

Fee: \$2,220.00



MASON COUNTY COMMUNITY SERVICES

Building, Planning, Environmental Health, Community Health
615 W. Alder St. – Bldg. 8, Shelton, WA 98584

Phone: (360) 427-9670 ext. 352 ♦ Fax: (360) 427-7798

APPLICATION FOR AMENDMENT TO:

- Comprehensive Plan Policy Development Regulations
- Future Land Use Map (Comp Plan Amendment)
- Zoning Map (Development Regulation Amendment)

One application per parcel or contiguous group of parcels. This application does not guarantee approval. You should discuss your proposal with the County Long Range Planner prior to application. Burden is on applicant to show compliance with the Comprehensive Plan or Growth Management Act policies and other planning ordinances.

Applicant: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Telephone No.: _____

Parcel Number(s): _____

Parcel Size and Legal Description: _____

What kind of change in Comprehensive Plan Policy, Development Regulation, or Comprehensive Plan Map (Future Land Use/Zoning) is requested? (Attach additional pages, if needed.)

Rationale for the Request: (include information on the property features, land use, and maps that will be used in considering your application) **(see the attached information sheet)**

Signature and date

GENERAL INFORMATION

The application for Comprehensive Plan Map Amendment is used to request a change in the zone designation of a parcel or group of parcels, such as from Rural Residential to Rural Commercial, Rural Tourist, or Rural Industrial; or to request a change in a Resource Land designation, such as from Rural Residential to Agricultural Resource Land. Applications requesting the modification of outer boundaries of Urban Growth Areas, Rural Activity Centers, and Hamlets require the additional application of the Comprehensive Plan Policy or Development Regulation form and supplemental studies that augment the request. The application must be accompanied by the information listed below and the applicable application fee, and then submitted to the Department of Community Development, Permit Assistance Center. Please check with the County for applicable annual deadlines.

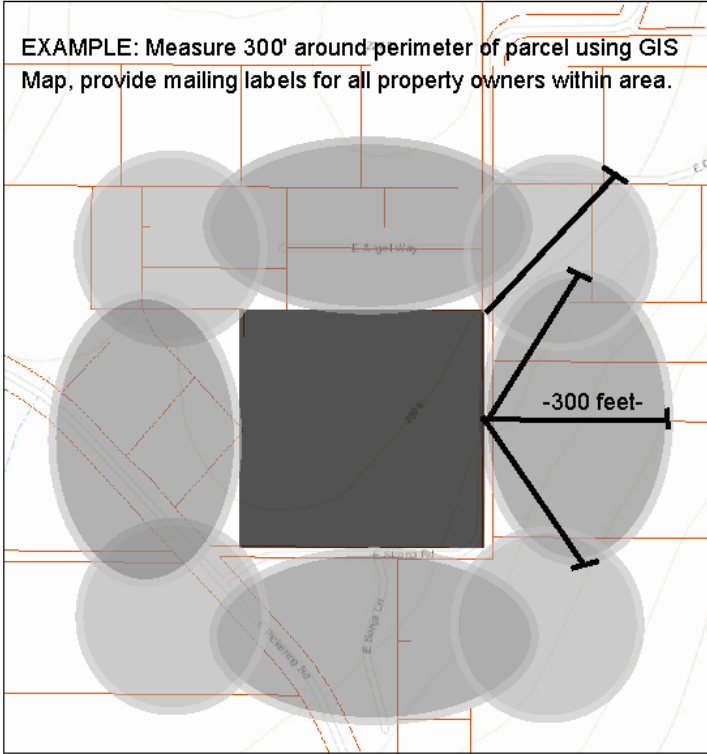
The Comprehensive Plan Policy or Development Regulation application may be used to request a change in a policy of the Mason County Comprehensive Plan or to initiate review of a development standard in Mason County's planning regulations implementing the Comprehensive Plan. The application should be accompanied by supplemental information to present an issue or constraint and show that either type of change, if approved, would be applied generally throughout the county. The Department of Community Development will accept these requests in a docket file and examine the merit of the request for review by the Planning Advisory Commission and Board of County Commissioners as part of the comprehensive plan amendment process.

APPLICATION MATERIALS FOR COMPLETE CONSIDERATION OF YOUR REQUEST

- 1 - Completed application for Amendment of Comprehensive Plan Policy or Development Regulation or Comprehensive Plan Map Amendment (Future Land Use Map and Zoning Changes).
- 2 - Responses to Rezone Criteria 1 to 8 (Mason County Development Regulations Sec. 17.5.080A).
- 3 - Vicinity Map and Assessor's Office parcel map of subject property or properties.
- 4 - List of names and mailing addresses of adjacent property owners of lots within 300 feet of the boundaries of the subject property or properties.
- 5 - Environmental Checklist evaluating the application to change from the existing zone designation to the requested zone designation, addressing potential land uses and new standards of development.

Applicant is to provide pre-addressed envelopes or mailing labels to apply to envelopes of adjacent property owners' **MAILING ADDRESSES** within 300 feet of property boundaries for notification

EXAMPLE: John Smith 555 E Smith Dr Shelton, WA 98584		
Jane Doe PO Box 000 Olympia, WA 98502		



- **17.05.080 - Rezone criteria.**

(a) Rezone Criteria. The county shall review a rezone proposal and enter written findings for the following criteria:

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

(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;

(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;

(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;

(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;

(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;

(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;

(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.