

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.

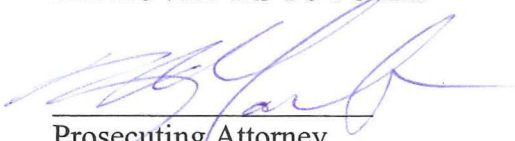
**BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON**

ATTEST:

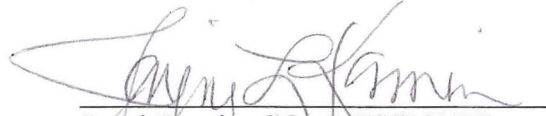

Clerk of the Board


Lynda Ring Erickson, CHAIRPERSON

APPROVED AS TO FORM:


Prosecuting Attorney


Tim Sheldon, COMMISSIONER


Jayni Kamin, COMMISSIONER

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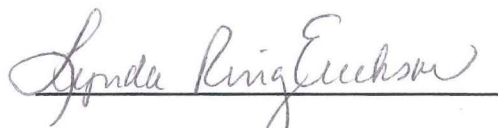
MASON COUNTY BOARD OF COMMISSIONERS

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.



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
1	Mike's Beach Resort 38470 State Hwy 101	32413-32-00000	Recreational park and diving supplies		Rural Residential 5	Rural Tourist
2	Ernest Boys Flea Market 22190 State Hwy 101	42223-50-00911	Retail		Rural Residential 5	Rural Commercial 2
3	Purdy Creek Espresso 15230 State Hwy 101	42127-50-00002	Restaurant		Rural Residential 5	Rural Commercial 1
4	Jackson Flea Market 14848 State Hwy 101	42126-23-00080	Retail		Rural Residential 5	Rural Commercial 1
5	Skokomish Valley Herbs 14800 State Hwy 101	42126-23-90010	Retail		Rural Residential 5	Rural Commercial 1
6	Rubino Art Studio (formerly Bronze Works) 20 Fredson Rd.	31906-44-00000	Art studio and foundry		Rural Residential 5	Rural Tourist
7	Agate Self Storage 1620 Agate Rd	32002-44-90042	Self storage		Rural Residential 5	Rural Industrial
8	Phillips Lake Storage 30 Halrad Rd	22133-76-90011	Self storage		Rural Residential 5	Rural Industrial
9	Mason Marine Repair 2933 Mason Lk. Dr. West	22105-51-00096	Boat engine repair		Rural Residential 5	Rural Commercial 2
10	Candy's Hall of Fame 23 Trails End Rd.	22214-31-00270	Art gallery		Rural Residential 5	Rural Commercial 2
11	PS Plumbing (Paul Selby) 521 Mason Benson Rd.	22110-34-90041	Plumbing contractor		Rural Residential 5	Rural Commercial 2
12	Chet's Truss 2020 Old Belfair Hwy	12317-41-00060	Construction framing		Rural Residential 5	Rural Industrial