

ORDINANCE NUMBER 1007

REVISIONS TO THE MASON COUNTY DEVELOPMENT REGULATIONS, SECTION 1.03.030
AND SECTION 1.03.031, CONCERNING DEVELOPMENT REQUIREMENTS AND
PERFORMANCE STANDARDS IN THE BELFAIR URBAN GROWTH AREA AND BINDING
SITE PLAN REQUIREMENTS IN THE BELFAIR AND ALLYN URBAN GROWTH AREA'S

AN ORDINANCE amending Mason County Development Regulations, Mason County Code Chapters 1.03.030 and 1.03.031, under the authority of Chapters 36.70 and 36.70A RCW.

WHEREAS, the Mason County Planning Advisory Commission held a public hearing on January 8, 2007 to consider the proposed revisions to Chapters 1.03.030 and 1.03.031, and;

WHEREAS, the Mason County Planning Advisory Commission recommended to the Mason County Board of County Commission that these proposed revisions be approved and adopted;

WHEREAS, the proposed revisions are necessary to comply with a Final Decision and Order, Case No. 06-2-0005, issued by the Western Washington Growth Management Hearings Board (WWGMHB) on August 14, 2006;

WHEREAS, the WWGMHB order states that the County failed to ensure that public services are available when urban levels of development are allowed in the Belfair and Allyn UGA's violates RCW 36.70A.110(3) and Concurrency Goal (12) of the GMA;

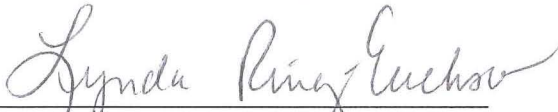
WHEREAS, revisions have been made to address the inconsistencies identified in the decision and order, and further that the proposed revisions include language to protect against inconsistent development until urban services are available;

WHEREAS, the Mason County Board of Commissioners held a public hearing on January 23, 2007, to amend Chapters 1.03.030 and 1.03.031 and to get comment on and consider this issue; and.

NOW, THEREFORE, BE IT HEREBY ORDAINED, that the Board of Commissioners of Mason County hereby amends the Mason County Development Regulations, Sections 1.03.030 and 1.03.031 concerning Development Regulations and Performance Standards in the Belfair UGA and Binding Site Plan Requirements in the Belfair and Allyn UGA's, effective this date.

DATED this 23rd day of January 2007.

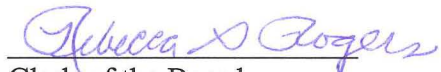
Board of Commissioners
Mason County, Washington


Lynda Ring Erickson, Chair


Tim Sheldon, Commissioner


Ross Gallagher, Commissioner

ATTEST:


Clerk of the Board

APPROVED AS TO FORM:


Deputy Prosecuting Attorney

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1.03.030 Development Requirements and Performance Standards

- A. The following development requirements and performance standards apply to all property proposed for development, which is within the jurisdiction of Mason County. No development approval shall be given, and no building permit shall be issued, unless the proposed development is in compliance with the provisions of this Chapter.
- B. Nothing in this Ordinance shall be construed as prohibiting the placement of an on-site septic system in an Urban Growth Area, unless the property is located within five hundred (500) feet of an existing sewer line which has capacity to accommodate the proposed development. In that case, the proposed development shall be required to connect to the sewer system, and subject to applicable hook-up fees as established by the system operator. ~~Such~~ When an on-site septic system is allowed, it shall be professionally sited, designed, installed, monitored and maintained. System considerations shall include the following:
1. Meeting the regulations of the Mason County Health Department, Washington State Department of Health, or Washington State Department of Ecology, as appropriate.
 2. Consider advanced forms of pretreatment prior to discharge into the soil.
 3. Consider proprietary pretreatment devices to refine high strength commercial wastes prior to soil treatment and disposal.
 4. Disinfection prior to disposal into the more sensitive environments.
 5. System maintenance and monitoring by certified professionals under a program managed by the Mason County Health Department.
- C. Approval of any new development that relies on an on-site septic system and that is proposed within the service area of a public sewer systems shall be conditioned to require ~~If a septic system is proposed for placement in an area identified for sewer line extension in the County's Capital Facilities Plan, for new development other than single family residential construction, the County shall issue any approval for the septic system with a condition that~~ the on-site system ~~it be decommissioned and the property connected to the sewer system within one year of sewer extension~~ from the time which the sewer collection system is extended to within five hundred (500) feet of the project site. Within this paragraph, "new development" means any development which requires wastewater/sanitary sewer provisions which can not be met with an existing system.

1.03.031 Binding Site Plan Required in the Belfair and Allyn Urban Growth Areas

- A. In the Belfair and Allyn urban growth areas and prior to the provision of public sewer or public water to a site, any approval for a new commercial, industrial and mixed-use development is required to include a binding site plan which:
1. complies with the applicable health regulations and other Mason County building regulations; e.g. critical areas, storm water management, etc.
 2. provides for the septic needs of the current proposal and shows how the remainder of the site will accommodate and not preclude urban services and densities, and;

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3. provides for future sewer pipelines and other utilities.
 4. *Demonstrates that development at ~~urban densities~~ the minimum density allowed within the zone could be achieved once public sewer and/or water would be available to serve the project site.*
- B. The binding site plan prepared under this section and reviewed and approved by the Director, shall address the following: buffers, landscaping, traffic access and parking standards, current septic and future sewer provisions, height and scale in relation to surrounding uses and future uses, vegetation removal, storm water, potable water, and lot coverage.
- C. Development of the site shall be consistent with the approved site plan. Minor modification to the site plan may be allowed by the Director, provided that all other regulations and conditions placed on the approval are complied with.

*NOTE: New additions are noted by *italic underline* and omissions noted by ~~strikethrough~~.