ORDINANCE NUMBER 125–06

AN ORDINANCE AMENDING MASON COUNTY DEVELOPMENT REGULATIONS ADDING TWELVE PARCELS TO TABLE 1 PARCELS WITH NON-RESIDENTIAL LAND USES IN THE RURAL AREA OF MASON COUNTY.

AN ORDINANCE amending the Mason County Development Regulations, Ordinance No. 82-96, by reviewing certain parcels in the Rural Area of Mason County for appropriate zone designations and adding twelve parcels to Table 1 Parcels With Non-Residential Land Uses in the Rural Area of Mason County, under the authority of Chapters 36.70 and 36.70A RCW.; Article 11, Section 11 of the State Constitution, the County's police power; and any other applicable authority.

WHEREAS, the Mason County Development Regulations (adopted as Ordinance No. 82-96) was last amended by Ordinance No. 108-05 on November 28, 2005;

WHEREAS, the Department of Community Development has prepared revisions to this implementing ordinance by which the Department of Community Development can evaluate and approve a proposed development and land divisions that are conforming with clear development standards and are not in conflict with existing land uses and property rights;

WHEREAS, at the September 25, 2006 Mason County Planning Advisory Commission meeting, the Department of Community Development presented these Mason County Development Regulations revisions, the Planning Advisory Commission members discussed the review of fourteen subject parcels and the proposed appropriate zone designations, heard public comments, and then passed a motion to recommend approval of the addition of twelve of these parcels to the Table 1 in the Mason County Development Regulations;

WHEREAS, the Board of County Commissioners held a public hearing about the proposed revisions on December 12, 2006, to consider the recommendations of the Planning Advisory Commission, and the testimony of the Mason County Department of Community Development and citizens on the proposed revisions to the Mason County Development Regulations; and

WHEREAS, based upon the staff report, the proposed addition of twelve of these parcels to the Table 1 in the Mason County Development Regulations, and public testimony, the Mason County Board of Commissioners has approved findings of fact to support its decision as ATTACHMENT A.

Ordinance No.125 06 (continued)

NOW, THEREFORE, BE IT HEREBY ORDAINED, that the Mason County Board of Commissioners adopts a motion to approve the presented revisions that would amend Mason County Development Regulations by adding twelve parcels to Table 1 Parcels With Non-Residential Land Uses in the Rural Area of Mason County, as described by ATTACHMENT B.

DATED this 12th day of December 2006.

ATTEST:

Allerca Clerk of the Board

APPROVED AS TO FORM:

Prosecuting Attorney

BOARD OF COUNTY COMMISSIONERS MASON COUNTY, WASHINGTON

Lynda Ring Erickson, CHAIRPERSON

Tim Sheldon, COMMISSIONER

Jayni Kamin, COMMISSIONER

ATTACHMENT A

AN ORDINANCE AMENDING MASON COUNTY DEVELOPMENT REGULATIONS ADDING TWELVE PARCELS TO TABLE 1 PARCELS WITH NON-RESIDENTIAL LAND USES IN THE RURAL AREA OF MASON COUNTY.

MASON COUNTY BOARD OF COMMISSIONERS December 12, 2006

FINDINGS OF FACT

1. Under consideration are the proposed changes to the Mason County Development Regulations, by reviewing certain parcels in the Rural Area of Mason County for appropriate zone designations and adding twelve parcels to Table 1 Parcels With Non-Residential Land Uses in the Rural Area of Mason County, under the authority of Chapters 36.70 and 36.70A RCW.

2. The Mason County Development Regulations sets forth clear development standards and procedures to evaluate and approve proposed development and land divisions in Mason County.

3. The Department of Community Development presented the review of certain parcels in the Rural Area of Mason County having non-conforming land uses, for appropriate zone designations, and adding these parcels to the Development Regulations Table 1, Parcels With Non-Residential Land Uses in the Rural Area of Mason County.

4. At the September 25, 2006 Mason County Planning Advisory Commission meeting, the Planning Advisory Commission members discussed the review of fourteen subject parcels and the proposed appropriate zone designations, heard public comments, and then passed a motion to recommend approval of the addition of twelve of these parcels to the Table 1 in the Mason County Development Regulations.

5. At the December 12, 2006 public hearing, the Board of County Commissioners considered the recommendations of the Planning Advisory Commission, and the testimony of Department of Community Development staff and citizens regarding the review of fourteen subject parcels and the proposed appropriate zone designations.

FROM THE PRECEDING FINDINGS, and based upon the staff report, proposed revisions, and public testimony, the Mason County Board of Commissioners adopts a motion to approve the proposed changes to the Mason County Development Regulations, adding twelve parcels to Table 1 Parcels With Non-Residential Land Uses in the Rural Area of Mason County.

Synda Ring Eichson

Chair, Mason County Board of Commissioners

Date

ACTIVE RURAL AREA NON-CONFORMING LAND USES REVIEW - 2006

ATTACHMENT B

Owner or business name;					
site address	Parcel number	Type of land use		Present zone	Most Appropriate Zone
Mike's Beach Resort	32413-32-00000	Recreational park an	nd	Rural Residential 5	Rural Tourist
38470 State Hwy 101		diving supplies			
Ernest Boys Flea Market	42223-50-00911	Retail		Rural Residential 5	Rural Commercial 2
22190 State Hwy 101					
Purdy Creek Espresso	42127-50-00002	Restaurant		Rural Residential 5	Rural Commercial 1
15230 State Hwy 101					
Jackson Flea Market	42126-23-00080	Retail		Rural Residential 5	Rural Commercial 1
14848 State Hwy 101					
Skokomish Valley Herbs	42126-23-90010	Retail		Rural Residential 5	Rural Commercial 1
14800 State Hwy 101					
Rubino Art Studio (formerly	31906-44-00000	Art studio and found	lry	Rural Residential 5	Rural Tourist
Bronze Works)					×
20 Fredson Rd.					
Agate Self Storage	32002-44-90042	Self storage		Rural Residential 5	Rural Industrial
Phillips Lake Storage	22133-76-90011	Self storage		Rural Residential 5	Rural Industrial
30 Halrad Rd					
Mason Marine Repair	22105-51-00096	Boat engine repair		Rural Residential 5	Rural Commercial 2
2933 Mason Lk. Dr. West					
Candy's Hall of Fame	22214-31-00270	Art gallery		Rural Residential 5	Rural Commercial 2
23 Trails End Rd.					
PS Plumbing (Paul Selby)	22110-34-90041	Plumbing contractor	•	Rural Residential 5	Rural Commercial 2
521 Mason Benson Rd.					
Chet's Truss	12317-41-00060	Construction framin	g	Rural Residential 5	Rural Industrial
2020 Old Belfair Hwy					
	site address Mike's Beach Resort 38470 State Hwy 101 Ernest Boys Flea Market 22190 State Hwy 101 Purdy Creek Espresso 15230 State Hwy 101 Jackson Flea Market 14848 State Hwy 101 Skokomish Valley Herbs 14800 State Hwy 101 Rubino Art Studio (formerly Bronze Works) 20 Fredson Rd. Agate Self Storage 1620 Agate Rd Phillips Lake Storage 30 Halrad Rd Mason Marine Repair 2933 Mason Lk. Dr. West Candy's Hall of Fame 23 Trails End Rd. PS Plumbing (Paul Selby) 521 Mason Benson Rd. Chet's Truss	site address Parcel number Mike's Beach Resort 32413-32-00000 38470 State Hwy 101	site addressParcel numberType of land useMike's Beach Resort32413-32-00000Recreational park ar38470 State Hwy 101adiving suppliesErnest Boys Flea Market42223-50-00911Retail22190 State Hwy 101adiving Suppliesadiving SuppliesPurdy Creek Espresso42127-50-00002Restaurant15230 State Hwy 101adiving Suppliesadiving SuppliesJackson Flea Market42126-23-00080Retail14848 State Hwy 10142126-23-90010RetailSkokomish Valley Herbs42126-23-90010Retail14800 State Hwy 10131906-44-00000Art studio and foundBronze Works)adiving Suppliesadiving Supplies20 Fredson Rd.22133-76-90011Self storage1620 Agate Rdadiving Suppliesadiving SuppliesPhillips Lake Storage22105-51-00096Boat engine repair2933 Mason Lk. Dr. Westcandy's Hall of Fame22214-31-00270Art gallery23 Trails End Rd.22110-34-90041Plumbing contractorPS Plumbing (Paul Selby)22110-34-90041Plumbing contractor521 Mason Benson Rd.12317-41-00060Construction framin	site addressParcel numberType of land useMike's Beach Resort32413-32-00000Recreational park and diving supplies38470 State Hwy 10142223-50-00911RetailErnest Boys Flea Market42223-50-00002Restaurant2190 State Hwy 10142126-23-00080RestaurantJackson Flea Market42126-23-00080Retail15230 State Hwy 10142126-23-00080RetailJackson Flea Market42126-23-90010Retail14848 State Hwy 10142126-23-90010RetailSkokomish Valley Herbs42126-23-90010Retail14800 State Hwy 10131906-44-00000Art studio and foundryBronze Works)32002-44-90042Self storage20 Fredson Rd.22133-76-90011Self storageAgate Self Storage22105-51-00096Boat engine repair2933 Mason Lk. Dr. West22214-31-00270Art galleryCandy's Hall of Fame222110-34-90041Plumbing contractor23 Trails End Rd.22110-34-90041Plumbing contractorPS Plumbing (Paul Selby)22110-34-90041Plumbing contractor521 Mason Benson Rd.12317-41-00060Construction framing	site addressParcel numberType of land usePresent zoneMike's Beach Resort32413-32-00000Recreational park and diving suppliesRural Residential 538470 State Hwy 10142223-50-00911RetailRural Residential 522190 State Hwy 1017RestaurantRural Residential 5Purdy Creek Espresso42127-50-00002RestaurantRural Residential 515230 State Hwy 10178RetailRural Residential 5Jackson Flea Market42126-23-00080RetailRural Residential 514848 State Hwy 10178RetailRural Residential 514800 State Hwy 10131906-44-00000Art studio and foundryRural Residential 514800 State Hwy 10131906-44-00000Art studio and foundryRural Residential 51620 Agate Rd22133-76-90011Self storageRural Residential 51620 Agate Rd22105-51-00096Boat engine repairRural Residential 5103 Mason Marine Repair22105-51-00096Boat engine repairRural Residential 5203 Mason Lk. Dr. West22110-34-90041Plumbing contractorRural Residential 523 Trails End Rd.22110-34-90041Plumbing contractorRural Residential 5521 Mason Benson Rd.12317-41-00060Construction framingRural Residential 512317-41-0006012317-41-00060Rural contractorRural Residential 5