

ORDINANCE NUMBER 134 -02

**INTERIM MASON COUNTY DEVELOPMENT REGULATION FOR
AUTO IMPOUND YARDS, AMENDING ORDINANCE 82-96.**

AN ORDINANCE adopting interim amendments to Mason County development regulations, 82-96, under the authority of Chapters 36.70 and 36.70A RCW.

WHEREAS, Mason County has received inquiries regarding the establishment of motor vehicle impound yard in the Urban Growth Area of Shelton;

WHEREAS, a motor vehicle impound yard in an enclosed building is identified as a permitted use in the Rural Area by the Matrix of Permitted Uses, Section 1.03.020 of the Mason County Development Regulations, but un-enclosed impound yards are not permitted;

WHEREAS, the it seems reasonable to provide an alternative to requirement to completely enclose an impound yard within a building in any area within the urban area, because of the cost of the structure and the visual impact created by the structure itself, by providing alternative buffer protections for neighboring uses;

WHEREAS, Mason County will be amending its regulations for the Shelton urban growth area in cooperation with the City of Shelton, but this process will take several months before any action is taken; and

WHEREAS, there is an immediate need for locations for such impound yards which serve a vital public purpose for law enforcement and for the safety of the public by providing controlled temporary storage place for the vehicles seized by law enforcement or wrecked in accidents which can not wait until the planning processes currently underway in the urban areas is completed.

NOW, THEREFORE, BE IT HEREBY ORDAINED, that the Board of Commissioners of Mason County hereby approves the attached findings of fact and ADOPTS an amendment to the Development Regulations, Ordinance 82-96, as amended, as follows:

Section 1. Amend the Matrix of Permitted Uses, Figure 1.03.020, to modify under Description of Use: "Motor vehicle impound yard in enclosed bldg. (see Industry, light)*", to read as: "Motor vehicle impound yards (see Section 1.03.105)*"

Section 2. Add a new section as follows:

1.03.105 Motor vehicle impound yards

Motor vehicle impound yards and their accessory structures are permitted in designated Urban Growth Areas at sites where there is an existing industrial use, or at sites which are designated for industrial or commercial/industrial mix in the City of Shelton Comprehensive

Plan Future Land Use Map. Unless the adjacent uses are also industrial, the impound yard storage area shall be enclosed within a structure, or the operation shall be contained within a minimum 20 foot wide buffer consisting of a type F4 fence on the project side of the buffer, together with type B1 Berm, and plants as specified in a Bufferyard E. If the adjacent uses are industrial, then the standard Bufferyard C shall be required. Guard dogs shall not be used.

Section 3. Incorporate the City of Shelton Comprehensive Plan Future Land Use Map, as adopted in the City of Shelton 1995 Comprehensive Plan, last amended June 2, 1997, and shown as Attachment A.

Section 4. These interim amendments shall remain in effect through March 31, 2003.

DATED this 1st day of October, 2002.


Board of Commissioners
Mason County, Washington


Herb Baze, Commissioner


Wesley E. Johnson, Commissioner


Bob Holter, Commissioner

ATTEST:


Clerk of the Board

APPROVED AS TO FORM :


Deputy Prosecuting Attorney