

ORDINANCE NUMBER 111-06

Allyn Urban Growth Area Plan

AN ORDINANCE adopting an amendment to the Mason County Comprehensive Plan incorporating the Allyn Urban Growth Area (UGA) Plan, under the authority of RCW Chapters 36.70 and 36.70A , and other applicable authority.

WHEREAS, the process in developing the draft Allyn UGA Plan involved extensive public participation, including dozens of meetings of the Allyn Community Association (ACA) Planning Committee, and several workshops sponsored by the Mason County Department of Community Development (DCD);

WHEREAS, the Allyn Plan will further Mason County Comprehensive Plan policies and provide a template for future land use decisions affecting this area;

WHEREAS, the Allyn Plan is intended to provide goals and policies directing growth within the Allyn UGA over the next 20 years;

WHEREAS, the Allyn Plan will assist Mason County in furthering Growth Management Act (GMA) and Comprehensive Plan objectives to foster economic development, direct residential growth to urban areas, and discourage suburban sprawl in rural areas of Mason County;

WHEREAS, the Allyn Plan will promote concentrated growth, and facilitates the preservation and protection of critical areas, sensitive habitat, and the natural environment for future generations;

WHEREAS, on October 2, 2006, the Planning Advisory Board (PAC), following timely and effective public notice and after considering public testimony, recommended adoption of the Allyn UGA Plan;

WHEREAS, on October 10, 2006, an Environmental Checklist and Determination of Non-Significance (DNS) under the Washington State Environmental Policy Act (SEPA) was issued by the Mason County DCD part of the environmental review;

WHEREAS, on November 7, 2006, the Mason County Board of County Commissioners held a public hearing to consider the recommendations of the Planning Advisory Commission, and the testimony and letters of Mason County staff and citizens on adoption of The Allyn UGA Plan as a proposed revisions to the Mason County Comprehensive Plan.

NOW THEREFORE, BE IT FURTHER ORDAINED, that the Mason County Board of Commissioners, hereby adopts the Allyn Urban Growth Area Plan as an amendment to the Mason County Comprehensive Plan.

Effective date: This ordinance shall take effect immediately.

Severability: If any provision of this ordinance or its application to any person, entity, or circumstance is for any reason held invalid, the remainder of the ordinance or the application of the provisions to other persons, entities, or circumstances is not affected.

DATED this 7th day of November 2006.

**BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON**

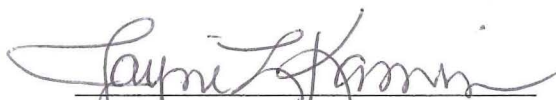
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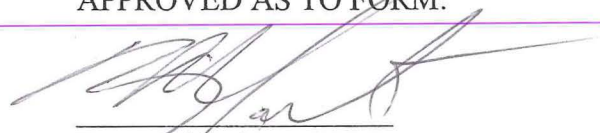

Lynda Ring Erickson, Chairperson


Clerk of the Board


Tim Sheldon, Commissioner

APPROVED AS TO FORM:


Jayni L. Kamin, Commissioner


Prosecuting Attorney

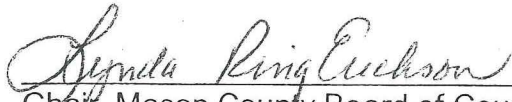
**AMENDING THE MASON COUNTY COMPREHENSIVE PLAN REGARDING THE
ALLYN URBAN GROWTH AREA**

BE IT ORDAINED:

The Mason County Board of Commissioners (BOCC) makes the following findings:

- 1) Mason County has adopted a Comprehensive Plan pursuant to Chapter 36.70A, RCW, the State Growth Management Act (GMA). Mason County's Comprehensive Plan includes provisions for continuing evaluation and review of the Comprehensive Plan and implementing regulations, and that it shall only be amended through established procedures (Mason County Comprehensive Plan: Chapter I Introduction; I-2 - The Growth Management Act Planning Process, Comprehensive Plan Amendments, p. I-2.3).
- 2) The GMA, RWC 36.70A.130 2.a(I), includes provisions for amending an adopted comprehensive plan outside the annual amendment for the initial adoption of a subarea plan.
- 3) The Allyn Urban Growth Area (UGA) Plan (The Allyn Plan) is a sub-area plan prepared in accordance with RCW 36.70A, the State Growth Management Act (GMA).
- 4) The Allyn Plan will provide goals and policies directing growth within the Allyn UGA over the next 20 years.
- 5) The Allyn Plan will further Mason County Comprehensive Plan policies and provide a template for future land use decisions affecting this area.
- 6) The Allyn Plan will assist Mason County in furthering GMA and Comprehensive Plan objectives to foster economic development, direct residential growth to urban areas, and discourage suburban sprawl in rural areas of Mason County.
- 7) The Allyn Plan will promote concentrated growth, and facilitates the preservation and protection of critical areas, sensitive habitat, and the natural environment for future generations.
- 8) The process to create a comprehensive plan for the Allyn area commenced in 1997, and was instrumental in establishing the Allyn Urban Growth Area, and the interim Allyn Zoning Code and Map.
- 9) The process included extensive public participation, including dozens of meetings of the Allyn Community Association (ACA) Planning Committee, and several workshops sponsored by the Mason County DCD.

From the preceding findings, it is concluded that this amendment to the Mason County Comprehensive Plan should be adopted as proposed and moved by the Board.



Chair, Mason County Board of County Commissioners

11/7/06
Date