the extent that site conditions and site constraints

impede the individual development of the lots combined by the consolidation, in accordance with subsection (2) above.

(Ord. 59-08 Attach. A (part), 2008: Ord. 45-08 Attach. A (part), 2008: Ord. 30-08 Attach. (part), 2008: Ord. 91-07 (part), 2007: Ord. 10-07 (part), 2007: Ord. 108-05 Attach. B (part), 2005).

(Ord. No. 16-09, 3-3-2009; Ord. No. 55-12, Att. A, 7-10-2012)

17.03.031 - Binding site plan required in the Belfair UGA (Southern Connection—Long-term UGA Zone)

[...]

17.03.032 - Development densities and dimensional requirements.

[...]

17.03.033 - Performance-based density bonuses.

[...]

17.03.034 - Classification of land uses established.

[...]

17.03.035 - Land divisions in resource lands.

[...]

17.03.036 - Buffer and landscape requirements.

[...]

17.03.037 - Density transfer and agricultural resource lands.

[...]

17.03.040 - Off-street parking.

[...]

17.03.105 - Motor vehicle impound yards.

[...]

17.03.200 - Intent of sign regulations.

[...]

17.03.201 - Exemptions to the sign regulations.

[...]

17.03.202 - Prohibited signs.

[...]

17.03.203 - Nonconforming signs.

[...]

Chapter 17.20 - GENERAL PROVISIONS FOR THE BELFAIR UGA

Sections:

17.20.010 - Title.

[...]

17.20.020 - Authority.

[...]

17.20.030 - Purpose and Applicability.

[...]

17.20.040 - Interpretation.

[...]

17.20.050 - Relationship to the Mason County comprehensive plan and other sections of the MCC.

[...]

17.20.060 - Administrator.

[...]

17.20.070 - Definitions.

The definitions used in the Belfair urban growth area are the same as established in the Mason County development regulations, except that the following definitions apply only within the Belfair UGA.

"Adult entertainment" means an establishment consisting of, including, or having the characteristics of any or all of the following:

(1) Adult bookstore or exotic retail establishment is an establishment having more than twenty-five percent of its stock-in-trade merchandise that are distinguished or characterized by their emphasis on matter depicting, describing, or relating to sexual activities, anatomical genital areas, or erotic entertainment. The term "merchandise" as used above includes, but is not limited to the following: books, magazines, posters, cards, pictures, publications, tapes, discs, films, or other such medium; instruments, devices, equipment, paraphernalia, or other products.

(2) Adult cabaret, arcade, or theater is: (A) An establishment devoted to erotic entertainment, either with or without a liquor license, presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to sexual activities or anatomical genital areas; (B) An erotic dance studio as regulated in [MCC Chapter 5.19](#).

"Articulation" means the giving of emphasis to architectural elements (like windows, balconies, entries, etc.) that create a complementary pattern of rhythm, dividing large buildings into smaller identifiable pieces.

"Balcony" means an outdoor space built as an above ground platform projecting from the wall of a building and enclosed by a parapet or railing.

"Bay window" means a window that protrudes from the main exterior wall at least one foot measured horizontally from the facade of the building.

"Blank wall" means any wall or portion of a wall that has a surface area of four hundred square feet without a window, door, building modulation as defined below or other architectural feature, or any ground level wall surface or section of a wall over four feet in height at ground level that is longer than fifteen feet as measured horizontally without having a ground level window or door lying wholly or in part within that fifteen foot section.

"Blank wall treatment" means the use of various techniques to mitigate the visual effect of a blank wall. Blank wall treatment requirements can be found in [Chapter 17.30](#).

"Building height" means the maximum building height, as measured from the average grade of the base of a building to the bottom of the roof eaves or the top of the cornice line. Church spires, bell towers, chimneys and other architectural features may exceed the applicable maximum building height by fifty percent and communications facilities by as much as permitted through approval of a special use permit.

"Cornice" means a horizontal molding projecting along the top of a wall or building.

"Courtyard" means a landscaped space enclosed on at least three sides by a single structure.

"Critical Lands" means those areas designated as wetlands, landslide hazard areas (note: building may be allowed in LHA), lakes, ponds, or marine waters.

"Deck" means a roofless outdoor space built as an above ground platform projecting from a wall of a building and connected to the ground by structural supports.

"Duplex" means a single building that contains two dwelling units.

"Erotic entertainment" means any exhibition, performance, dance of any type, or other performance where such entertainment involves a person appearing or performing (either live or recorded) who: (1) is unclothed or in such attire, costume or clothing as to expose to view any portion of the female breast below the top of the areola, or (without regard to gender) any portion of the pubic region, anus, buttocks, or genitals; or (2) touches, caresses, or fondles the breasts, buttocks, anus, genitals or pubic region of themselves or a patron, or permits the touching, caressing, or fondling of their own breasts, buttocks, anus, genitals or pubic region by a patron, another employee or anyone else with the intent to sexually arouse or excite.

"Facade" means the front of a building facing a street. It may also be referred to as the apparent width of the structure facing the street.

"Fenestration" means the design, proportioning, and disposition of windows and other exterior openings of a building.

"Foot-candle" means a unit equivalent to the illumination produced by a source of one candle at a distance of one foot and equal to one lumen incident per square foot.

"Foot-lambert" means a unit of luminance equal to the luminance of a surface emitting a luminous flux of one lumen per square foot.

"Gabled roof" means a triangular wall enclosed by the sloping ends of a ridged roof.

"Hipped roof" means a roof with sloping ends and sides.

"Light manufacturing" means manufacturing where there is no outdoor storage of raw materials or products, the manufacturing and assembly processes are entirely contained within closed structures, and there is no discernable noise, odor, vibration, glare, dust, or other sensory effect from the manufacturing processes.

"Lumen" means the unit of luminous flux equal to the luminous flux emitted in a unit solid angle by a point source of one candle intensity.

"Lux" means a unit of illumination equivalent to nine hundred twenty-nine thousandths foot-candle and equal to the illumination produced by luminous flux of one lumen falling perpendicularly on a surface one meter square.

"Mobile Home Park" means a tract of land designed and maintained under a single ownership of unified control where two or more spaces or pads are provided solely for the placement of mobile or manufactured homes or recreational vehicles for permanent occupancy for residential purposes with or without charge. A mobile home park shall not include mobile home subdivisions or recreational vehicle parks or where mobile homes are permitted as a principal use and accessory dwelling unit on the same lot.

"Mobile home" means a factory-assembled structure intended solely for human habitation and equipped with the necessary service connections and made so as to be readily movable as a unit on its own running gear. A mobile home is considered a single-wide unit.

"Modulation" means stepping back or projecting forward portions of the building face with specified intervals of building width and depth, as a means of breaking up the apparent bulk of the structure's continuous exterior walls and to some extent, helping to identify individual residential units.

"Multi-family dwelling units" includes any structure that contains more than three dwelling units.

"Net developable acre" means the gross land area of property less critical lands, above-ground stormwater facilities, and public or private road rights of way.

"Pedestrian-oriented facade" means ground floor facades facing a public street or pedestrian-oriented space containing transparent window area or window displays along a minimum of fifty percent of their length and featuring no blank walls.

"Pedestrian-oriented space" means an area that provides pedestrian-oriented amenities and landscaping to enhance the pedestrian use of the space for passive recreational activities such as: resting, reading, picnicking, and socializing. Requirements for pedestrian-oriented space are contained in [Chapter 17.25](#).

"Recycling center" means a drop off station for recycling of household goods such as paper, plastic, cardboard, glass, and cans, but not intended to include permanent storage of recycled materials, processing of materials, or larger scale items such as appliances or construction debris.

"RV Park" means a development consisting of a grouping of manufactured or mobile home dwellings, and may include park management offices and accessory community facilities for the exclusive use of park residents, such as recreation, laundry or storage facilities.

"Storage, Mini" means a structure containing separate, individual, and private storage spaces of varying sizes leased or rented on individual leases for varying periods of time for dead storage only. Storage of boats, trailers, and recreational vehicles is permitted. Auctions except auctions authorized by legal action, commercial wholesale or retail businesses, garage sales, repair of motorized equipment and/or vehicles, operation of power tools, and storage of flammable or hazardous materials and explosives is prohibited

"Stepped roofs" means different levels of roofs that are created by stepping back all or a portion of the facade.

"Townhouse" means a dwelling unit, typically two or more stories tall, that exists as part of a set of attached units, each having a unique publicly-accessible entrance.

"Triplex" means a single building that contains three dwelling units.

"Weather protection" means architectural features such as an awning, marquee, or canopy that protects pedestrians from rain and sunlight. To qualify as weather protection, the feature must be at least eight feet above the walking surface and project at least six feet horizontally from the structure.

(Ord. 133-04 Att. B § 2 (part), 2004).

17.20.080 - Districts established.

[...]

17.20.090 - District boundaries—Map.

[...]

17.20.100 - Amendments.

[...]

Chapter 17.22 - RESIDENTIAL DISTRICTS IN THE BELFAIR UGA

Sections:

17.22.010 - "R-4" Low density residential district—Purpose.

The purpose of the R-4 district is to provide a lower density housing option in the UGA. Locations are restricted to sites containing critical areas and slopes as development is expected to be clustered into the more suitable building areas. Locations should also be away from development nodes and commercially zoned areas but with the intensity of development still relatively low, beyond a normal walking distance of one-half to three-quarters of a mile. The district allows for a maximum density of four dwelling units per gross acre, and a minimum density of three units per net developable acre, except where "critical lands" are present. Clustering of the dwelling units and properties is encouraged to protect open space and water quality, reduce infrastructure needs, and enhance energy efficiency. Multi-family dwelling units are conditionally permitted as long as they do not exceed the density requirement and minimize impacts to adjacent single-family dwelling units.

(Ord. 58-08 (part), 2008; Ord. 46-08 (part), 2008; Ord. 133-04 Att. B § 2 (part), 2004).

17.22.020 - Allowed uses.

Uses allowed in the R-4 district shall be as follows:

- (1) One detached dwelling per lot;
- (2) Duplexes;
- (3) Public parks;
- (4) Public utility service lines.

(Ord. 58-08 (part), 2008; Ord. 46-08 (part), 2008; Ord. 133-04 Att. B § 2 (part), 2004).

17.22.030 - Accessory uses.

The following uses are permitted only as they are ancillary to the primary allowed uses and may or may not require a special license or permit in addition to holding a building permits:

- (1) Home occupations;
- (2) Accessory structures;
- (3) Accessory dwelling units;
- (4) Family child care centers;
- (5) Group homes;
- (6) Outdoor vehicle parking;
- (7) Well heads and water treatment facilities;
- (8) Community drain fields.

(Ord. 133-04 Att. B § 2 (part), 2004).

17.22.040 - Special uses.

- (a) Churches.
- (b) Schools.
- (c) Commercial child care centers.
- (d) Bed and breakfast inns.
- (e) Multi-family dwelling units.
- (f) Other essential public facilities.
- (g) Townhouses.
- (h) Triplexes.
- (i) [RV Parks](#)
- (j) [Mobile Home Parks](#)

(Ord. 133-04 Att. B § 2 (part), 2004).

17.22.045 - Prohibited uses.

The following uses are prohibited:

- (1) Adult entertainment.

(Ord. 133-04 Att. B § 2 (part), 2004).

17.22.050 - Bulk and dimensional standards.

Density:	Maximum average of four dwelling units per <u>gross acre</u> <u>and a minimum density of three units per net developable acre.</u> excluding the area of designated wetlands, designated landslide hazard areas (note: building may be allowed in LHA), lakes, ponds, or marine waters.
Intensity:	35% lot coverage on individual lots.
Minimum Lot Area:	None. Development must not exceed density and lot coverage requirements above.
Lot Dimensions:	All lots shall have a minimum width of 25 feet.
Height:	The maximum height of structures in the district shall be as follows: Buildings containing the permitted use: 30 feet. Accessory structure: 20 feet.
Setbacks:	Front yard: 15 feet. Side yard: 5 feet for accessory structures and 10 feet for the dwelling unit. Street side yard: 15 feet. Rear yard: 5 feet for accessory structures and 10 feet for the dwelling unit. Street rear yard: 15 feet.

(Ord. 58-08 (part), 2008; Ord. 46-08 (part), 2008; Ord. 133-04 Att. B § 2 (part), 2004).

17.22.060 - "R-5" Medium density residential district—Purpose.

The purpose of the R-5 district is to provide a medium density housing option within the Belfair urban growth area. Locations are restricted to sites not significantly impacted by critical areas and slopes. Locations should generally be away from development nodes and commercially zoned areas, beyond a normal walking distance of one-half to three-quarters of a mile. The district allows for a maximum density of five dwelling units per gross acre, and a minimum of four units per net developable acre. ~~except where "critical lands" are present.~~ Clustering of the dwelling units and properties is encouraged to protect open space and water quality, reduce infrastructure needs, and enhance energy efficiency. Multi family dwelling units are permitted as long as they do not exceed the density requirement and minimize impacts to adjacent single family dwelling units.

(Ord. 133-04 Att. B § 2 (part), 2004).

17.22.070 - Allowed uses.

Uses allowed in the R-5 district shall be as follows:

- (1) One detached dwelling per lot;
- (2) Duplexes;
- (3) Multi-family dwelling units;
- (4) Public parks;
- (5) Public utility service lines;
- (6) Townhouses;
- (7) Triplexes.

(Ord. 133-04 Att. B § 2 (part), 2004).

17.22.080 - Accessory uses.

The following uses are permitted only as they are ancillary to the primary allowed uses and may or may not require a special license or permit in addition to holding a building permits:

- (1) Home occupations;
- (2) Accessory dwelling units;
- (3) Club houses;
- (4) Recreation areas;

- (5) Family child care centers;
- (6) Group homes;
- (7) Outdoor vehicle parking;
- (8) Well heads and water treatment facilities;
- (9) Community drain fields.

(Ord. 133-04 Att. B § 2 (part), 2004).

17.22.090 - Special uses.

- (a) Churches.
- (b) Schools.
- (c) Commercial child care centers.
- (d) Bed and breakfast inns.
- (e) Other essential public facilities.
- (f) Hotels provided the following siting and design conditions are met:

(1) Site is identified as a "hotel overlay" on the official zoning map for the Belfair UGA.

(g) RV Parks

(h) Mobile Home Parks

(Ord. 133-04 Att. B § 2 (part), 2004).

17.22.095 - Prohibited uses.

The following uses are prohibited:

- (1) Adult entertainment.

(Ord. 133-04 Att. B § 2 (part), 2004).

17.22.100 - Bulk and dimensional standards.

Density:	Maximum average of 5 dwelling units <u>per gross acre, and a minimum density of four units per net developable acre.</u> excluding the area of designated wetlands, designated landslide hazard areas (note: building may be allowed in
----------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	LHA), lakes, ponds, or marine waters.
Intensity:	40% lot coverage.
Minimum Lot Area:	None. Development must not exceed density and lot coverage requirements above.
Lot Dimensions:	All lots shall have a minimum width of 25 feet.
Height:	The maximum height of structures in the district shall be as follows: Buildings containing the permitted use: 35 feet. Accessory structure: 20 feet.
Setbacks:	<p>Front yard: 10 feet.</p> <p>Side yard: 5 feet for accessory structures and 10 feet for the dwelling unit.</p> <p>Street side yard: 10 feet.</p> <p>Rear yard: 5 feet for accessory structures and 10 feet for the dwelling unit.</p> <p>Street rear yard: 10 feet.</p>

(Ord. 133-04 Att. B § 2 (part), 2004).

17.22.110 - "R-10" Multi-family residential district—Purpose.

The purpose of the R-10 district is to provide a high-density residential-area housing option within the Belfair urban growth area. Locations should be within or adjacent to development nodes and commercially zoned areas within a normal walking distance of one-half to three-quarters of a mile. Locations generally are areas not significantly impacted by critical areas and slopes. The district allows for a density of ten dwelling units per gross acre, and a minimum density of ten dwelling units per net developable acre. , except where "critical lands" are present Clustering of the dwelling units and properties is encouraged to protect open space and water quality, reduce infrastructure needs, and enhance energy efficiency. Design standards are important to minimize

environmental and visual impacts of developments and provide amenities for residents. Protection of creeks and wetlands is critical—these features should be preserved and integrated into the development as an asset and amenity for residents. Open space and play areas will be important, particularly for young families. Pedestrian access—between developments and to provide access to parks, open space, commercial, and civic uses—is also very important.

(Ord. 133-04 Att. B § 2 (part), 2004).

17.22.120 - Allowed uses.

Uses allowed in the R-10 district shall be as follows:

- (1) Detached dwellings;
- (2) Duplexes;
- (3) Multi-family dwelling units;
- (4) Public parks;
- (5) Public utility service lines;
- (6) Townhouses;
- (7) Triplexes.

(Ord. 133-04 Att. B § 2 (part), 2004).

17.22.130 - Accessory uses.

The following uses are permitted only as they are ancillary to the primary allowed uses and may or may not require a special license or permit in addition to holding a building permits:

- (1) Home occupations;
- (2) Accessory dwelling units;
- (3) Club houses;
- (4) Recreation areas;
- (5) Family child care centers;
- (6) Group homes;
- (7) Outdoor vehicle parking;

(8) Well heads and water treatment facilities;

(9) Community drain fields.

(Ord. 133-04 Att. B § 2 (part), 2004).

17.22.140 - Special uses.

(a) Churches.

(b) Schools.

(c) Bed and breakfast inns.

(d) Commercial child care center.

(e) Other essential public facilities.

(f) All uses permitted in the festival retail district (FR) provided the following conditions are met:

(1) Site is identified as a "retail overlay" on the official zoning map for the Belfair UGA;

(2) Development must comply with all bulk, dimensional, and design standards and guidelines of the festival retail district.

(g) [RV Parks](#)

(h) [Mobile Home Parks](#)

(Ord. 133-04 Att. B § 2 (part), 2004).

17.22.145 - Prohibited uses.

The following uses are prohibited:

(1) Adult entertainment.

(Ord. 133-04 Att. B § 2 (part), 2004).

17.22.150 - Bulk and dimensional standards.

Density:	Maximum average of 10 dwelling units per <u>gross acre, and a minimum density of ten units per net developable acre. excluding the area of designated wetlands, designated landslide hazard areas (note: building may be allowed in LHA);</u>
----------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	lakes, ponds, or marine waters.
Intensity:	50% lot coverage.
Minimum Lot Area:	None. Development must not exceed density and lot coverage requirements above.
Lot Dimensions:	All lots shall have a minimum width of 25 feet.
Height:	The maximum height of structures in the district shall be as follows: Buildings containing the permitted use: 45 feet. Accessory structure: 20 feet.
Setbacks:	Setbacks: Front yard: 10 feet. Side yard: 5 feet for accessory structures and 10 feet for the dwelling unit. Street side yard: 10 feet. Rear yard: 5 feet for accessory structures and 10 feet for the dwelling unit. Street rear yard: 10 feet.

(Ord. 133-04 Att. B § 2 (part), 2004).

17.22.160 - Retail overlay area.

[...]

Chapter 17.23 - MIXED USE DISTRICTS IN THE BELFAIR UGA

17.23.010 - "FR" Festival retail distinct—Purpose.

[...]

17.23.020 - Allowed uses.

[...]

17.23.030 - Accessory uses.

[...]

17.23.040 - Special uses.

The following uses, subject to applicable licensing and development regulations, shall be allowed only with approval of a conditional use permit. Consideration shall be given to the purpose and development standards of the district including any adopted design standards or guidelines.

- (1) Antique malls over ten thousand square feet.
- (2) Building material sales.
- (3) Churches.
- (4) Clinics, including veterinary.
- (5) Commercial parking lots not associated with an on-site use.
- (6) Funeral parlors, cremation and mortuary services.
- (7) Gyms, fitness and aerobic studios.
- (8) Laundromats.
- (9) Live entertainment except between the hours of 12:00 AM and 7:00 AM.
- (10) Private transportation depot.
- (11) Schools.
- (12) Public sidewalk food and merchandise vendors including espresso and newsstands.
- (13) Commercial recreation facilities including game arcades, batting cages, shooting galleries and skating rinks.
- (14) Dance and music studios.

(15) Dance floors over three hundred square feet in area.

(15) Out-door storage of merchandise and/or more than one vehicle.

| [\(16\) Mini-storage](#)

(Ord. 133-04 Att. B § 2 (part), 2004).

17.23.045 - Prohibited uses.

[...]

17.23.050 - Bulk and dimensional standards.

[...]

17.23.060 - Site design standards and guidelines.

[...]

17.23.070 - Pedestrian and vehicular access standards and guidelines.

[...]

17.23.080 - Building design standards and guidelines.

[...]

17.23.090 - Landscaping design standards and guidelines.

[...]

17.23.100 - Non-conforming uses and structures.

[...]

17.23.110 - Applicability.

[...]

17.23.120 - "MU" Mixed use district—Purpose.

[...]

17.23.130 - Allowed uses.

[...]

17.23.140 - Special uses.

The following uses, subject to applicable licensing and development regulations, shall be allowed only with approval of a conditional use permit. Consideration shall be given to the purpose and development standards of the district including any adopted design standards or guidelines.

- (1) Utility buildings and structures except transmission lines and structures.
- (2) Commercial parking lots not associated with an on-site use.
- (3) Live entertainment except between the hours of 12:00 AM and 7:00 AM.
- (4) Private transportation depot.
- (5) Schools.
- (6) Public sidewalk food and merchandise vendors including espresso and newsstands.
- (7) Private recreation facilities including game arcades, batting cages, shooting galleries and skating rinks.

| [\(8\) Mini-storage](#)

(Ord. 133-04 Att. B § 2 (part), 2004).

17.23.145 - Prohibited uses.

[...]

17.23.150 - Bulk and dimensional standards.

[...]

17.23.155 - Site design standards and guidelines.

[...]

17.23.160 - Building design standards and guidelines.

[...]

17.23.165 - Landscaping design standards and guidelines.

[...]

17.23.170 - Non-conforming uses and structures.

[...]

17.23.180 - Applicability.

[...]

Chapter 17.24 - COMMERCIAL AND INDUSTRIAL DISTRICTS IN THE BELFAIR UGA

17.24.010 - "GC" General commercial district—Purpose.

[...]

17.24.020 - Allowed uses.

[...]

17.24.030 - Special uses.

[...]

17.24.040 - Bulk and dimensional standards.

[...]

17.24.045 - Site design standards and guidelines.

[...]

17.24.050 - Landscaping design standards and guidelines.

[...]

17.24.055 - Non-conforming uses and structures.

[...]

17.24.060 - Applicability.

[...]

17.24.070 - "BI" Business industrial district—Purpose.

[...]

17.24.080 - Allowed uses.

[...]

17.24.090 - Accessory uses.

[...]

17.24.100 - Special uses.

The following uses, subject to applicable licensing and development regulations, shall be allowed only with approval of a conditional use permit. Consideration shall be given to the purpose and development standards of the district including any adopted design standards or guidelines.

- (1) Adult entertainment provided that the proposed property is at least three hundred feet from existing residences, schools and churches and at least three hundred feet from the nearest district allowing residential uses.

| [\(2\) Mini-storage](#)

(Ord. 133-04 Att. B § 2 (part), 2004).

17.24.110 - Bulk and dimensional standards.

[...]

17.24.115 - Landscaping design standards and guidelines.

[...]

17.24.120 - Non-conforming uses and structures.

[...]

17.24.125 - Applicability.

[...]

Chapter 17.26 - PRIVATE OPEN SPACE FOR MULTI-FAMILY DEVELOPMENTS

Sections:

17.26.010 - Purpose.

The purpose of this section is to provide inviting and well-designed outdoor spaces for residents.

17.26.020 - Standards.

The following standards apply to all multi family residential development unless noted otherwise:

- (1) All multi-family developments shall provide usable open space per the following:
 - (A) Three hundred square feet per unit for ground based units such as townhomes,
 - (B) ~~Fifteen-Ten~~ percent of the site-net developable area for all other multi-family developments such apartment buildings,
 - (C) For residential development within a mixed-use building, provide a usable open space or spaces equal to or greater than ~~twenty-ten~~ percent the size of the applicable building's gross floor area. Calculations for gross floor area shall exclude area used for mechanical equipment, accessory parking, and outdoor decks and balconies. Onsite ground floor pedestrian oriented space may be used in the calculations for required usable open space;
- (2) Configure buildings to create usable open space by providing one or more of the following:
 - (A) Landscaped courtyards, gardens, or commons usable by residents and visible from dwelling units to enhance security,
 - (B) Individual outdoor spaces for all ground floor units. This is most appropriate for new townhouses or other ground-related housing,
 - (C) Balconies, well-defined patios, terrace open spaces, and rooftop decks. ~~These spaces will only be counted towards meeting this requirement only on sites under an acre.~~ Rooftop decks are the least preferred type of open space,

(D) Play areas for children, visible from dwelling units and located away from arterial streets, parking lots and on-site drainage facilities;

Note: Required landscape buffer areas shall not be considered usable open space.

(3) Usable open spaces should be positioned in areas with significant pedestrian traffic to provide interest and security;

~~(4) Consider views and sunlight in the design and location of usable open space [spaces should face east, west or (preferably) south when possible];~~

(54) Integrate natural features into usable open space, when feasible;

(65) Paths, seating, lighting and other pedestrian amenities should be utilized to make open spaces more functional and enjoyable;

(76) Minimum required landscaped buffer areas shall not be included in calculations for the required usable open space.

(Ord. 133-04 Att. B § 2 (part), 2004).



Figure 10. Examples of usable open space for multi family development.

Chapter 17.31 - LANDSCAPING IN THE BELFAIR UGA

Sections:

17.31.010 - Purpose.

The purpose of this section is to:

- (1) Preserve and improve the aesthetic character of Belfair;
- (2) Enhance the esthetic quality of new construction;
- (3) Promote retention and protection of existing vegetation and to reduce the impact of development on drainage systems, water quality, and natural habitats;
- (4) Enhance the appearance of the SR-3 corridor and other streets in Belfair;
- (5) Mitigate the negative impacts of parking lots on the streetscape;
- (6) Screen unsightly uses from view.

(Ord. 133-04 Att. B § 2 (part), 2004).

17.31.020 - Standards.

The following standards apply to all commercial and multi family development unless otherwise noted. A landscape design plan is required.

(1) Landscaping should be suitable and fitting with the character of Belfair as a growing community in a rural area. Because this is within an urban growth area with a variety of development types, landscaping—both naturalized and cultivated—will be important in establishing and unifying the community's character. Existing substantial vegetation and native materials in informal plantings and arrangements should be considered in the concept.

Specific objectives include:

- (A) To provide visual screens and barriers as a transition between differing land uses;

(B) To define plant species which are of low maintenance, resistant to drought and otherwise appropriate for conditions within the business district and which are safe for pedestrians;

(C) To provide visual relief from large expanses of parking areas and integrate new construction into the natural environment;

(D) To provide physical separation between vehicular and pedestrian traffic;

(E) To retain existing vegetation and significant trees by incorporating them into the site design;

(F) To provide decorative landscaping as a focal setting for signs, special site elements and/ or pedestrian areas;

(G) To provide increased areas of permeable surfaces to allow for infiltration of surface water into groundwater resources, reduce the quantity of stormwater discharge and improve the quality of stormwater discharge;

(H) Maintaining a green corridor along SR-3 except where buildings are encouraged to front directly onto the highway.

(2) The landscape design plan shall address the following considerations:

(A) A unified pedestrian circulation system with amenities and plantings;

(B) A coordinated system of open spaces and/or planted areas that provide the required pedestrian areas and landscaping. The plan should indicate how the various spaces and plantings relate to the project's site design objectives of continuity, variety, activity, etc.;

(C) Screening of service or unsightly areas;

(D) Plantings and/or site features that enhance the building's architectural qualities;

(E) Protection of existing significant trees and natural site amenities.

(3) The design plan should consider the following landscape design objectives where appropriate:

(A) Where feasible, coordinate the selection of plant material to provide a succession of blooms, seasonal color, and a variety of textures;

(B) Provide a transition in landscaping design between adjacent sites, within a site, and from native vegetation areas in order to achieve greater continuity;

(C) Design landscaping to create definition between public and private spaces;

(D) Design landscaping to provide a transition between built structures (vertical planes) and the site (horizontal planes);

(E) Use plantings to highlight significant site features and to define the function of the site, including parking, circulation, entries, and open space;

(4) The design plan should use planting strips or areas as barriers and/or screens to separate land uses or specific activities and provide visual relief from large expanses of parking areas or buildings.

Specifically:

(A) Planting areas should be a mix of evergreen and deciduous shrubs whose height and width will be proportionate to the area being planted;

(B) Trees, shrubs, ground covers, and/or grasses that are native to the Puget Sound basin and are appropriate to the conditions of the site are preferred;

(C) Care must be taken not to visually block lines of sight for vehicles or pedestrians or obscure businesses with landscape material that will be too large at maturity for the site;

(D) Plants should be arranged asymmetrically unless the landscape plan emphasizes a formal design concept or space is too restricted to allow a mix of plant materials;

(E) Ground cover material should cover seventy percent of the soil in one growing season or seventy percent of the soil in three years if mulch is applied until the ground cover fills the designated area.

(5) The design plan should also consider:

(A) Integration of the stormwater management features (such as biofiltration swales or surface water detention ponds) into the planting strip;

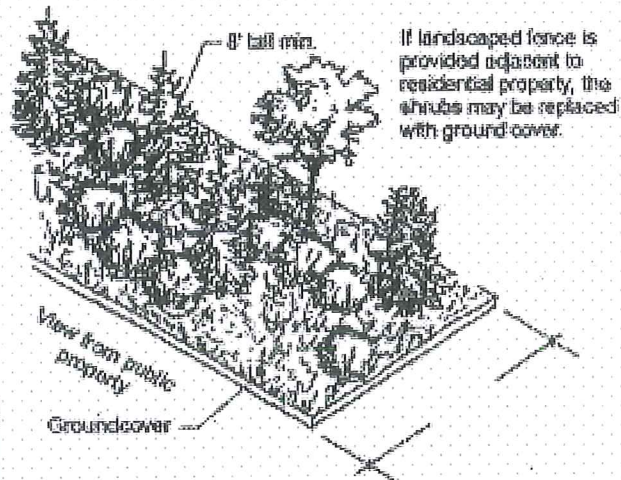
(B) Incorporation of or protection of natural features, including wetlands, significant trees and vegetation, and slopes.

(6) Landscaping types. The following list of landscaping types:

(A) Landscape Type A.

PURPOSE

To provide a dense site barrier separating land uses or screening specific activities or elements.



Requirements:

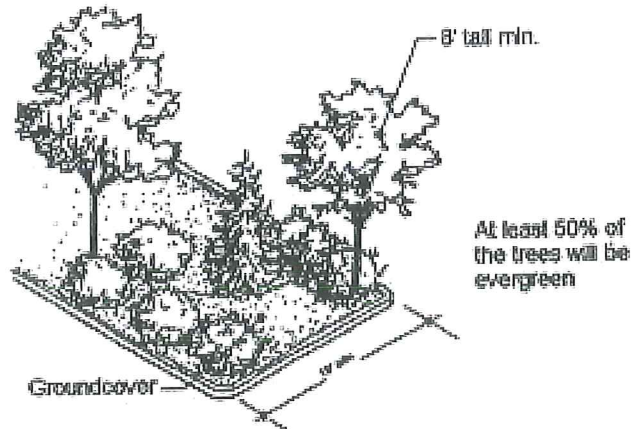
- A minimum of one evergreen tree at least 8' tall for every 150 square feet arranged in a manner to obstruct views into the property.
- At least one shrub per 20 square feet of buffer area. Shrubs shall be at least 16" tall at planting and have a mature height of 3 and 4 feet.

Figure 18. Landscape Type A.

(B) Landscape Type B

PURPOSE

To provide moderately dense and naturalistic vegetation screen to offer visual relief and integrate built elements into the natural environment.



Requirements:

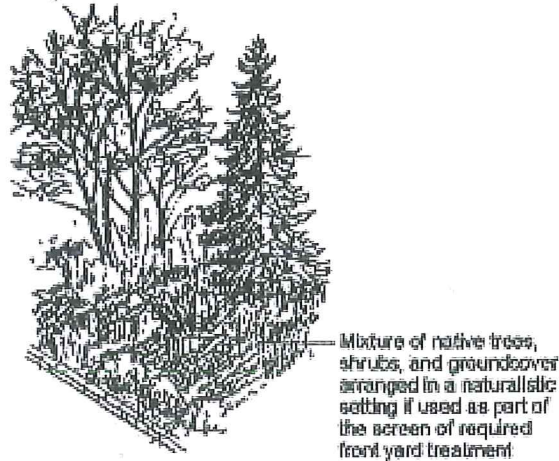
- At least one tree per 300 square feet of landscaped area (min. Ht. 8').
- Shrubs covering at least 50% of landscaped area.
- Groundcover which will cover the remaining area within 3 years.

Figure 19. Landscape Type B.

(C) Landscape Type C

PURPOSE

To enhance the natural areas and to integrate developments into the existing conditions.



Requirements:

- Landscaping shall consist of trees, shrubs and groundcovers that are native to the Puget Sound basin and are appropriate to the conditions of the site. Species are subject to the approval by the City.
- Arrangements of plants shall be asymmetrical and plant material shall be sufficient in quality to cover the soil in one growing season.

Figure 20. Landscape Type C.

(7) Landscape buffer requirements between uses shall be as noted in Table 1 below. Where substantial native vegetation exists in the required side and rear buffer areas, such vegetation shall be retained within the required buffer width to the extent possible. Where a limited amount of native vegetation exists in the required buffer area, the county may require supplemental landscaping based on the required landscape types noted in Table 3 to complement the existing native vegetation.

Table 3. Required buffers for side and rear yards. Landscape Types A, B, and C refer to the landscaping types referenced in subsection (4) above.

		Applicable Use (Buffer must occur within)			
		Category 3* (includes multi family housing and group care facilities)	Category 4* (includes lodging and small scale retail and office)	Category 5* (includes retail and light industrial uses)	Category 6* (includes heavy industry and related uses)
Use of Adjacent Property	Category 1* (includes passive recreational uses and some agriculture uses)	10' 20' Type A 20' 30' Type B or 25' 40' Type C	10' 20' Type A 15' 30' Type B or 20' 40' Type C	10' 20' Type A 15' 30' Type B or 20' 40' Type C	10' 30' Type A 15' 40' Type B or 20' 50' Type C
	Category 2* (includes most single family housing, public institutions, and public parks)	10' 20' Type A 15' 25' Type B or 20' 30' Type C	10' 20' Type A 15' 25' Type B or 20' 30' Type C	10' 20' Type A 15' 25' Type B or 20' 30' Type C	15' 30' Type A 20' 40' Type B or 30' 50' Type C
	Category 3*	X	10' 15' Type A 15' 20' Type B or 20' 25' Type C	10' 20' Type A 15' 25' Type B or 20' 30' Type C	10' 30' Type A 20' 40' Type B or 30' 50' Type C
	Category 4*	X	X	10' 20' Type A 15' 25' Type B or 20' 30' Type C	10' 30' Type A 20' 40' Type B or 30' 50' Type C
	Category 5*	X	X	X	10' 20' Type A 15' 25' Type B or 20' 30' Type C
	Category 6*	X	X	X	X

*Land Use Categories are detailed in the Mason County Development Regulations.

(8) Provide internal parking lot landscaping (parking lots within the Business-Industrial district are exempt unless visible from SR-3). Specifically, all surface parking lots (excluding underground or structured parking areas) with more than fourteen stalls and within one hundred feet of the public right-of-way (excluding alleys) and not separated from that street by another building shall conform to the following standards:

Total Number of Parking Spaces	Minimum Required Landscape Area*
15 to 50	15 square feet/parking space

Total Number of Parking Spaces	Minimum Required Landscape Area*
51 to 99	25 square feet/parking space
100 or more	35 square feet/parking space

* Landscaped area calculations can include landscaped areas between the parking lot and the street.

(9) Provide shrubs and ground cover in the required interior parking lot landscape areas.

(A) Plant shrubs at a density of five per one hundred square feet of landscape area.

(B) Up to fifty percent of shrubs may be deciduous.

(C) Select and plant ground cover so as to provide ninety percent coverage within three years of planting, provided that mulch is applied until plant coverage is complete.

(10) Do not locate a parking stall more than fifty feet from a landscape area.

Exceptions:

(A) Mason County may exempt parking lots with less than one hundred parking spaces and not visible from or not within one hundred feet of a street or park from interior parking lot landscaping, but not necessarily from perimeter parking lot landscaping;

(B) Mason County may allow alternative parking lot landscaping schemes where the applicant can successfully demonstrate that such schemes better meet the intent of the guidelines.

(11) Provide at least one tree for every six parking spaces. The trees required for parking lot landscaping may not be considered as street trees.

Exceptions:

(A) Mason County may exempt parking lots with less than one hundred parking spaces and not visible from or not within one hundred feet of a street or park from interior parking lot landscaping, but not necessarily from perimeter parking lot landscaping;

(B) Mason County may allow alternative parking lot landscaping schemes where the applicant can successfully demonstrate that such schemes better meet the intent of the guidelines.

(12) Provide landscaping to screen parking lots from adjacent or neighboring properties.

Specifically, screen parking lots with over fourteen stalls and within five ten-feet of adjacent property lines with Landscape Type A or twenty-ten feet of Type B or C landscaping. Mason County may waive this requirement if parking is shared by the adjacent uses.

(Ord. 133-04 Att. B § 2 (part), 2004).

Chapter 17.35 - NEIGHBORHOOD DESIGN IN THE BELFAIR UGA

Sections:

17.35.010 - Purpose.

The purpose of this section is to:

- (1) Enhance pedestrian and vehicular connectivity between residential areas and to surrounding uses and amenities;
- (2) Provide safe and attractive streets for residents;
- (3) Create cohesive neighborhoods designed around centralized park or open spaces;
- (4) Create walkable neighborhoods;
- (5) Create community open space amenities which lend identity to a neighborhood and are used by its residents in many ways;
- (6) Create a system of parks that are accessible and interconnected, providing a greater amenity to the community;
- (7) Retain sensitive natural areas and other unique natural features as community open space.

(Ord. 133-04 Att. B § 2 (part), 2004).

17.35.020 - Standards.

The following standards apply to all residential subdivisions and development unless otherwise noted:

- ~~1) Neighborhood Units. Large nNew developments (more than twenty ten acres) should be designed with cohesive neighborhood units where all residents are no more than one-quarter mile walking distance from a central neighborhood park or square and if permitted, neighborhood service uses. Such neighborhood units should be connected to other neighborhood units by residential streets and pedestrian paths so that several smaller areas can support communitywide services, such as an elementary school. Neighborhood units should not be bisected by a collector or arterial road. Traffic speeds should be no higher than~~

~~thirty-five miles per hour on residential streets. Main pedestrian paths or streets into a neighborhood should be treated as gateways with special landscaping, signage, or other identifiable features;~~

(2) ~~House~~ **Single Family** and driveway design. The following standards apply to new developments with more than four lots;

(A) Design driveways with minimum amounts of impervious surface and minimum presence on the street to retain green-space and reduce surface water runoff. Driveways must meet the following standards:

~~(i) Except for driveways shared by two residences, the maximum width of driveway at the front property line is twelve feet. If automobile access is from the alley, the maximum width at the rear property line is eighteen feet;~~

(ii) Driveways and vehicle circulation pavements shall be the minimum size, necessary to accommodate vehicle storage and circulation **for two vehicles**. The county may require that pavement dimensions be modified to reduce impervious surface. Applicants are encouraged to use pervious materials, where feasible, such as split pavements with lawns or unit pavers in the center of the driveway,

~~(iii) Developments of more than ten dwelling units shall feature shared driveways for at least fifty percent of the residential lots;~~

(B) Design homes that minimize the impact of garages on the street and enhance the sense of neighborhood. Specifically:

(i) All homes should include a porch or covered entry facing the street,

(ii) Garages visible from the street shall be setback at least five feet further than the front wall of the house facing the street;

(3)

Street Network. The following standards apply to new developments with more than four lots:

(A) The street pattern for new residential development shall emphasize a connected network of streets rather than long irregular loops with dead-ends and cul-de-sacs. Such a network will provide better traffic flows, orientation, and shorter trips through the neighborhood. Intersections should occur at no more than four hundred foot intervals;

(B) The street pattern should be adjusted for existing topography and other natural features, while maintaining interconnections and function;

(C) Streets should interconnect neighborhoods. ~~At least thirty-three percent of streets should be through streets;~~

(D) Allow for future connections where topography permits a street to be extended in the future;

(E) Consider alleys in the design of a street system—which have proven useful in reducing on-street parking pressure and pedestrian/driveway conflicts. Alleys are also the most appropriate location for utilities and other service facilities. Alleys also enhance the appearance of the street since garages will be located at the rear of homes;

(4) Street Design. The following standards apply to all public streets in residential areas: **are the minimum required and**

(A) Residential streets shall be designed per Table 4;

Table 4

Residential street design standards

	LOCAL NEIGHBORHOOD STREETS		
Classification	<u>Primary</u> Collector	<u>Secondary or</u> Sub-Collector	Access Street
Characteristics	Principal traffic arterial within residential areas. Conveys traffic from arterials to lower order streets. Collectors are often key streets for bicycle access.	Conveys traffic from collectors to access streets.	Carries very little or no through traffic.

LOCAL NEIGHBORHOOD STREETS			
Classification	<u>Primary</u> Collector	<u>Secondary or</u> Sub-Collector	Access Street
Usual Average Daily Traffic	1,000-3,000	250-1,000	0-250
Lane Configuration	At least two 12' lanes and two 8' parking lanes or 5' bicycle lanes.	One Two 12 11' travel lanes (accommodating two lanes of traffic) and two <u>4' paved shoulders</u>	One Two 14 0' travel lanes (accommodating two lanes of traffic) and two 6' or 7' parking lanes. <u>2' paved shoulders</u>
<u>Curb to Curb</u> Roadway Width	30'-40' depending upon whether there are parking or bicycle lanes included. 34'	28' 30'	22'-24' 24'
Recommend R.O.W. Including Sidewalks on Both Sides	60'	50'	50' 40'

	LOCAL NEIGHBORHOOD STREETS		
Classification	<u>Primary</u> Collector	<u>Secondary or</u> Sub-Collector	Access Street
Level Design Speed	35 mph	20 mph	20 mph
Range of Desirable Centerline <u>Curb-Turn</u> Radius	300'-500'	150'-300'	100'-150'
Planting Strips	6' with trees	3' without trees 6' with trees	3' without trees 6' with trees
Sidewalks <u>or</u> <u>separated</u> <u>paved</u> <u>pathways</u>	4' sidewalk on both at <u>least one side separated</u> <u>by either curb or</u> <u>shoulder</u> 4' on at least one side	4' sidewalk on at <u>least both one</u> sides 4' on at least one side	4' sidewalk on at least one side (except for new streets serving six or fewer homes) 4' on at least one side

*Rolled curb to be provided for either sidewalk or paved pathway

(B) The county may approve an alternative street design where the applicant can demonstrate that such alternative design achieves the following:

- (i) Enhances safety for pedestrians and vehicles,
- (ii) Provides durable construction but reduces environmental impacts (i.e., more-less impervious surface),
- (iii) Street design is appropriate for site given existing topography and vegetation,

(iv) Street design is consistent with the purpose of this section and is sufficient to accommodate the projected traffic;

(5) Sidewalks and Trails. The following standards apply to all new residential development with more than four lots unless otherwise noted:

(A) New development should be integrated with, and expand Belfair's system of community-wide trails (see Figure 6);

(B) Sidewalks or pathways should be provided along public streets per Table 4 above;

(C) The paving surface on all pedestrian paths should be appropriate to their use:

(i) Concrete for sidewalks,

(ii) Seamless materials like asphalt for bike/skating trails,

(iii) Crushed gravel for nature trails,

(iv) The county will consider alternative materials where the applicant can demonstrate that the material is appropriate for the projected use, durable, and easily maintainable;

(D) All multi-lot developments over twenty acres should provide bicycle pathways or routes—especially if they connect with the planned community wide trail system;

(6) Parks and Open Space. The following guidelines apply to all residential subdivisions with more than twenty-five lots and all multi-family development unless otherwise noted:

(A) A variety of public recreation spaces shall be provided in residential subdivisions. The minimum recreation area required is 350 SF per unit or lot. The recreation spaces should be evenly divided where possible among the subdivision, as follows:

Develop a variety of public open spaces in every community to provide for a variety of natural conditions and neighborhood uses. Recreational open space is critical for the needs of a community, particularly for its youth. All neighborhood units identified in subsection (1) above should integrate facilities for sports and recreation, bike trails and tot playgrounds. Specifically:

(i) Pocket Parks or squares – these active recreation areas should be a minimum of 5,000 square feet in size and should incorporate a children's play area, landscaping, and seating at a minimum. At least one side of the park perimeter shall front on a street and visible and accessible to make them safer places.

~~Pocket parks or squares are generally at least one-half acre in size and should be set aside for every seventy-five dwelling units, in addition to neighborhood parks noted below. These spaces should have neighborhood landmarks such as a fountain, monument, bandstand, and/or other similar element to create a focal point and organize other park elements like lighting, landscaping, and furniture. Landscaping elements should generally not restrict gathering and circulation. Integrate the pocket park or squares into the pattern of neighborhood streets around it. At least sixty-six percent of the perimeter should be visible and accessible from streets to make them safer places. Parking should be on adjacent streets and not within the park itself,~~

(ii) Neighborhood Parks – these parks are required for larger developments of over 100 units. These are generally over a ½ acre in size and support informal recreational needs such as small fields. They should include a variety of activities to serve a variety of activity levels and age groups. At least one side of the neighborhood park should front on, and be accessible from local streets with sidewalks.

~~Neighborhood parks required for larger developments of over one hundred units. These parks are generally over an acre, but less than two acres in size and support informal recreational needs such as small fields for kicking a soccer ball or playing Frisbee. Other uses could include more passive recreation such as strolling and reading. Neighborhood parks should also include a small children's play area. At least thirty percent of its edges should front on, and be accessible from local streets with sidewalks. Neighborhood parks should be accessible by side walk or walking path from all residences served. The parks should be within one-quarter mile walk or bike from all residences in its neighborhood and should be sited at highly visible locations from within the neighborhood. Local streets should accommodate parking,~~

(iii) Community parks Parks – these parks serve several neighborhoods and up to five thousand residents. These parks They demand greater care in siting and can adjoin schools or amenities like lakes. Such parks should include sports courts, field

sports, children's play area, picnic area, public restrooms, passive recreational areas, landscaping, and walkways. Most access should come by walking or bicycling, but provisions for off-street parking should also be made.

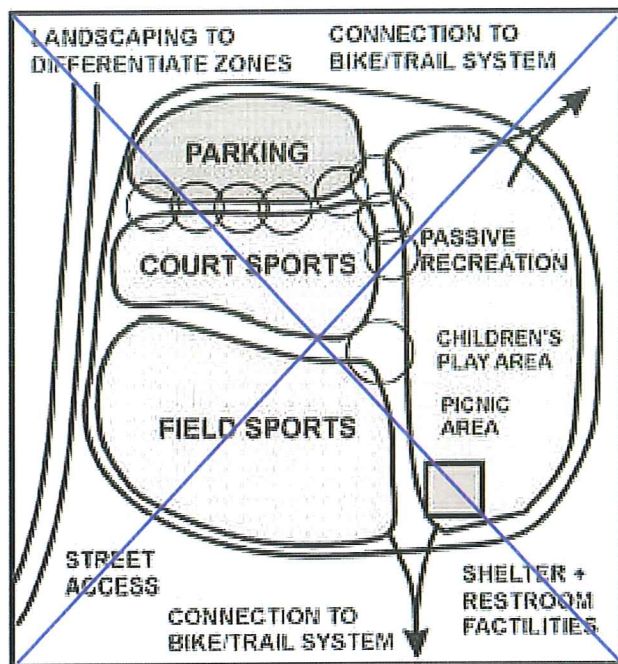


Figure 27. An example of a community park.

(iv) Passive Recreation Areas – passive recreation areas such as pathways and trails, seating areas and viewing areas are encouraged. No more than 50% of the total recreation area can be passive recreation.

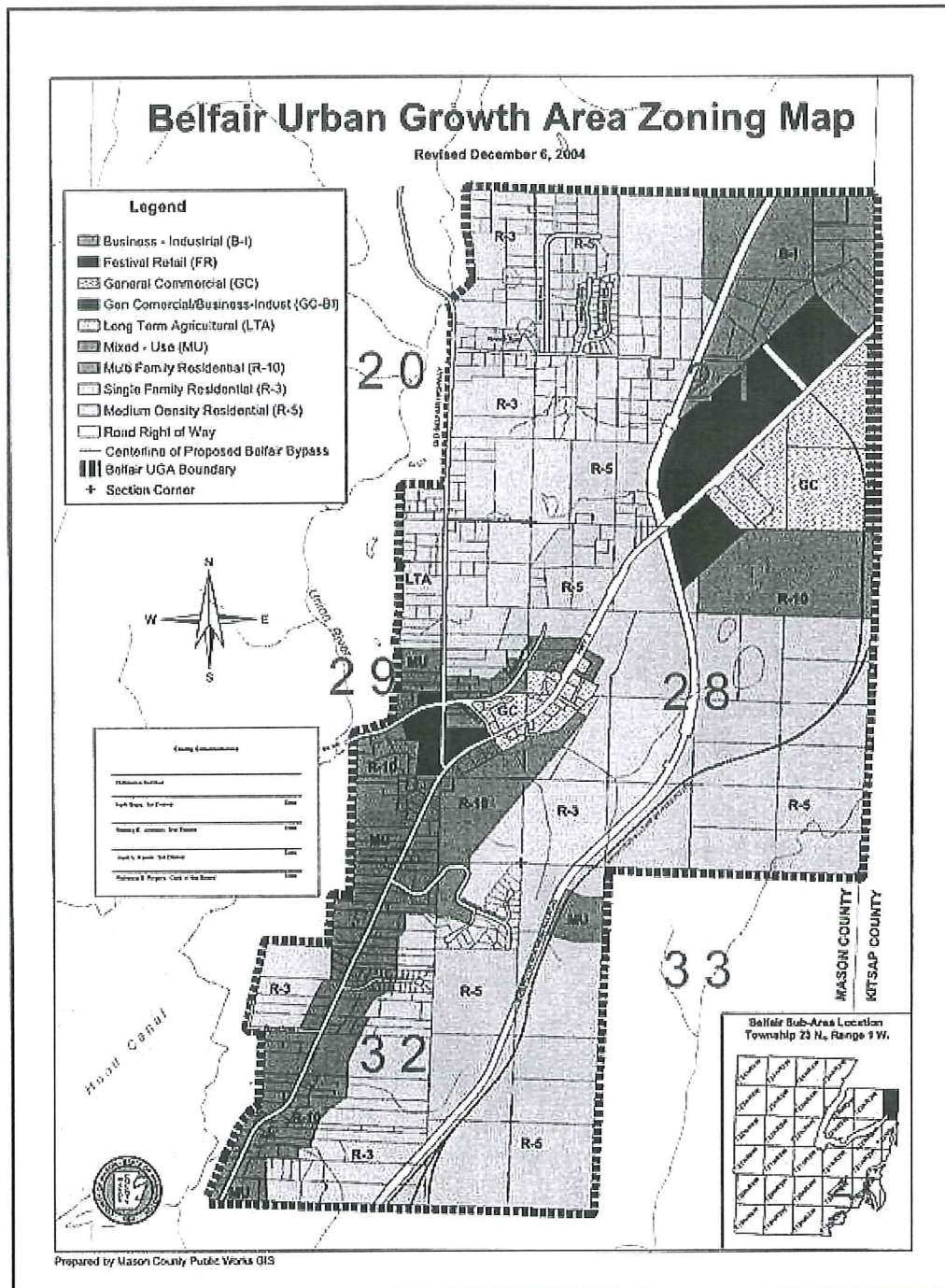
(iv) The county will consider alternate means of providing parks and recreation as long as they meet the intent of the standards:

- a. Providing off-site facilities for smaller developments,
- b. Contributing to county park and recreation funds,
- c. Setting aside land for future park development;

(A) The county may require retention of existing natural features such as high points, ponds, wetlands, or streams as community open space. Concentrate development on the land of least natural value. Preserve existing natural landmarks such as significant trees

to the extent possible. Incorporate passive recreational features such as footpaths into natural areas, except where access conflicts with important habitat resources.

(Ord. 133-04 Att. B § 2 (part), 2004).



Chapter 17.80 - LOW IMPACT DEVELOPMENT (LID)

17.80.010 - Purpose.

The goal of low impact development is to conserve and use existing natural site features, to integrate distributed, small-scale stormwater controls, and to prevent measurable harm to streams, lakes, wetlands, and other natural aquatic systems from commercial, residential, or industrial development sites by maintaining a more hydrologically functional landscape. The purpose of this chapter is to establish the ~~development guidelines~~, requirements ~~and standards~~ for low impact development projects. ~~While the use of individual low impact development (LID) techniques does not necessarily fulfill the requirements for a LID project, all projects are encouraged to use LID techniques.~~ As part of meeting these purposes and goals, this chapter is intended to fulfill the following purposes:

- (1) Manage stormwater through a land development strategy that emphasizes conservation and use of on-site natural features integrated with engineered, small-scale hydrologic controls to more closely mimic predevelopment hydrologic conditions;
- (2) Encourage creative and coordinated site planning, the conservation of natural conditions and features, the use of appropriate new technologies and techniques, and the efficient layout of streets, utility networks and other public improvements;
- (3) Minimize impervious surfaces and effective impervious surfaces;
- (4) Encourage the creation or preservation of permanent forested open space;
- (5) Encourage development of residential environments that are harmonious with on-site and off-site natural and built environments;
- (6) Further the goals and the implementation of the policies of the comprehensive land use plan.

(Ord. 76-08 Attach. A (part), 2008).

17.80.020 - Applicability.

This chapter shall apply to all new development in all zones within the Allyn and Belfair urban growth areas. These standards shall not apply to the construction of a single-family unit on a legal lot of record. These standards are in addition to other development regulations. If there are any conflicts between this chapter and other development regulations, the provisions of this chapter shall apply.

(Ord. 76-08 Attach. A (part), 2008).

17.80.030 - Design and development standards.

Stormwater facilities shall be designed in accordance with the 2012 Ecology Stormwater Manual for Western Washington, as amended in 2014. The county hereby adopts the thresholds, definitions, minimum requirements and exceptions, adjustment and variance criteria found in Appendix I of the NPDES Phase II Municipal Stormwater Permit, including the mandatory incorporated provisions of the Ecology Manual.

Authority is hereby delegated to the director to adopt such administrative changes or amendments to the Ecology Manual as necessary or appropriate to conform to local circumstances; provided, that such changes and amendments shall be consistent with the purpose and intent of this chapter and in no case be less stringent than currently adopted standards. The director shall at all times maintain and make available for public inspection the Ecology Manual, as amended.

~~Conformance to the following criteria is required for all development reviewed under the provisions of this chapter:~~

~~(1) LID projects shall meet the minimum peak and duration flow control standards per the Department of Ecology Stormwater Management Manual for Western Washington, current edition.~~

~~(2) Through the use of LID integrated management practices identified in the Puget Sound Action Team's Low Impact Development Technical Guidance Manual for Puget Sound, flow control facilities may be reduced in size as calculated under the Department of Ecology's 2005 Stormwater Management Manual for Western Washington.~~

~~(3) Water quality treatment BMPs shall be provided to treat ninety-five percent of the annual runoff volume per the Department of Ecology standards.~~

~~(4) All areas subject to clearing and grading that have not been covered by impervious surfaces, incorporated into a drainage facility or engineered as structural fill or slope shall, at project completion, shall comply with Section 17.80.090 MCC.~~

~~(5) After the certificate of occupancy is issued, there shall be no net increase in effective impervious surfaces for all LID projects. The maximum impervious surfaces allowed for each lot shall be added to the face of the plat.~~

~~(6) All projects with Type A (outwash) soils shall infiltrate one hundred percent of runoff.~~

~~(7) All projects shall provide a maintenance plan/program that has been approved by the county, including source control BMPs.~~

~~(8) LID projects shall reduce the size of conventional detention facilities (e.g., ponds) as follows:~~

(A) Calculate the pond volume of a conventional project by using the conventional modeling assumptions in Table 17.80.030-2: Impervious Surface Maximum Limits and Modeling Assumptions.

(B) Reduce the conventional volume by the percentage shown in Table 17.80.030-1: Pond Reduction and Native Vegetation Requirements to find the allowed LID pond size.

(C) Apply sufficient LID techniques to the project so that when the techniques are modeled using guidance from Chapter 7 of the LID Technical Guidance Manual for Puget Sound the conventional pond volume is reduced to the required pond reduction percentage found in Table 17.80.030-1. LID projects shall preserve native vegetation area according to the percentages shown in Table 17.80.030-1. If the site has already been disturbed, the site shall be revegetated to meet the percentages shown in Table 17.80.030-1.

(9) LID projects shall not exceed the maximum impervious surface limits shown in Table 17.80.030-2 under the column "LID Project."

TABLE 17.80.030-1: Pond Reduction and Native Vegetation Requirements

Minimum Pond Reduction (Infiltration < 0.30 in/hr or less) ^{1,2}	Minimum Pond Reduction (Infiltration of = 0.30 in/hr or more) ^{1,2}	Native Vegetation Area ³		Maximum Impervious Surface	
Rural Residential		100%	100%	65%	10%
Non-Multifamily Residential = 1.4 du/ac		50%	60%	35%	15%
Non-Multifamily Residential 1.5 – 2.4 du/ac		50%	60%	35%	15%
Non-Multifamily Residential 2.5 – 3.4 du/ac		50%	60%	35%	20%
Non-Multifamily Residential 3.5 – 4.9 du/ac		50%	60%	35%	30%
Non-Multifamily Residential 5.0 – 6.9 du/ac		50%	60%	20%	35%
Non-Multifamily Residential 7.0 – 9.9 du/ac		50%	60%	20%	40%
Non-Multifamily Residential = 10.0 du/ac		50%	60%	20%	60%
Multifamily ^{4,5}		40%	80%	20%	70%
Commercial ⁵		40%	80%	10%	70%
Roads ⁶		50%	50%	n/a	n/a

1. The volume reduction in the table represents a reduction as compared to the volume needed for a detention pond serving a standard development.

2. Infiltration rates are as measured in the field at the proposed LID location using techniques recommended in the Stormwater Management Manual for Western Washington and the Low Impact Technical Guidance Manual for Puget Sound.

3. ~~Native vegetation area includes native, undisturbed areas or rehabilitation of previously disturbed areas. Native vegetation areas may integrate passive recreation facilities. Active recreation areas shall not count towards native vegetation areas total.~~

4. ~~Multifamily projects are those projects containing more than four dwelling units attached in a single structure, regardless of ownership mechanism.~~

5. ~~Multifamily and commercial projects must use pervious pavement for at least twenty percent of all paved surfaces.~~

6. ~~County roads should provide ecology embankment or bio-retention facilities along a minimum of seventy-five percent of the total road length.~~

Table 17.80.030-2: Impervious Surface Maximum Limits and Modeling Assumptions¹

Dwelling Units Per Acre ²	Conventional % Impervious: Modeling Assumption	
Non-Multifamily Residential = 1.4 du/ae	15%	85%
Non-Multifamily Residential 1.5 – 2.4 du/ae	25%	75%
Non-Multifamily Residential 2.5 – 3.4 du/ae	35%	65%
Non-Multifamily Residential 3.5 – 4.9 du/ae	40%	60%
Non-Multifamily Residential 5.0 – 6.9 du/ae	50%	50%
Non-Multifamily Residential 7.0 – 9.9 du/ae	60%	40%
Non-Multifamily Residential = 10.0 du/ae	80%	20%
Multifamily Residential	90%	10%
Commercial	90%	10%

1. ~~Impervious area includes all hard surfaces that impede infiltration of rainfall into the underlying soil profile. Many LID techniques improve the ability of water to infiltrate into the soil. These techniques count against the impervious surface totals only to the extent indicated by Chapter 7 of the LID Technical Guidance Manual.~~

2. ~~Dwelling units per acre is based on gross density.~~

~~(Ord. 76-08 Attach. A (part), 2008).~~

17.80.040 – Permitted uses.

[...]

~~17.80.050 – Conformance.~~

~~[...]~~

~~17.80.060 – General design criteria.~~

~~[...]~~

~~17.80.080 – Native vegetation areas.~~

~~[...]~~

~~17.80.090 – Native soil protection and amendment.~~

~~[...]~~

~~17.80.100 – Clustering.~~

~~[...]~~

~~17.80.110 – Residential densities.~~

~~[...]~~

~~17.80.120 – Lot size, lot width, building height, impervious coverage.~~

~~[...]~~

~~17.80.130 – Circulation and access.~~

~~[...]~~

~~17.80.140 – Parking.~~

~~[...]~~

~~17.80.150 – Alternative surfacing methods.~~

~~[...]~~

~~17.80.160 – Drainage and land alteration.~~

~~[...]~~

~~17.80.170 – Site assessment.~~

~~[...]~~

~~17.80.180 – Textual information required.~~

~~[...]~~

~~17.80.190 – Site plan and supporting maps and graphics.~~

~~[...]~~

~~17.80.200 – Operation and maintenance.~~

~~[...]~~

~~17.80.210 – Enforcement.~~

~~[...]~~



MASON COUNTY COMMUNITY SERVICES

Building, Planning, Environmental Health, Community Health

Pioneer and Hood Canal School District – School Siting

First Briefing to Planning Commission

October 16, 2017

Staff Contact

Paula Reeves, AICP CTP

Ext #286

Summary

Pioneer and Hood Canal School Districts are jointly planning for growth in the student population consistent with population growth included in the Mason County Comprehensive Plan Update.

To accommodate this projected growth and better meet the educational needs of the area population, Pioneer and Hood Canal School Districts are considering expanding to include a new high school location that is focused around Science, Technology, Engineering and Mathematics (STEM).

Several parcels are currently being evaluated by administration of both School Districts in coordination with the County at this time. Most of these locations are not located inside Urban Growth Areas of Mason County. This is driven by the fact that most of the School Districts' service area does not contain Urban Growth Areas. The very small number of parcels that are within the Shelton Urban Growth Area and also within the Pioneer District are currently zoned Industrial.

There is general policy and precedent supporting a rural school location if certain criteria is met including lack of suitable schools sites within Urban Growth Areas and no urban services would be provided. This has been established in by the case: Vashon Maury CPSGMHB 95-3-0008, FDO.

RCW 36.70A.211 governs siting of schools in rural areas.

<http://app.leg.wa.gov/RCW/default.aspx?cite=36.70A.211>

Recommendation

Staff recommend that the Planning Advisory Commission incorporate additional language in the Land Use Element of the Comprehensive Plan Update supporting the siting of rural schools in Mason County due to the lack of suitable sites within the UGAs that also falls within some rural school districts, as well as the policy and case precedent for locating a rural school.

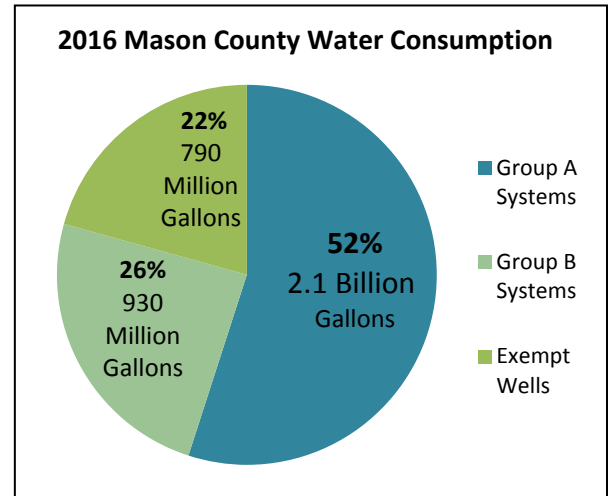


FIRST DRAFT

Mason County Water Mitigation Planning Framework

As population grows, water consumption grows with it, even with some conservation strategies in place.

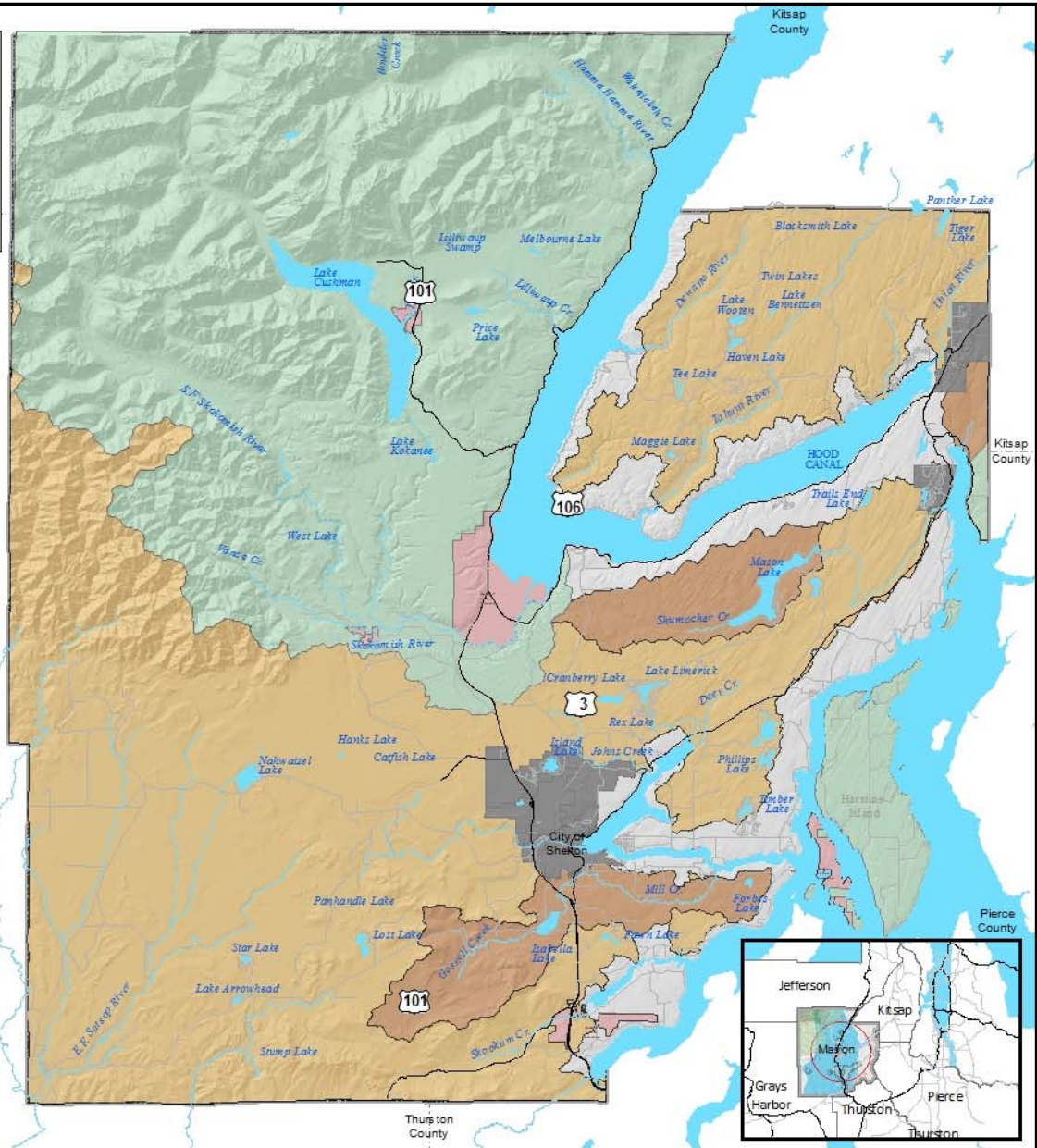
Beautiful coastal areas, lakes, rivers and streams with outstanding water quality are a hallmark of Mason County. To protect our water quality and the fisheries and wildlife areas that make Mason County's quality of life what it is today, we are working to find new ways to mitigate water consumption through conservation, reuse, and development and infrastructure planning and design. Protecting the environment, including fisheries and wildlife, and ensuring wise and sustainable water use into the future is a priority.



In parts of Mason County, groundwater and surface water are connected. The County along with its partners, ensures that water is both legally and physically available for buildings and subdivisions. The County is working proactively with the Department of Ecology, Tribal Nations, public utility districts, home owners associations and others with interest and expertise to serve more development without interfering with basin closures or senior water rights.

Where water is regulated for domestic use under the State's Groundwater Permit Exemption (RCW 90.44.050) for new year-round water supply, the County is using best available science and proven mitigation strategies. These strategies include pervious surfaces and Low Impact Development features already commonly included in both residential and commercial developments in compliance with the 2012 Stormwater Manual for Western Washington and consistent with the Comprehensive Plan Update. Additionally, available water rights are being evaluated along with innovative water storage options. We are working proactively with partner agencies and organizations to support cost effective development while protecting water quality and in-stream flows. (SEE Page 2 - Mason County Mitigation Planning Map)

To ensure water is available for domestic use under the State's Groundwater Permit Exemption (RCW 90.44.050) for new year-round water supply, Mason County is proactively planning using best available science and proven mitigation strategies, working with partner agencies and organizations, to allow development to occur while protecting water quality and in-stream flows.



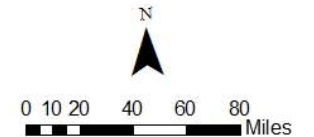
FIRST DRAFT

**Mason County
Water Mitigation Planning Map
2017**

Legend

- Non-Regulated Areas
- Water Mitigation Planning Areas
- Mitigation Planning may be needed
- Tribal Lands
- Urban Growth Areas

In compliance with RCW 90.44.050



DISCLAIMER AND LIMITATION OF LIABILITY
The data used to make this map have been tested for accuracy and every effort has been made to ensure that these data are timely, accurate and reliable. However, Mason County makes no guarantee or warranty to its accuracy as to labeling, dimensions, or placement or location of any map features contained herein. The boundaries depicted by these data are approximate, and are not necessarily accurate to surveying or engineering standards. These data are intended for informational purposes and should not be considered authoritative for engineering, navigational, legal and other site-specific uses. Mason County does not assume any legal liability or responsibility arising from the use of this map in a manner not intended by Mason County. In no event shall Mason County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, loss of anticipated profits or benefits arising from use of or reliance on the information contained herein. The burden for determining fitness for use lies entirely with the user and the user is solely responsible for understanding the accuracy limitation of the information contained in this map.



Map Created By: Mason County Community Services Department
Map Date: August 24, 2017
Map File: Water Mitigation Planning Map
Map Created In: ArcGIS 10.0

Goals and Objectives of this Framework

Mason County Planning has outlined the work necessary to bring the Comprehensive Plan and Development Regulations and related permitting processes into compliance with the Growth Management Act requirements for protecting water resources. This framework is intended to generate discussion and build consensus on a path forward that will limit costs and delay for the development community, private land owners, and potential new residents. We have learned from other counties across the state and are working with our partners to create a streamlined system to meet requirements in a cost effective and efficient manner.

What are Mason County's requirements?

Washington's Growth Management Act Requirements

RCW 36.70A.070(1) requires that the land use element of a county comprehensive plan "provide for protection of the quality and quantity of groundwater used for public water supplies"; and RCW 36.70A.070(5)(c)(iv) requires that the rural element of the county comprehensive plan "include measures that apply to rural development and protect the rural character of the area, as established by the county, by:...protecting critical areas... and surface water and groundwater resources."

State Building Code Requirements

RCW 19.27.097(1) requires that "each applicant for a building permit of a building necessitating potable water shall provide evidence of an adequate water supply for the intended use of the building. Evidence may be in the form of a water right permit from the [Washington State] Department of Ecology, a letter from an approved water purveyor stating the ability to provide water, or another form sufficient to verify the existence of an adequate water supply"; and RCW 19.27.095(1) requires that "a valid and fully complete building permit application for a structure that is permitted under the zoning or other land use control ordinances in effect on the date of the application shall be considered under the building permit ordinance in effect at the time of application, and the zoning or other land use control ordinances in effect on the date of application."

State Plans and Subdivisions Requirements

RCW 58.17.170(2) states that "lots in long subdivisions shall be a valid land use notwithstanding any change in zoning laws for a period of seven years from the date of filing if the date of filing is on or before December 31, 2014, and for a period of five years from the date of filing if the date of filing is on or after January 1, 2015....Any lots in a final plat filed for record shall be valid land use notwithstanding any change in zoning laws for a period of ten years from the date of filing if the project is not subject to requirements adopted under RCW 90.58 and the date of filing is on or before December 31, 2007."

What is Mason County's Water Mitigation Planning Framework?

To comply with state law and to continue to support the quality of life Mason County residents expect while supporting new development that is consistent with our Comprehensive Plan, we have developed the following framework. This proactive approach will make it easier for our development community and potential new residents by providing consistency and assurances, while fully complying with state law in collaboration with our partner agencies and organizations.

Summary of Framework

- Complete a formal study in partnership with designated agencies and organizations within Mason County to refine Department of Ecology In-Stream Flow Data.
- Incorporate code revisions including:
 - Title 6 Sanitary Code – include requirements for evidence of adequate potable water supply to serve land uses associated with project permits in terms of quality, quantity and legal availability. Include possible provisions for mitigation planning and mitigation.
 - Title 14 Buildings and Construction – incorporate Title 6 revisions in amendments to the International Building Code.
 - Title 17 Zoning – add a definition of Adequate Water Supply consistent with revisions to Title 6.
 - Title 16 Plats and Subdivisions – incorporate Title 6 revisions to ensure that subdivision applicants demonstrate adequate water supply.
- Revise permit applications as necessary and develop a water availability form and a stormwater retention facility permit.
- Develop a list of Hydrogeologists licensed by Washington State qualified to produce hydrology reports that meet Mason County requirements and the requirements outlined in WAC 173-501. This list will be similar to Mason County lists currently maintained for Geologists and Environmental Consultants.
- As recommended in the Shoreline Master Program and the public request for amendment to the Mason County Development Regulations submitted as part of the Comprehensive Plan Update process, adopt the [2012 Stormwater Management Manual for Western Washington](#).
- Provide staff training opportunities and host a forum in October 2017 focused on water mitigation planning for local agency staff and our partners.

For Questions Contact:

David Windom

Director, Community Services

360-427-9670 x260

OR

Visit our website at:

<http://www.co.mason.wa.us/community-services/index.php>