

ORDINANCE NUMBER 12-07

**INTERIM MASON COUNTY ZONING CODE AMENDMENT FOR
THE ALLYN URBAN GROWTH AREA**

AN ORDINANCE amending interim Mason County Development Regulations and Zoning Map, Mason County Code Chapters 17.10 to 17.17, under the authority of Chapters 36.70 and 36.70A RCW.

WHEREAS, the Allyn Community Association had prepared the draft zoning code over a period of nine months, worked on it with county staff, advertised it locally, distributed it to the community, held a workshop on it attended by at least 25 citizens, and approved it at public meetings;

WHEREAS, the Allyn Community Association completed the final Allyn Growth Area Plan, which was subsequently submitted to and adopted by the County Commission on November 7, 2006 at a public hearing;

WHEREAS, the zoning code divides the urban area into a number of districts (residential, commercial, and industrial) and set standards for those areas in order to guide the growth of Allyn consistent with the community vision for Allyn, which is adopted in the Mason County Comprehensive Plan;

WHEREAS, the zoning code advances a number of public purposes as stated in the code in various sections titled "purpose" and relevant to the code as a whole and the individual chapters and zoning districts;

WHEREAS, a zoning plan is necessary for planning for the capital improvements necessary to provide for urban growth as the zoning plan provides for substantial more predictability for the demand for services and improvements, and the existing regulations did not provide this guidance;

WHEREAS, the recent code amendment will facilitate more creative development proposals than the present interim code allows, and promote and encourage flexibility in design, a more efficient and desirable use of land, and greater preservation of open space;

WHEREAS, the Mason County Board of Commissioners held a public hearing on February 6, 2007, to amend the interim code, and to get comment on and consider this issue; and

WHEREAS, the interim regulations would remain in effect to allow time for additional detailed planning for the urban area and revised regulations based on that work.

NOW, THEREFORE, BE IT HEREBY ORDAINED, that the Board of Commissioners of Mason County hereby amends the Allyn Urban Growth Area Interim Zoning Code with the addition of Chapter 17.11.700, and the Allyn Urban Growth Area Zoning Map dated June 2006, as interim Ordinance No. 60-04 as amended, effective until June 30, 2007.

DATED this 6th day of February, 2007.

Board of Commissioners
Mason County, Washington


Lynda Ring Erickson, Chair

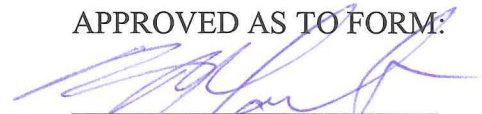

Tim Sheldon, Commissioner


Ross Gallagher, Commissioner

ATTEST:


Clerk of the Board

APPROVED AS TO FORM:

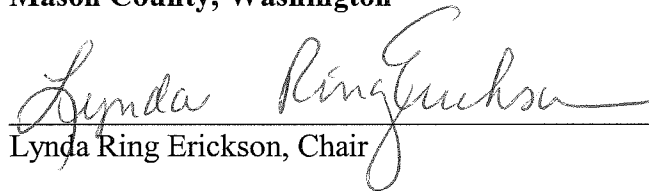

Deputy Prosecuting Attorney

FINDINGS OF FACT
Board of County Commissioners
February 6, 2007

1. Proposed is an action to extend adoption of an interim ordinance, as amended, adopting development regulations, including zoning districts and development standards which will be applicable only within the boundary of the Allyn Urban Growth Area;
2. Allyn is a designated urban growth area in the Mason County Comprehensive Plan; itself adopted under the provisions of the Growth Management Act (GMA), Revised Code of Washington (RCW) Title 36.70A;
3. Detailed zoning districts and codes are necessary for orderly growth, separation of incompatible uses, implementation of Comprehensive Plan policies, establishment of standards of development which contribute to a livable community, and effective planning of public facilities and services commensurate in size and nature of the area they serve;
4. Growth in Allyn has accelerated with the construction and operation of the North Bay – Case Inlet Waste-Water Treatment Plan;
5. The zoning map and zoning regulations protect property values through development of distinct cohesive commercial and residential neighborhoods;
6. A zoning map and zoning regulations are necessary to insure sustainable commercial and industrial development districts because the proposed regulations will provide property owners and investors with a consistent and defined regulatory environment and a surety that investment in their property will be protected by standards that require the development of compatible uses and comparable level of improvements, among other benefits;
7. The zoning map and zoning regulations were principally prepared by the residents and property owners of Allyn and the Allyn Community Association submitted the original draft to the county for review with the recommendation for adoption by the county as soon as possible;
8. The interim zoning regulations contained in this ordinance are consistent with and act toward implementing the adopted Mason County Comprehensive Plan and the Allyn UGA vision and goals contained therein, and County-Wide Planning Policies;
9. The interim regulations and zoning map provide a framework for ongoing development while final UGA plan and regulations can be completed;
10. The recent code amendment will facilitate more creative development proposals, encourage flexibility in design, a more efficient and desirable use of land, and greater preservation of open space than the present interim code allows.

11. The Allyn Community Association Planning Committee, in conjunction with County Staff, developed the Allyn Urban Growth Area Plan;
12. The Planning Advisory Commission held a public hearing on the Plan October 2, 2006, considering the written record, staff presentation and public written and oral testimony received and recommended adoption of the proposed plan to the Board of County Commission;
13. The Mason County Board of Commissioners held a public hearing on November 7, 2006, approving and adopting the Allyn Urban Growth Area Plan, which will provide goals and policies directing growth within the Allyn UGA over the next 20 years;
14. The Growth Management Act allows for the adoption of interim development regulations, necessary to the implementation of the Comprehensive Plan, outside of the annual review process and for a specific period not to exceed one year. The process followed in this consideration meets these requirements, and;
15. The interim zoning map and regulations are needed to allow for on-going project and community development while the final Allyn UGA Plan, zoning map, and zoning code are prepared.

Board of Commissioners
Mason County, Washington


Lynda Ring Erickson, Chair