

ORDINANCE NUMBER 94-97

INTERIM AMENDMENTS TO
THE MASON COUNTY DEVELOPMENT REGULATIONS

IN THE MATTER OF:

Enacting an interim measure which will establish an amendment to the Mason County Development Regulations, Ordinance No. 82-96, under the authority of Chapters 36.70 and 36.70A RCW, which shall be in effect for six months from the date of approval; and

WHEREAS, the Mason County Board of County Commissioners adopted Development Regulations for Mason County Washington, Ordinance No. 82-96, on June 17, 1996, in order to regulate land use in the county and to implement the Mason County Comprehensive Plan; and

WHEREAS, the City of Shelton (henceforth "the City") and Mason County share a commitment towards cooperative planning; and

WHEREAS, the City and Mason County through a joint planning process adopted County-Wide Planning Policies and an Urban Growth Area around the City of Shelton; and

WHEREAS, the City and Mason County have implemented elements of their joint planning in project review and other cooperative efforts, and

WHEREAS, the City and Mason County intend to continue to implement their respective comprehensive plans through continued joint planning efforts; and

WHEREAS, notwithstanding the history of cooperation between the City and Mason County, they are involved on opposing sides of a petition before the Western Washington Growth Management Hearings Board, Case Number 96-2-0023 and on opposing sides in Mason County Superior Court, Case Number 96 2 00848 0, In re Dawes v. Mason County; and

WHEREAS, it is Mason County's intention, as expressed in the County Comprehensive Plan, that only appropriate rural growth shall take place outside of the designated urban growth areas; and

WHEREAS, it is the City's concern that the intensity of development allowed in Rural Activity Centers and the size of the Kamilche-Taylor Towne Rural Activity Center located so close to the Shelton Urban Growth Area may result in urban growth in the rural area; and

WHEREAS, the City believes that location of urban growth in such a location damages and diminishes the effectiveness of its own planning efforts; and

WHEREAS, the City and Mason County have entered an agreement to resolve the issues between them; and

WHEREAS, Mason County will review these amendments through a public process to determine if they are sufficient and appropriate to meet the intent of that agreement, and to ensure consistency with the Mason County Comprehensive Plan and the Growth Management Act, as established in RCW 36.70A.390, which requires a public hearing to be held within 60 days of the interim action;

NOW, THEREFORE, BE IT HEREBY ORDAINED, that the Board of County Commissioners of Mason County hereby amends the Mason County Development Regulations, Ordinance No. 82-96; as follows:

1. "The Development Areas Map" as adopted June 17, 1996, in Section 1.02.060, is amended to reduce the boundaries of the Kamilche-Taylor Towne Rural Activity Center, as shown by ATTACHMENT A, and with the area previously within said Rural Activity Center to be designated as Rural Area; and

2. "Figure 1.03.032 Development Densities; Dimensional Requirements" is amended so that the Maximum Residential Density allowed for Rural Activity Centers shall be four dwelling units per acre (4 du/ac).

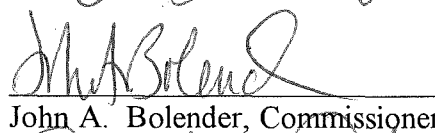
*MPC
CO. Thought out
the County*

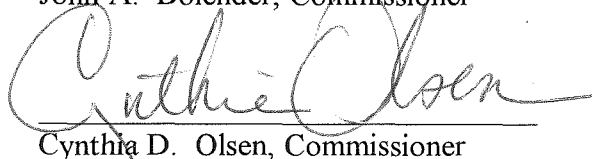
This Ordinance is in effect for six months, beginning upon approval by the Board of County Commissioners, or until it is otherwise revised by the Board of County Commissioners.

DATED this 26th day of August, 1997.

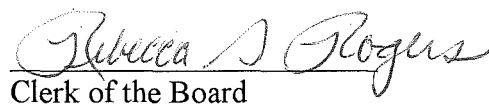
Board of County Commissioners
Mason County, Washington


Mary Jo Cady, Chair


John A. Bolender, Commissioner


Cynthia D. Olsen, Commissioner

ATTEST:


Clerk of the Board

APPROVED AS TO FORM:


Prosecuting Attorney

ATTACHMENT A - ORDINANCE NO. _____

Kamilche-Taylor Towne Rural Activity Center

The East and West Boundaries are lines parallel to and one-quarter mile from the State Route 101 right-of-way.

The North Boundary is an East-West line running roughly parallel to, and through, the center-line of Insels Road.

The South Boundary is the East-West line defined by the Southern quarter-section lines of the NW quarter of section 17, and the NE quarter of section 18, in Township 19, North, and Range 3 West, WM.

The Scale is approximately: 1 mile = 2.5 inches

