

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS, MASON COUNTY
ADOPTING THE 2005 COMPREHENSIVE PLAN UPDATE REVIEW
2005-2006 WORK PROGRAM

WHEREAS the State Growth Management Act ("GMA") requires that Mason County take legislative action to review, and if necessary, revise its comprehensive plan and development regulations to ensure that the plan and regulations continue to comply with the requirements of GMA, and

WHEREAS the process, which consists of two phases, the compliance review and the revision, shall be completed by December 1, 2005, and is usually referred to as the "2005 Update," and

WHEREAS GMA requires that the Board of County Commissioners adopt, by a resolution following a public hearing, a work program that summarizes the findings of the compliance review, identifies the need for revision, and establishes a schedule for the needed revision, and

WHEREAS the work program has been completed, as documented in the 2005 Comprehensive Plan Update Review Proposed 2005-2006 Work Program, as provided in Exhibit "A" attached hereto, and

WHEREAS the Mason County Planning Advisory Commission has reviewed and conducted a public hearing on the Work Program and recommended it to the Board of County Commissioners for adoption, and

WHEREAS the Board of County Commissioners has reviewed Work Program and conducted a public hearing to receive further feedback from the community, and

WHEREAS the Work Program is a proper work program that fulfills the requirement of the compliance review in the first phase of the 2005 Update process, and provides the guidelines for accomplishing the needed revision in the second phase; Now, Therefore,

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MASON COUNTY:

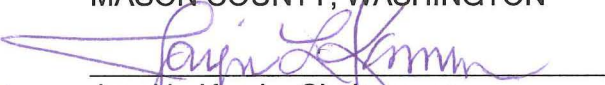
That the County hereby adopts the Work Program for the 2005 Comprehensive Plan Update as reviewed by the Mason County Planning Advisory Commission and considered by the Board of County Commissioners at a public hearing.

ADOPTED by the Board of County Commissioners of Mason County, this 2nd day of August, 2005.

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON

ATTEST:



Rebecca S. Rogers, Clerk of the Board


Jayni L. Kamin, Chairperson


Lynda Ring Erickson, Commissioner

APPROVED AS TO FORM:


Deputy Prosecuting Attorney


Tim Sheldon, Commissioner

2005 COMPREHENSIVE PLAN UPDATE REVIEW PROPOSED 2005-2006 WORK PROGRAM

The Mason County Comprehensive Plan and development regulations were first adopted under the provisions of the Washington State Growth Management Act in the period from 1993 to 1996. Both the plan and the regulations have been amended several times since; however, they have not been reviewed in their entirety nor has the 20 year planning time line of 1994 to 2014 been revised.

The review of the comprehensive plan and regulations by Mason County this year is mandated by the Growth Management Act (also referred to as the "GMA"). Each jurisdiction must review its comprehensive plan and regulations to ensure continued compliance with the GMA. This review and any amendments to the comprehensive plan and regulations determined to be necessary by this review must be completed by December 1, 2005, with the exception of critical area regulations. Any required critical area amendments must be adopted by December 1, 2006.

Mason County has developed the following proposed 2005-2006 Work Program to address the most significant and urgent of these changes within the resources and time available. A public hearing will be held by the Mason County Planning Advisory Commission to provide public comment on the county's update review and work program. The Planning Advisory Commission will then make its recommendations to the Mason County Board of Commissioners. After a public hearing, the Board of Commissioners will determine those issues that must be revised for the GMA mandated update and set the 2005-2006 Work Program. The actual plan and regulation amendment process will follow as described in the work program.

1. GMA Mandated Updates - 2005

The Growth Management Act (GMA) update requirement is that each local government:

- review its comprehensive plan and regulations for consistency with the GMA, and
- amend its plan and regulations, if appropriate.

This section addresses the first part of the update requirement - that of reviewing the plan and regulations and determining if amendment seems appropriate. Issues identified by staff to be addressed in 2005 are discussed below. A more detailed discussion of each issue can be found in the 2005 Comprehensive Plan Update Review Staff Report:

1.1. Transportation Element Changes To Address State Facilities

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- 1.2. Integration Of The Shoreline Master Program In The Plan And Regulations
- 1.3. Changes To The Plan And Regulations Regarding Airports
- 1.4. Zoning Regulations For The Urban Growth Areas (UGA)
- 1.5. Adjustments To The Essential Public Facility Regulations
- 1.6. Adoption Of Economic Development Element
- 1.7. Population, Housing And Other Informational Updates
- 1.8. UGA Boundary Updates
- 1.9. Updating Of Parks And Recreation Element
- 1.10. Adoption Of Local Rules For Forest Practices
- 1.11. Accessory Uses On Agricultural Lands
- 1.12. Manufactured Housing
- 1.13. Harstine Island Policy Review
- 1.14. County-Wide Planning Policy Regarding Urban Area Sizing

2. GMA Mandates 2006

The requirement that critical area regulations be updated was changed in the 2005 Legislative Session. The requirement is now that the regulations do not need to be updated until 2006. At this time it appears that two critical areas will need to be reviewed and perhaps updated in 2006.

- 2.1. Wetland critical areas
- 2.2. Critical aquifer recharge areas
- 2.3. Major Industrial Areas

3. Non-Mandated Changes, proposed for the 2005-2006 Work Program

The county reviewed the existing regulations and plan under the guidance provided by the state Department of Community, Trade and Economic Development, its current understanding of the requirements of the Growth Management Act, and any other relevant information that it had available. It also considered comments that have been received from the public as part of this process. As a result, the following issues that were not mandated by the GMA update process are recommend to be placed on the county 2005-2006 Work Program.

- 3.1. Update Capital Facilities Element - 2005
- 3.2. Finalize County Interim Sign Ordinance - 2006
- 3.3. Improve the Critical Areas Ordinance - 2006

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- 3.4. Finalize SEPA Administrative Appeal Process - 2006
- 3.5. Improve the Transportation Element and related regulations - 2006
- 3.6. Adoption of health and human services policies - 2005
- 3.7. Review of Skokomish Valley development opportunities - 2005
- 3.8. Stormwater management - 2006
- 3.9. Site-specific rezone requests - 2005
- 3.10. Consider Inholding lands for rural residential designation - 2006
- 3.11. Add a residential accessory use to Rural Industrial - 2006
- 3.12. Review the use of "existing" in various county regulations - 2006
- 3.13. Develop regulations to assist in the implementation of open space corridors -
2006
- 3.14. Signs regulations in Belfair - 2006
- 3.15. Review of criteria for rural conditional use permits - 2006
- 3.16. Adoption of trails planning policies - 2006
- 3.17. Height limits on industrial activities - 2005

2005 COMPREHENSIVE PLAN UPDATE REVIEW

PROPOSED 2005-2006 WORK PROGRAM

2005 Projects

Transportation Element Changes To
Address State Facilities
Integration Of The Shoreline Master
Program In The Plan And
Regulations
Changes To The Plan And Regulations
Regarding Airports
Zoning Regulations For The Urban
Growth Areas (UGA)
Adjustments To The Essential Public
Facility Regulations
Adoption Of Economic Development
Element
Population, Housing And Other
Informational Updates
UGA Boundary Updates
Updating Of Parks And Recreation
Element
Adoption Of Local Rules For Forest
Practices
Accessory Uses On Agricultural Lands
Manufactured Housing
Harstine Island Policy Review
County-Wide Planning Policy Regarding
Urban Area Sizing
Update Capital Facilities Element
Adoption of health and human services
policies
Review of Skokomish Valley
development opportunities
Site-specific rezone requests
Height limits on industrial activities

2006 Projects

Wetland critical areas
Critical aquifer recharge areas
Improve the Critical Areas Ordinance
Improve the Transportation Element and
related regulations
Stormwater management
Consider Inholding lands for rural
residential designation
Add a residential accessory use to Rural
Industrial
Review the use of "existing" in various
county regulations
Develop regulations to assist in the
implementation of open space
corridors
Review of criteria for rural conditional
use permits
Adoption of trails planning policies
Major Industrial Areas
Finalize County Interim Sign Ordinance
Finalize SEPA Administrative Appeal
Process
Signs regulations in Belfair